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## Appeal Decision

Site visit made on 4 May 2022 by R Dickson BSc (hons) MSc

**Decision by Martin Seaton BSc (Hons) DipTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 21 December 2022**

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**Appeal Ref: APP/U1105/D/22/3293118**

**7 Nurseries Close, Exton, Devon EX3 0PG Grid Ref 298173.0, 86427.0**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr & Mrs B Yard against the decision of East Devon District Council.
  - The application Ref 21/2341/FUL, dated 7 August 2021, was refused by notice dated 10 December 2021.
  - The development proposed is the installation of a front dormer and sun lounge.
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**This decision is issued in accordance with section 56 (2) of the Planning and Compulsory Purchase Act 2004 as amended and supersedes that issued on 24 June 2022.**

### Decision

1. The appeal is dismissed.

### Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

### Procedural Matter

3. The description of development as set out above has been taken from the Notice of Decision. This represents an evolution of the original description of development from the application form but has been subsequently accepted by the parties. I am satisfied that this version provides a more accurate description of the development.

### Main Issue

4. The main issue is the effect of the proposed development on the character and appearance of the host dwelling and Nurseries Close.

### Reasons for the Recommendation

5. Nurseries Close is a quiet spacious cul-de-sac comprising detached bungalows and houses of a similar age and style, which have remained largely unchanged, with any alterations limited in their visibility. The properties within Nurseries Close are neither uniform in size nor scale, however they share a similar material palette of brown and red brick, brown hung tiles and roofing, cream coloured render, and mostly brown doors and window frames.

6. No 7 Nurseries Close is a detached property which stands in a prominent location when entering the cul-de-sac. The proposed dormer would be positioned centrally between the two gabled pitched roofs and would appear as a substantial addition to the property in this location. Although I acknowledge that the increase in space is relatively small compared to the scale of the accommodation in the main house, the position and prominence of the proposed large dormer, as well as the significant expanse of glazing at roof level, would sit at odds with the design of the main dwelling, and would appear as an incongruous addition resulting in a negative impact on the street scene.
7. Other dormers can be seen within Nurseries Close, however these appear to be original features. Nevertheless, the other examples of dormers are much smaller in scale and use materials that are in keeping with the original materials. I acknowledge that similar dormers can also be seen in many other locations in the wider area. However, I must consider the individual circumstances of each appeal, and in this instance, the addition of a modern dormer would cause harm to the otherwise largely unaltered cul-de-sac.
8. Accordingly, the proposal would cause harm to the character and appearance of Nurseries Close, and the host dwelling, and would therefore conflict with point 2 of Policy D1 of the East Devon Local Plan 2013 to 2031 (2016) (Local Plan), which seeks to ensure that the scale, massing, fenestration and materials of developments relates well to their context.

### **Other Matters**

9. The appellants have highlighted a building near to the station which has recently been constructed. While it is acknowledged that the proposed dormer has taken design cues from the new building, it is not directly comparable as it is in a different location and is not seen within the same context. Furthermore, the new building has been designed as a coherent whole, rather than incorporating additions to an existing building, which is the case with the appeal property.
10. While I acknowledge the appellants' desire to enjoy the surrounding views from the proposed dormer extension, this is not a planning consideration and would not weigh in support of the proposal. I have therefore not attached any significant weight to this matter.
11. No objections were raised from either the neighbours or the parish council. Notwithstanding, this does not outweigh the harm that would be caused to the quality, character and appearance of the area through allowing the proposed development.

### **Conclusion and Recommendation**

12. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be dismissed

*R Dickson*

APPEAL PLANNING OFFICER

### **Inspector's Decision**

13. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed

*Martin Seaton*

INSPECTOR