



Appeal Decision

Site visit made on 28 December 2022

by C Rose BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 13th January 2023

Appeal Ref: APP/Y1138/D/22/3307235

14 Deep Lane, Crediton, Devon EX17 2BX

- 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 Douglas Cummings against the decision of Mid Devon District Council.
 - The application Ref 22/01285/HOUSE, dated 27 June 2022, was refused by notice dated 14 September 2022.
 - The development proposed is a single storey extension on the north side of the property. The construction will be in keeping with the existing property using London bricks, concrete roof tiles, and white UPVC for the windows and doors.
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Decision

1. The appeal is allowed and planning permission is granted for a single storey extension on the north side of the property. The construction will be in keeping with the existing property using London bricks, concrete roof tiles, and white UPVC for the windows and doors at 14 Deep Lane, Crediton, Devon EX17 2BX in accordance with the terms of the application, Ref 22/01285/HOUSE, dated 27 June 2022, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site Location Plan
 - Road Frontage – drawing number DD001, dated 27 June 2022
 - Proposed Extension – drawing number DG002, dated 27 June 2022
 - Proposed Extension - drawing number DG003, dated 27 June 2022
 - Existing Property – drawing number DG004, dated 27 June 2022
 - Proposed Extension – drawing number DG005, dated 27 June 2022
 - 3) Prior to any development above ground level, details / samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details / samples.

Main Issue

2. The main issue in the appeal is the effect of the proposal on the character and appearance of the host dwelling and wider area.

Reasons

3. The appeal site is located on a corner plot at the junction with Deep Lane and Peoples Park Road. 14 Deep Lane (No 14) forms part of a row of four properties that are constructed in London brick with concrete roof tiles. The immediate built environment around the appeal site is characterised by a mix of detached bungalows and semi-detached and detached houses of differing sizes, styles, and materials.
4. The proposal is for a single-storey extension to the north side of the appeal property. The proposed development would be constructed in similar materials to the host dwelling and continue the existing ridge and eaves heights of No 14.
5. I acknowledge that the proposed extension would be different in shape and form compared to the row of four properties on this section of Deep Lane. However, notwithstanding the scale of the development on this prominent corner plot, given that the proposal would be viewed in association with other dwellings of differing sizes, styles, and materials in the wider surrounding area, the proposal would not be at odds with the existing built form.
6. Moreover, while the development would be in close proximity to the dwellings on Peoples Park Road, I noted at my site visit and from the submitted drawings that the proposed development would be possible on the generous corner plot available. Indeed, the development would be set down at a lower level to the rising road at single-storey height that would help to reduce its visual bulk. Furthermore, the part replacement of the existing boundary fencing would also help to soften its appearance.
7. Overall, for the reasons set out above, I conclude that the proposal would accord with the character and appearance of the host dwelling and wider area.
8. The appeal scheme would therefore meet the aims of Policies S1, S9 and DM1 of the Mid Devon Local Plan 2013–2033 and the National Planning Policy Framework (the Framework) which, amongst other things, seeks a high-quality design which makes a positive contribution to local character by creating visually attractive places that would be well integrated with surrounding buildings and streets, and are sympathetic to the surrounding built environment in accordance with paragraph 130 of the Framework.

Conditions

9. I have considered Paragraph 56 of the Framework and the National Planning Practice Guidance in relation to conditions. In addition to the standard time condition, it is necessary for a condition to confirm the approved plans in the interests of certainty. A condition is also necessary to ensure that external materials for the extension are agreed in the interests of the character and appearance of the area.

Conclusion

10. For the reasons given I conclude that the appeal should be allowed.

C Rose

INSPECTOR