



Appeal Decision

Site visit made on 25 May 2023

by Colin Cresswell BSc (Hons) MA MBA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 16 June 2023

Appeal Ref: APP/J9497/D/22/3310030

16 Pound Street, Moretonhampstead, Devon TQ13 8NX

- 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 Chris Wellings against the decision of Dartmoor National Park Authority.
 - The application Ref 0249/22, dated 8 June 2022, was refused by notice dated 19 August 2022.
 - The development proposed is loft conversion.
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Decision

1. The appeal is allowed and planning permission is granted for a loft conversion at 16 Pound Street, Moretonhampstead, Devon TQ13 8NX in accordance with the terms of the application, Ref 0249/22, dated 8 June 2022, subject to the conditions set out in the Schedule at the end of this Decision.

Main Issue

2. The main issue is whether the development would preserve or enhance the character or appearance of the Moretonhampstead Conservation Area.

Reasons

3. The appeal concerns an end of terrace property which faces Pound Street, close to the town centre. It is situated in the Moretonhampstead Conservation Area, the significance of which is derived from the historic buildings it contains and the arrangement of streets which radiate from The Square. Being an older-style building, the appeal property makes a direct contribution to the significance of the Conservation Area and the character of Pound Street.
4. The proposed roof extension would not be easily seen from public vantage points within the Conservation Area. Standing immediately outside the property in Pound Street, viewing angles are restricted by the height of the roof and the narrowness of the road. While it may be possible to glimpse one end of the proposed extension, it would be a very inconspicuous feature and would have little effect on the frontage of the property.
5. When approaching from the town centre, the extension would be well hidden from view as the appeal property is recessed from the street frontage behind the main line of development. For similar reasons, the roof extension would not be seen when approaching from the south. Indeed, the roof is mainly obscured by neighbouring buildings until standing immediately outside.

6. The roof extension would be more clearly seen from the rear of the property. However, due to ground levels and the arrangement of surrounding buildings, it would not be widely visible even from private vantage points.
7. While the roof extension would be seen from the garden of No 18 Pound Street, views would be restricted by the mature trees and vegetation which run along the boundary of the appeal property. The roof extension would also be seen from a larger building further to the rear, but there is intervening development and vegetation between the windows of this building and the roof of the appeal property which interferes with the line of sight.
8. I am also mindful that the rear elevation the appeal property has already been subject to alterations, including first floor and ground floor extensions. Consequently, the property assumes a more contemporary appearance at the rear than it does from the street frontage. It also makes the rear of the property appear bulkier, with a mixed pattern of fenestration.
9. I recognise that the proposed roof extension would add further mass to the to the appeal property and would assume a relatively boxy appearance. However, given the alterations that have already taken place, it would be in general keeping with the existing character of the rear elevation. While the dormer windows would not align with those below, this would not have a detrimental effect on the overall appearance of the property.
10. The Design Guide¹ recommends smaller sized dormers than that being proposed in the current appeal and says that flat roof box dormers should be avoided. However, the overall purpose of the Design Guide is to conserve the quality and distinctiveness of the built environment. For the reasons given above, the proposal would achieve this broader objective.
11. I therefore conclude that the proposed development would preserve the character and appearance of the Moretonhampstead Conservation Area. There would be no conflict with Policies SP1.1, SP1.2, SP1.5, SP2.1, SP2.2, SP2.4, SP2.6, SP2.7 and P3.7 of the Local Plan². Together, these policies aim for sustainable development and appropriate standards of design.

Conclusion

12. For the reasons given above, the appeal is allowed. In the interests of clarity, standard conditions requiring the development to be carried out in accordance with the plans and within a time limit have been imposed. To help protect the character and appearance of the area, there is also a condition which requires further details of external materials. For similar reasons, there is a condition to control external lighting. A condition has not been imposed to restrict permitted development rights as I do not have a great deal of evidence to indicate that this is necessary to make the development acceptable. However, conditions have been imposed to help protect biodiversity interests.

Colin Cresswell

INSPECTOR

¹ Dartmoor National Park Design Guide, Adopted Version November 2011

² Dartmoor Local Plan 2018-2036, Adopted Version December 2021

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: G 101, G 104, G 105, G 106.
- 3) No development shall take place until samples of all external facing materials have been submitted to and approved by the local planning authority in writing. The relevant works shall be carried out in accordance with the approved sample details and retained thereafter.
- 4) No development shall take place until full details of the Biodiversity Net Gain wildlife mitigation measures (in accordance with the provisions of Table 2.2 of the Dartmoor Local Plan 2018-2036) have been submitted to the Local Planning Authority for approval in writing. The relevant works shall be carried out in accordance with the approved details and retained thereafter.
- 5) No development shall take place until full details of any external lighting are approved in writing by the Local Planning Authority. The relevant works shall be carried out in accordance with the approved details and retained thereafter.
- 6) The development hereby permitted shall be implemented in accordance with the recommendations stated within the Ecology Report by George Bemment Associates, dated April 2022, and confirmed to the Local Authority in writing by a suitably qualified ecologist. Biodiversity enhancement measures shall be retained thereafter.