



Appeal Decision

Site visit made on 7 June 2023

by Juliet Rogers BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 June 2023

Appeal Ref: APP/X1118/D/22/3312597

30 Saltmer Close, Ilfracombe, Devon EX34 8LY

- 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 and Mrs K Jackson against the decision of North Devon District Council.
 - The application Ref 75606, dated 11 July 2022, was refused by notice dated 14 November 2022.
 - The development proposed is a 2 storey side extension/annexe to existing dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The appeal site comprises a detached dwelling located towards the end of a residential cul-de-sac. Due to the topography of the area, although the appeal property is two-storey, the front elevation to the road is single-storey.
4. Comprising a two-storey extension adjacent to the existing integral garage and incorporating an annexe, the proposed development would significantly increase the footprint and length of the appeal property. Despite a proposed ridgeline no higher than the existing dwelling and a stepped back front building line, the scale of the proposed extension would dominate the existing property.
5. As the proposed development would create a long front elevation, uncommon to the surrounding area, it would be an incongruous feature in the street scene. Overall, the proposed development would be of a scale and massing that dominates the existing dwelling and its plot, regardless of the use of matching materials or minimal alterations proposed to the front elevation.
6. Notwithstanding that there would be limited views of the proposed extension from public vantage points and that the existing tree cover restricts visibility from Higher Slade Road, the rear of the appeal scheme would still be experienced from Saltmer Close and the gardens of neighbouring properties.
7. I conclude that the proposed development would cause unacceptable harm to the character and appearance of the area, contrary to policies DM04 and DM25 of the North Devon and Torridge Local Plan 2011-2031 (the Local Plan). These

policies, amongst other provisions, support development which is appropriate and sympathetic to the form, scale, setting and design of its surroundings.

Other Matters

8. Even if much of the extension could be constructed under permitted development rights, I have limited substantive evidence demonstrating this, including which elements of the appeal scheme would be permissible. Therefore, I have determined the appeal based on the scheme before me.
9. While I note that the Council refer to the scale of the needs of the intended occupants of the annexe in the Officer Report, this requirement of Policy DM25 of the Local Plan was not included on the decision notice as a reason for refusal. As I am dismissing the appeal on the main issue above, I have not found it necessary to consider this matter any further.
10. The fact that no objections have been received from neighbouring occupiers specifically concerning living conditions is not a reason, in itself, to permit unacceptable development.

Conclusion

11. The proposed development conflicts with the development plan and there are no other considerations, either individually or in combination, that outweigh this conflict. For the reasons identified above, the appeal is dismissed.

Juliet Rogers BA (Hons) MA MRTPI

INSPECTOR