



Appeal Decision

Site visit made on 13 June 2023

by J Hills MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 June 2023

Appeal Ref: APP/K1128/W/22/3308731

Ashcroft, Herbert Road, Salcombe, Devon TQ8 8HN

- 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 Simon Clutterbuck against the decision of South Hams District Council.
 - The application Ref 2511/22/FUL, dated 18 July 2022, was refused by notice dated 21 September 2022.
 - The development proposed is demolition of existing dwelling and construction of a replacement detached dwelling.
-

Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site lies within a tree lined residential area that is characterised by its generous sized, detached, pitched roof properties of varying age, design and quality. The front elevations of many properties on Herbert Road are of a simple architectural composition. Additionally, although some garden spaces are evident, many frontages also include parking areas. Due to the sloping street, I observed there to be a general stepping down of ridge heights reflective of the topography.
4. The development would deliver a palette of materials that would include stone, render, timber and metal cladding which would be similar to many properties found in the immediate and surrounding area. Therefore, the development would be acceptable in this respect. Furthermore, it would retain beneficial features including a front wall and frontage amenity area. It would also provide a more accessible driveway/garage entrance and an appropriately sized off road parking space.
5. However, although the proposed ridge height marginally exceeds that of Fiddlers Green, that property is upslope of the appeal site. Therefore, the presence of such an elevation when viewed from the street would not form a logical step between Ambleside and Fiddlers Green, but rather, would appear incongruous and untypical against the prevailing pattern of local housing development, due to its raised ridge and eaves height. Additionally, notwithstanding the examples of other property designs submitted by the

appellant and those I observed in the wider area, the architectural composition of the building with its low pitch and split pitched roof would result in a complicated design that would not compliment or be subservient to neighbouring properties or integrate well with the local built surroundings.

6. Even though the development would be truly detached and create better separation distances by being pulled away from Fiddlers Green, the proposed eaves height and depth of the building would be significantly greater than the existing and neighbouring properties. Furthermore, the rear elevations of neighbouring properties include subservient single storey extensions, whereas the proposal would introduce a comparatively tall and imposing structure that would consequently appear out of place and excessive within the context of the existing housing estate layout.
7. Therefore, I conclude on the main issue that the proposal would cause harm to the character and appearance of the area. As such, the proposed development would be in conflict with Policy DEV20 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and SALC B1 of the Salcombe Neighbourhood Development Plan 2018 to 2034 which together in this respect seek to promote developments that are in keeping with the area within which they are located and that integrate with the pattern of local development. There would also be conflict with chapter 12 of the National Planning Policy Framework which, amongst other things, says that decisions should ensure that developments are visually attractive and sympathetic to local character, including the surrounding built environment and landscape setting.

Other Matters

8. Although the appellant has submitted examples of other proposals and properties in the Salcombe area, I am not aware of their site-specific circumstances. In any event, I have determined the appeal on its individual merits based on my observations and the evidence before me.
9. Compliance with Climate Emergency requirements and the proposed use of recycled materials, the eco credentials, fuel efficiency and thermal qualities associated with the proposed development are all recognised. Also, whilst the proposal would provide a family home and meet the appellant's or future occupiers' needs, including the construction of an accessible property, any such benefits above would not outweigh the harm I have identified. Furthermore, it is conceivable that an alternative scheme could deliver such benefits.

Conclusion

10. For the reasons above, and taking into account all other matters raised, I conclude that the proposed development would fail to accord with the development plan as a whole and there are no considerations individually or cumulatively that outweigh this. Therefore, the appeal is dismissed.

J Hills

INSPECTOR