



Appeal Decision

Site visit made on 21 June 2023

by John D Allan BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 6th July 2023

Appeal Ref: APP/X1165/D/23/3321291

163 Southfield Avenue, Paignton, Torbay, TQ3 1JX

- 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 Wilson against the decision of Torbay Council.
 - The application Ref P/2022/1346, dated 16 December 2022, was refused by notice dated 18 April 2023.
 - The development proposed is raising of ridge height and dormer roof extensions to create 2 additional bedrooms in the roof space, alterations to front porch and alterations to fenestration.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. The application was amended through the submission of revised drawings to which I have had regard in my decision. These removed an originally proposed dormer extension to the south-east elevation of the property.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the area.

Reasons

4. Southfield Avenue is a residential street with a significant gradient, rising fairly steeply approximately east to west. The appeal property is a detached, single-storey dwelling. In common with most others along Southfield Avenue, it is built to take advantage of the slope with an integral garage below ground floor level. The proposal would include the addition of living accommodation within the roofspace by raising the ridge height, changing the roof pitch, and adding a dormer window to the north-west elevation.
5. No 163 is one of three similar gable fronted properties in a row that are built in an echelon formation (Nos 161-165 odd). As a group, they appear uniform and regimented within the street scene. Moreover, I saw this to be a strong feature more widely in the area. Despite the variety of house styles, there is a pleasing rhythm and cohesion to the vista along this part of Southfield Avenue that is derived from pockets of consistent building types and sizes which

appear complementary to each other as they incrementally step up the slope of the land at uniform intervals and heights.

6. The raising of the ridge at No 163, creating a steeper roof pitch and larger roof plane, would significantly alter the scale and bulk of the property. Due to the topography of the area and the visual exposure of the dwelling, especially when looking up the slope of Southfield Avenue, the remodelled proportions of the property would appear out of keeping and disruptive to the harmony and cohesion of the group. By so doing, it would stand out as an obvious and incongruous change that would be harmful to the established character and distinctive pattern of development more widely.
7. By failing to relate well to its surroundings and by having an adverse effect upon the character of the street scene, there would be conflict with Policies DE1 and DE5 of the Torbay Local Plan 2012-2030, and with Policy PNP1(c) of the Paignton Neighbourhood Plan 2012-2030, adopted in June 2019. For these same reasons there would also be conflict with the National Planning Policy Framework's objectives for achieving well-designed places.

Conclusion

8. For the reasons given, I find that the proposal would be harmful to the character and appearance of the area. Accordingly, and having regard to all other matters raised, the appeal is dismissed.

John D Allan

INSPECTOR