



Appeal Decision

Site visit made on 5 July 2023

by L Page BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 24 July 2023

Appeal Ref: APP/K1128/W/22/3305794

13 Springhill Road, Totnes, Devon TQ9 5RD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Mr Collins against South Hams District Council.
 - The application Ref 1353/22/HHO, is dated 13 April 2022.
 - The development proposed is a roof extension.
-

Decision

1. The appeal is dismissed, and planning permission refused.

Procedural Matter

2. The Council failed to give notice of their decision within the prescribed period. However, their appeal statement sets out the reasons why they would have refused planning permission. This has helped inform the main issues in dispute and I have dealt with the appeal accordingly.

Main Issue

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

Reasons

4. The site is located at 13 Springhill Road and includes a detached bungalow of modest scale with a linked flat roof garage to the side. The area is also characterised by bungalows of modest scale. Whilst there is some variation in the appearance of these bungalows, such variation does not detract from their modest scale.
5. For example, there are bungalows with dormer windows incorporated into gabled roof spaces and gabled roofs over garages, among other things identified by the appellant. However, based on the evidence before me, including what I saw during my site visit, these features are incorporated whilst maintaining a modest scale.
6. I note the appellant's contention that some bungalows in the area have been increased in height. However, there are no detailed drawings or other verifiable evidence demonstrating this is the case. Notwithstanding, my impression of the area remains one where the bungalows are of a modest scale.

7. The proposal would deliver a gabled roof extension atop the existing bungalow and across the flat roof of the existing garage. I am satisfied that the general appearance of what is visible from the public realm would be broadly consistent with what can be observed elsewhere in the area and would not detract on this basis alone.
8. However, to deliver the proposal, there would be a substantial increase in the height of the roof space. This would increase the overall scale of the existing bungalow to the extent where it would appear noticeably larger in and of itself, and when compared to other bungalows nearby. Consequently, the proposal would detract from the modest scale that is characteristic of bungalows within the area.
9. Overall, the proposal would harm the character and appearance of the area and conflict with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2019. Among other things, this policy requires development proposals to have proper regard to the wider development context and surroundings in terms of scale.

Other Matters

10. I note the biodiversity survey recommends some enhancement measures, which could potentially be secured by planning condition. These would be very limited in scope and there is no evidence that the associated benefits would be significant enough to outweigh the harm derived from conflict with the development plan, as identified under the main issue. As such, the matter has not been determinative under the appeal.

Conclusion

11. For the reasons given, the appeal is dismissed, and planning permission refused.

Liam Page

INSPECTOR