



Appeal Decision

Site visit made on 28 February 2024

by Alison Fish BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8TH March 2024

Appeal Ref: APP/K1128/D/23/3323966

Towans, Grenville Road, Salcombe TQ8 8BJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr A Rochford against the decision of South Hams District Council.
 - The application Ref is 3283/22/HHO.
 - The development proposed is described on the application form as 'erection of a western red cedar clad bin and bike store to front garden of property'.
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Decision

1. The appeal is allowed and planning permission is granted for erection of a western red cedar clad bin and bike store to front garden of property at Towans, Grenville Road, Salcombe TQ8 8BJ in accordance with the terms of the application, Ref 3283/22/HHO, and the plans submitted with it.

Preliminary Matters

2. On 22 November 2023, all designated Areas of Outstanding Natural Beauty (AONBs) in England and Wales became "National Landscapes". I have therefore referred to the South Devon AONB as the South Devon National Landscape. However, for the avoidance of doubt, the legal designation and policy status of these areas are unchanged. I have proceeded on this basis, continuing to refer to the AONB where relevant.

Main Issue

3. The main issue in this appeal is the effect of the appeal development on the character and appearance of the area.

Reasons

4. The appeal site is located in a predominantly residential area consisting of a mix of dwelling styles, types and sizes with a varying materials palette.
5. The development the subject of this appeal has been constructed on site and consists of a metal store, clad in timber on three elevations with a mono-pitch roof.
6. Located to the front of the property, the store is set behind a wall with a fence above. The Council has confirmed that the wall and fence have planning permission as part of the recent alterations and renovation of the property. The presence of the wall and fence means that the store is largely screened from the road. It can be seen on the approach along Grenville Road from the north,

but its simple form, modest size and horizontal timber cladding means that it appears unobtrusive.

7. From the south, the top section of the store can be seen above the neighbouring boundary wall. This elevation is not timber clad. However only a small area of the building can be seen above the wall and together with the dark colouring of the metal, it is not visually prominent.
8. The building has a simple form and is modest in scale. The materials used do not jar with those in the locality and although sited to the front of the dwelling, it is screened to a large extent by the existing fence and walls. As a result, the building does not detract to a harmful extent from the overall streetscene.
9. There may be other locations within the appeal site which could accommodate a store but I must deal with the proposal before me. The absence of planting to the front of the property is not at odds with other properties in the street.
10. As such, I find no conflict with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 adopted March 2019 and Policy SALC B1 of the Salcombe Neighbourhood Development Plan 2018-2034 which require good standards of design which respect the scale and character of the surrounding area.

Other Matters

11. The appeal site is located within the South Devon National Landscape. I must have regard to the purpose of conserving and enhancing the natural beauty of the AONB¹ and Paragraph 182 of the National Planning Policy Framework requires that great weight is given to conserving and enhancing landscape and scenic beauty in AONB's. From what I have seen and read, including the Council's consideration of the impact of the proposal on the AONB, I am satisfied that the proposal would conserve the natural beauty of the AONB.

Conditions

12. An interested party has suggested that cladding to the rear of the building is secured by a condition. However, given my conclusions above, this would be unnecessary.
13. The bin and bike store has already been constructed on the appeal site, and in the absence of any suggested conditions being put forward by the Council, I do not propose to attach any conditions.

Conclusion

14. For the reasons given I conclude that the appeal should succeed.

Alison Fish

INSPECTOR

¹ Section 85 of the Countryside and Rights of Way Act 2000