
Appeal Decision

Site visit made on 2 July 2024

by C Cresswell BSc (Hons) MA, MBA, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 July 2024

Appeal Ref: APP/J9497/W/23/3335643

Flat 1, Buckland Terrace, Yelverton, Devon, PL20 6AD

- 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 Frank Phillips against the decision of Dartmoor National Park Authority.
 - The application Ref is 0313/23.
 - The development proposed is first floor rear extension with external steps, north facing first floor balcony and second floor extension with roof terrace over.
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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. This part of Leg O Mutton is characterised by two rows of properties on either side of a main street. Being separated from the main built-up area of Yelverton and with undeveloped land immediately to the south, east and west, this area enjoys a particularly green and open setting.
4. The main street features a mix of commercial and residential buildings. On one side of the street, there are mainly two-story properties, including some with dormer windows in the roof slope. On the other side, there are two-story and three-story properties. Despite varied architectural styles, the majority of these buildings are simply designed with even proportions and sloping roofs. This provides some consistency to an otherwise mixed street scene.
5. The appeal concerns an end-terrace property with a contemporary design that curves around the corner where the main road joins a rear access lane. Unlike most buildings nearby, it has a flat roof with a rooftop terrace. Its open setting and end-of-street location exposes the building to public view, especially when approaching from the public car park to the south east. From this perspective, the side elevation of the appeal property is clearly visible. While the appeal property is not representative of most other properties on the street, it is modestly sized and not especially noticeable.
6. The proposed third floor extension would raise the height of the appeal property which would have the effect of making it more visually prominent. This would be combined with a more complicated built form, which includes

having a different pattern of fenestration on each of the three floors with two separate roof terraces at different heights. This would be particularly noticeable from the top of the street where the second floor extension and external staircase would be seen. The overall effect would be a less coherent and more conspicuous building than exists at present.

7. Although the appeal property would include some of the design elements found in nearby properties, such as hanging slate, most of the other buildings in the street have relatively simple architectural forms. The appeal property, with its complex and somewhat unconventional appearance, would contrast sharply with its near neighbours. As such, it would become an unduly prominent feature in a part of the street that is widely exposed to public views.
8. While I appreciate that the property is part of a built-up area, it is also seen in the context of the surrounding National Park. The design therefore needs to be subject to an appropriate level of scrutiny. Although the appellant suggests that the position of the building at the end of the street provides an opportunity to provide a 'gateway' into the village, I do not consider that the proposed design would be appropriate for this location.
9. I therefore conclude that the proposed development would harm the character and appearance of the area. It would conflict with Policies 1.2, 1.5 and 3.7 of the Local Plan¹ which seek to preserve local distinctiveness and promote appropriate standards of design.

Conclusion

10. The appeal is dismissed.

C Cresswell

INSPECTOR

¹ Dartmoor Local Plan 2018-2036, Adopted Version, December 2021.