



Appeal Decision

Site visit made on 11 November 2024

by **D Cramond** BSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 December 2024

Appeal Ref: APP/P1133/D/24/3353941

Dunley Barton, Dunley Farm, Bovey Tracey, Devon TQ13 9PW

- 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 Drake against the decision of Teignbridge District Council.
 - The application Reference is 24/00965/HOU.
 - The development proposed is the raising of the ridge to add an additional floor, part first floor, part two storey rear extension, single storey side extension and front porch.
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Decision

1. The appeal is allowed and planning permission is granted for the raising of the ridge to add an additional floor, part first floor, part two storey rear extension, single storey side extension and front porch at Dunley Barton, Dunley Farm, Bovey Tracey, Devon TQ13 9PW in accordance with the terms of the application, Ref 24/00965/HOU, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 1. The materials to be used in the construction of the external surfaces of the development hereby permitted shall, other than where otherwise specified on the approved plans, match those used in the existing building.
 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 24.004.BP.01; 24.004.PL.01; 24.004.PL.02; 24.004.PL.03 & 24.004.SLP.01 REV A.
 3. Prior to first use/occupation of the development hereby approved, the biodiversity enhancement measures set out in the approved ecology report by Lakeway Ecology dated 7th May 2024 shall be implemented in accordance with the details sets out in the report.
For the sake of clarity, the measures shall include: 2 x crevice bat boxes installed on the eastern gable end near the new extension, 2 x crevice bat boxes installed under the eaves on the south elevation of the new extension, 2 x sparrow terraces installed behind cladding / under the eaves on the north elevation of the new extension.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

3. The appeal property is a detached dwelling in a large, irregularly shaped plot in a reasonably isolated location, away from the main part of the nearest settlement. The dwelling is one of four in this location; the site of a farmyard complex. It is previously converted from a barn and is the farmhouse for Dunley Farm. The area is of established rural character and the locality's appearance is pleasing if not remarkable. The proposal is as described above.
4. The Council is concerned that the size and massing of the scheme, particularly at first floor level, is such that the addition would not respect the scale or proportions of the current building and thus would be aesthetically harmful.
5. For my part I noted an array of large local structures; residential, farm buildings and electricity pylons, and I would not rule out the principle of additional massing of built form in this location. I would assess that the plot size here could suitably absorb a greater scale of building as could the wider landscape in this relatively discrete location. The chosen design would appear to me to reasonably draw upon cues from the existing structure and a degree of subservience would continue. I find the selection of materials and finishes would be suitable and fenestration would be appropriate for this setting.
6. In summary, whilst this addition would be sizeable it would be comfortably accommodated both visually and in character terms as a new part of the existing dwelling and as an element within the wider environs.
7. Policies S2 and WE8 of the Teignbridge Local Plan 2013-2033, along with Policy H11 of the Teignbridge Submission Local Plan 2020-2040, taken together and amongst other matters, call for householder development to be of good design quality suited to a site and its wider context with a form which has appropriate scale and which safeguards the character and appearance of a locality. I conclude that the appeal scheme would not run contrary to these policies.

Conditions

8. Along with standard commencement the Council suggests conditions requiring development to be in matching materials and in accordance with listed, approved, plans. I would agree with this in the interests of visual amenity and for the avoidance of doubt. I also agree that the Council's suggestion of an ecology related condition would be appropriate in the interests of biodiversity enhancement.

Overall conclusion

9. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the host property or the locality. Accordingly, the appeal is allowed.

D Cramond

INSPECTOR