



Appeal Decision

Site visit made on 13 January 2025

by Mr C J Tivey BSc (Hons) BPI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 January 2025

Appeal Ref: APP/U1105/D/24/3347872

2 The Barnfield, Jerrard Close, Honiton, Devon EX14 1DX

- 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 Justin Wright against the decision of East Devon District Council.
 - The application Ref is 24/0926/FUL.
 - The development proposed is for the raising of roof and conversion to habitable accommodation.
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Decision

1. The appeal is dismissed.

Preliminary Matter

2. Since the planning application, the subject of this appeal, was determined a new version of the National Planning Policy Framework (the 'Framework') has been published (12 December 2024). There has been no material change to National Planning Policy in respect of householder appeals and therefore I consider that it was not necessary to refer back to the parties. I have determined the appeal on this basis.

Main Issue

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

Reasons

4. The appeal dwelling comprises an end of terrace two storey house; and much like its adjoining neighbour at 1 The Barnfield it has a two storey gable projection to its front elevation. It is in an elevated position relative to the carriageway of Streamers Meadows which slopes down in a southerly direction from King Street.
5. Due to the fall in ground levels, houses to the south including nos. 65 – 59 sit at a lower level than the appeal dwelling. Taking into account the fall in topography, the raising of the roof, along with an increase in height of the front gable would run counter to the lay of the land which appears to dip at its lowest point around the access into the development known as Lilac Haven.
6. I acknowledge that the area within which the appeal dwelling is located comprises a range of building types; being of various ages, styles and forms, and whilst I note that the north western end of the terrace is, in the main, higher than the rest of the terrace, I consider that it is not materially so.

7. Ultimately each case must be assessed on its own merits and I consider that the proposal would give rise to an incongruous addition to the street scene by virtue of its overall height and design in what amounts to a visually prominent position. Therefore, whilst I acknowledge that the appeal dwelling is set back from the public highway and that would, to some degree, lessen the visual impact of the proposed height increase, the increased verticality of the host dwelling including that of the front gable feature, would comprise a retrograde step.
8. It has not been proven that the appeal proposal could be deemed permitted development and in the absence of any evidence to the contrary, I give this limited weight as a fallback position; notwithstanding that I acknowledge that the proposal would enable the appellant and their family to continue living at the property in a time when rising house prices and the cost of living mean that moving elsewhere is an unrealistic option for them. It is commendable that the appellant has gleaned the support of the Town Council and whilst I accept that no third party objections were made, these aspects in favour of the proposal do not outweigh the harm that would be caused to the character and appearance of the area from the proposed development. I therefore find that the proposal is contrary to Policy D1 of the East Devon Local Plan 2013 – 2031 (adopted 2016) which requires development to be of a high quality design and that proposals will only be permitted where they ensure that the scale, massing and height of buildings relate well to their context.

Conclusion

9. Having regard to the above and all other matters raised, I conclude that the appeal be dismissed.

C J Tivey

INSPECTOR