



Appeal Decision

Site visit made on 17 April 2025

by **C Butcher BSc MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 25 April 2025

Appeal Ref: APP/W1145/D/25/3361210

9 Highfield, Northam, Devon EX39 1BB

- 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 Miss Sandra Cottrell against the decision of Torridge District Council.
 - The application Ref is 1/0760/2024/FUL.
 - The development proposed is described on the application form as a roof conversion and extension, extension to the rear of the property.
-

Decision

1. The appeal is allowed and planning permission is granted for a roof conversion and extension, extension to the rear of the property at 9 Highfield, Northam, Devon EX39 1BB in accordance with the terms of the application, Ref 1/0760/2024/FUL, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following plans: Location Plan; 01 Rev 3 Existing and Proposed Ground Floor Plans (Revised); 02 Rev 3 Proposed Roof and First Floor Plans (Revised); 03 Rev 3 Existing and Proposed South Elevations (Revised); 04 Rev 3 Existing and Proposed North Elevations (Revised); 05 Rev 3 Existing and Proposed East Elevations (Revised); 06 Rev 3 Existing and Proposed West Elevations (Revised); and 07 Rev 3 Existing and Proposed Block Plans (Revised).
 - 3) The external materials of the development hereby permitted shall match those used in the existing dwelling.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. No. 9 Highfield is located on a gently sloping road within a residential area. The proposed development would extend the existing bungalow to create a larger two storey dwelling. At present, the ridge height of No. 9 is slightly lower than that of the two homes either side and substantially lower than the ridge height of No. 7. As such, it is clear that there is currently no consistency in terms of roof heights in the immediate area, and that the height of the dwellings does not gradually decrease to correspond with the sloping topography of the land.

4. Therefore, while the proposed works would increase the height of No. 9 to a fairly modest extent, this would not disrupt any existing pattern in terms of roof lines. The extended house would of course be a more substantial structure than is currently the case. However, while bungalows are the most common form of development in the vicinity, there are examples of larger two storey dwellings nearby. This includes No. 30 which is located immediately opposite the appeal site. As a result, I am satisfied that the extension to No. 9 would not appear as being incongruous or overly dominant within the street scene.
5. I therefore conclude that the proposed development would not result in harm to the character and appearance of the area. As such, it would conform with Policies ST04, DM04 and DM25 of the North Devon and Torridge Local Plan 2011 – 2031. Taken together, the relevant aspects of these policies seek to ensure that new developments, including residential extensions, are well designed and that they preserve character and appearance. The scheme would also conform with the relevant aspects of the National Planning Policy Framework which have similar aims.

Conditions

6. I have imposed conditions to identify the relevant plans and timescales in the interests of certainty. A further condition related to materials is necessary to preserve character and appearance.

Conclusion

7. The proposed development is in accordance with the development plan when considered as a whole. Having had regard to all matters raised, I conclude that the appeal should be allowed.

C Butcher

INSPECTOR