



Appeal Decision

Site visit made on 1 July 2025 by K Hole BA (Hons)

Decision by Sarah Manchester BSc MSc PhD MEnvSc

an Inspector appointed by the Secretary of State

Decision date: 1 September 2025.

Appeal Ref: APP/X1165/D/25/3364485

74 Broadley Drive, Torquay TQ2 6UF

- 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 Helen O'Connor against the decision of Torbay Council.
 - The application Ref is P/2024/0335.
 - The development proposed is a "single storey domestic extension, amendments to an existing parking driveway, formation of a new parking space and highway access, cladding of the existing dwelling and extension with PIR thermal insulation and a flexible render. External works to improve access to the dwelling".
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Decision

1. The appeal is allowed, and planning permission is granted for a single storey domestic extension, amendments to an existing parking driveway, formation of a new parking space and highway access, cladding of the existing dwelling and extension with PIR thermal insulation and a flexible render. External works to improve access to the dwelling at 74 Broadley Drive, Torquay TQ2 6UF in accordance with the terms of the application, Ref P/2024/0335, 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 drawing nos 14.23.01 Location and Block Plan; 14.23.02A Existing – Site Plan; 14.23.03 Existing Elevations; 14.23.04 Existing Floor Plan; 14.23.05C Proposed Ground Floor Plan; 14.23.06C Proposed Site Plan; and 14.23.07C Proposed Elevations.
 - 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host dwelling and surrounding area.

Reasons for the Recommendation

4. The appeal property is a detached bungalow on the corner of Broadley Drive and Brendons Avenue. It is located within a quiet residential estate comprising detached dwellings, the majority of which are bungalows of similar size and scale. The properties have generous front gardens and driveways creating an open and spacious feel to the area.
5. The proposal includes a single storey extension to the western and southern elevations. The size and scale of the extension would relate well to the host dwelling and the design including a pitched roof is consistent with other dwellings in the area. It would therefore not appear as an incongruous addition to the host dwelling.
6. Given the generous plot size, the extension would fit comfortably without compromising garden space. Furthermore, due to the sloping topography of the area, No 74 is set down below highway level and in combination with the mature hedging that surrounds the boundary, the impact on the street scene would be limited.
7. The Council's main concern surrounds the effect the proposal would have on the established building lines within the estate. Indeed, on my site visit I observed consistent building lines including the section of Broadley Drive where the appeal property is located. The elevation containing the garage that would be converted faces onto Broadley Drive. However, as this aspect of the proposal does not involve any extension, the established building line would be unaffected.
8. I acknowledge that the extension to the western elevation would project forward towards the side boundary to Brendons Avenue. However, on this section of Brendons Avenue, there are only two properties, the appeal property and 11 Winsford Road. Although both properties are set back equal distances from the highway, they are positioned at different angles to each other and therefore the building layout is not uniform. Consequently, the forward projection of the extension would not be discordant within the street scene.
9. The Council has not raised any concerns in relation to any other elements of the proposal other than the extension, and I have no reason to disagree.
10. For the reasons given above, the proposal would not harm the character and appearance of the host dwelling or the area. It would accord with Policies DE1 and DE5 of the Torbay Local Plan and Policy TH8 of the Torquay Neighbourhood Plan. These policies which seek good quality design and among other things require development to integrate well with the street scene and ensures that there are no adverse effects to the character and appearance of the area.

Conditions

11. In addition to the standard time limit for commencement of the development, I have imposed a condition requiring the development to be carried out in accordance with the approved plans to provide certainty. I have also imposed a condition requiring the external materials to match the existing dwelling in the interests of safeguarding the character and appearance of the existing dwelling.

Conclusion and Recommendation

12. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

K Hole

APPEAL PLANNING OFFICER

Inspector's Decision

13. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

S Manchester

INSPECTOR