
Appeal Decision

Site visit made on 18 September 2025

by **B Plenty BSc (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 2nd October 2025

Section 78 Appeal Ref: APP/D0840/D/25/3368210

Development: Form a new cross-over to a parking and turning area and install an electric vehicle charging point at 15 Trenance Avenue, Newquay, Cornwall, TR7 2HH. Application Ref is PA25/01116.

Decision - dismissed.

Reasons

Issue - the effect of the proposal on the character and appearance of the area

1. The proposed driveway access would remove a section of grass verge, that contributes to the green character of the highway. The grass verge is a continuous feature along the highway, with only limited driveway access points reserved to the eastern and western ends of the road. The verge acts as both an embankment, connecting to a raised footway and houses at higher land, and a landscape strip that contains a row of street trees. Although no trees would be removed from the verge for the scheme, the grass verge provides structural green value to the streetscene.
2. The proposed driveway access would result in the loss of a section of the grass verge. The proposal would provide a driveway access and on-plot parking that would include the removal of a section of the walled enclosure. These proposed features, when taken together, would represent development that would be uncharacteristic of housing on the north side of the highway.
3. It is noted that the submitted photographs demonstrate that the grass verge is, in places, unmaintained. Also, some front gardens on the northern side of the street are enclosed and this reduces some of the sense of spaciousness associated with the otherwise 'open' landscaped front gardens. Furthermore, many residential plots to the south of the highway have on-plot parking. These characteristics are noted but do not erode the important characteristics and value of the grass verge and the general absence of on-plot parking. Other development and plots referred to in the grounds of appeal do not inform the characteristics that are local to the site and these therefore have a limited bearing on the merits of the proposal.
4. It is noted that the proposal is not subject to a highway objection. However, an absence of harm in this respect can only be considered as a neutral factor in the planning balance. The installation of an EV charging point is welcomed. However, this measure, in support of climate change objectives, would not outweigh the

identified harm. Furthermore, whilst a new planting area would be created, this would not off-set the adverse effect of the scheme.

5. Therefore, taking the above points together, the proposal would unacceptably harm the character and appearance of the area and be contrary to the policies cited in the decision notice. The scheme would be contrary to the development plan as a whole and nothing outweighs this.

B Plenty

INSPECTOR