

## Appeal Decisions Received between 01/04/08 and 30/04/08

Reference Number	Parish	Proposal Description and Location	Appeal Decision	Comments
15/1364/07/LB 15/1363/07/F	DARTMOUTH	<b>LB:</b> Listed Building Consent for formation of a first floor level external terrace area : Market House Inn, Market Street, Dartmouth, Devon TQ6 9QE <b>F:</b> Formation of an external terrace at first floor level : Market House Inn, Market Street, Dartmouth, Devon TQ6 9QE	<b>DISMISSED</b>	The Inspector concluded that the proposed works would fail to preserve both the special architectural interest of the Listed Building and the character and appearance of the Conservation Area.
15/0156/07/F	DARTMOUTH	Installation of new PVCu windows to first floor : Upper Rock House, 29a Ridge Hill, Dartmouth, Devon TQ6 9PE	<b>DISMISSED</b>	The Inspector concluded that the replacement of the first floor windows in the front elevation would damage its existing symmetry, thus harming the appearance of the existing building and detracting from the traditional historic character presented by the frontages of residential development in this part of Ridge Hill.
15/0913/07/F	DARTMOUTH	Erection of additional storey : Edgehill, Warfleet, Dartmouth, Devon TQ6 9BZ	<b>DISMISSED</b>	The Inspector considered that the proposed additional flat-roofed storey extension would add unacceptable bulk and mass to the existing building and contribute an undesirable intrusion into the landscape.
02/0460/07/F	AVETON GIFFORD	Removal of condition 3 of planning approval 02/0061/99/F to allow permanent occupation of two dwellings without complying with the condition limiting use of the barns to holiday accommodation : Barn 2, South, Wakeham Farm, Aveton Gifford, Kingsbridge TQ7 4NE	<b>ALLOWED</b>	The Inspector considered that the main issues were the effect of removing the condition on living conditions, the setting of Wakeham Farmhouse, a listed building, and the implications for travel and highway safety. An important additional matter was the fact that one of the two barns had never been converted to holiday accommodation and the appellant offered, by way of a legally binding unilateral undertaking under S106, not to use this barn for either holiday or permanent accommodation should the appeal be allowed. This meant that the comparison effectively was between two holiday units and one permanent dwelling. In this respect there was very little difference and

				<p>the inspector concluded that the proposal would not cause material harm to living conditions and that there would be some improvement to the setting of the listed building. He saw this as outweighing the limited harm found in respect of the implications for sustainable travel.</p>