

Appeal Decisions Received between 01/08/08 and 31/08/08

Reference Number	Parish	Proposal Description and Location	Appeal Decision	Comments
17/1881/07/F	DIPTFORD	Conversion of barn to single dwelling – Field at SX769 548, North of Horner Farm, Halwell, Totnes, TQ9 7LB	DISMISSED	The Inspector considered that there were three main issues relating to (1) whether the barn was appropriately located for residential re-use, (2) the effect it would have on highway safety and (3) the effect it would have on the rural character of the area. On location, he concluded that because of its isolated location it did not meet sustainable development objectives. In respect of highway safety, he concluded that it would adversely affect highway safety principally because of the very restricted visibility available for drivers emerging from Horner Turn. Finally, on rural character he concluded that, whilst outdoor domestic facilities would be necessary, the barn was so well hidden from view that the effect of the proposal on the rural character would be minimal. His overall conclusion, however, was that despite his conclusion on the third issue, and acknowledging that the first issue was finely balanced, the adverse effect on highway safety was sufficient in itself to dismiss the appeal.
52/1354/07/F	DARTMOUTH	Variation of condition 9 of planning permission 52/1250/05/F for demolition and rebuilding of existing dwelling (use of ancillary unit for short term residential letting) – Stonecroft, Hillfield, Stoke Gabriel, Totnes, TQ9 6SH	DISMISSED	The Inspector considered that the use of the integral ancillary unit of accommodation as an independent unit would be harmful to the living conditions of current and future occupiers of both the unit and the main dwelling; due to restricted level of amenity space and poor relationship. However, the Inspector did not consider that the proposal would result in harm to highway safety.
27/2093/07	IVYBRIDGE	Extension to dwelling – 2 St Austin Close, Ivybridge, PL21 9BZ	DISMISSED	The Inspector dismissed an appeal against refusal of an upper floor extension above an existing single storey extension at the property. The property occupies a corner position and the Inspector

				<p>considered that the extension would establish a substantial and imposing structure at this point of the residential estate and that the bulk of the structure would erode the openness of the estate at this point. He also considered that the development would not respond well to the design and fenestration of surrounding properties. He concluded that the design of the proposed extension would result in a structure with a bulk and form that would detract from the open character of the area, contrary to Policies SHDC1 and SHDC15.</p>
58/2447/07/F	WEMBURY	Proposed extension to property - Doune House, Renney Road, Down Thomas -	DISMISSED	<p>The appeal against refusal of planning permission for a pitched roof extension set at 90 degrees to a simple former stone Methodist Chapel fronting onto the village lane in Down Thomas was dismissed. The Inspector considered that, whilst unsympathetic alterations had been undertaken to the chapel when originally converted, particularly through the addition of dormer windows, the simple rectangular plan form, steep pitched roof, original fenestration to public elevations, memorial stones and relationship to the road combine to retain the essential simplicity and functionality of a nineteenth century building of worship when seen from the street. He considered that the extension, because of its considerable scale and mass, height, gable width, rendered elevations and large external chimney would unacceptably harm the character and appearance of the building and that the simple rectangular form of the building would be lost. He</p>

				also considered that the loss of the existing gap between the chapel and adjacent cottages would be eroded to an unacceptable degree and unacceptably harm the character and appearance of the immediate area.