

Appeal Decisions Received between 01/02/08 and 29/02/08

Reference Number	Parish	Proposal Description and Location	Appeal Decision	Comments
56/1032/07/F	TOTNES	Demolition of garage/workshop/out building and erection of new garage/studio : 1 Riverside, Totnes, Devon TQ9 5JB	ALLOWED	The Inspector considered the new building would look much better than the existing building and would not significantly harm the outlook for any neighbours or spoil the street scene. Planning permission was granted subject to an ancillary use condition.
37/0504/07/F	NEWTON FERRERS	Resubmission of application 37/2444/06/F for extensions and alterations to dwelling – Riverdene, Yealm View Road, Newton Ferrers	DISMISSED	The Inspector considered that taken as a whole the submitted alterations and extensions would enlarge the size and massing of the house very substantially. He considered that these extensions would look intrusive and dominant in the street scene and harmful to the Area of Outstanding Natural Beauty. Whilst the Inspector took into account that planning permission had already been granted for an alternative scheme he considered that the further incremental extensions and new garage at roof level proposed in this scheme would be more harmful than the scheme permitted. The Inspector considered that the consequent intrusion to the adjacent property Treetops would not be sufficient justification in itself to dismiss the appeal, but it contributed to his decision. The Inspector therefore dismissed the appeal.
41/0261/07/F	SALCOMBE	Overcombe, Devon Road, Salcombe – Demolition of existing dwelling and replacement with three detached dwellings	DISMISSED	The Inspector considered that the landscaped grounds of Overcombe enhanced the appearance of the town and provides an attractive private open space. Although he did not regard the numerical density of the proposed development as a reason for refusal, he concludes that the design and appearance of the proposed development would be unacceptably harmful to the appearance and character of the locality and the outstanding natural beauty of its surroundings.
21/0778/07/F	ERMINGTON	Proposal, Description and Location- Change of use of land to siting of 20 wooden mobile holiday lodges- Field	Dismissed	The Inspector considered that the proposal would harm the character and appearance of the area, that it would not be a sustainable location, situated as it is a considerable distance outside of any established

		at SX6202 5468, Marjorie cross, Ermington, Ivybridge		settlement, and the proposed development would harm highway safety. The Inspector therefore considered that the proposed development would be contrary to the provisions of the development plan and he also considered that the resultant harm could not be mitigated by the use of reasonable planning conditions. The Inspector dismissed the appeal.