

Appeal Decisions Received between 01/06/08 and 30/06/08

Reference Number	Parish	Proposal Description and Location	Appeal Decision	Comments
15/2309/07/F	DARTMOUTH	Erection of balustrade to rear : 5 Melbourne Cottages, Crowthers Hill, Dartmouth, Devon TQ6 9QY	DISMISSED	The Inspector considered the proposed terrace would be unacceptably harmful to the living conditions of the occupiers of neighbouring properties on Crowthers Hill.
41/1611/07/F	SALCOMBE	Erection of six garages : Site off Bonaventure Close, Salcombe, Devon	DISMISSED	The principle area of concern is the increase in the number of traffic movements in and out of the site. The proposed garages would result in a significantly increased hazard, prejudicial to the safety of car and pedestrian highway users.
28/1031/07/F	KINGSBRIDGE	Resubmission of application 28/1343/06/F for provision of off street parking : Land adj. 93 Church Street, Kingsbridge, Devon, TQ7 1DB	DISMISSED	The Inspector found that a distinctive feature of the road is the absence of vehicle parking potential and that this adds considerably to the attractiveness of the street scene. A parked vehicle in a position close to the highway edge and slightly elevated would be a conspicuous feature, this would intrude on the street scene and detract from the townscape of this part of Church Street. The proposed development would fail to preserve the appearance of the part of the Kingsbridge Conservation Area adjoining the site.
55/0837/07/F	THURLESTONE	Extension to dwelling : West Wing, Warren Road, Thurlestone, Kingsbridge, Devon, TQ7 3NT		The Inspector found that the proposed development would be unacceptably overbearing to the neighbour due to its bulk, height and close proximity. Furthermore the scale and bulk of the extension would seriously erode the spacious layout of the low density housing in Warren Road, harming the character of the area.
39/0337/07/F	RATTERY	Resubmission of previous application 39/1754/06/F for conversion of barn to dwelling house with	DISMISSED	The Inspector concluded that the actual conversion works would maintain the character and appearance of the countryside and that the proposed residential use

		ancillary utility and office. New dwelling Lower Torne Barn, Rattery, South Brent		would not generate sufficient traffic to harm highway safety. However, the isolated location of the site would mean both occupants and visitors would be reliant on car (and commercial vehicle) journeys for the majority of their trips to and from the site and thus would not be a sustainable form of development. The personal circumstances of the appellant, the fact that the buildings appear suitable for conversion to a residential use, the lack of harm caused to visual amenity and highway safety were not sufficient to outweigh the failure of the proposal to meet sustainable development objectives.
30/0732/07/F	KINGSWEAR	Erection of a Dwelling. Raddicombe Heights, Raddicombe Lane, Hillhead, Brixham, TQ5 0EX	ALLOWED	The Inspector considered the proposed contemporary design to be “a refreshing response” to the mix of existing residential design styles around it and would not be detrimental to visual amenity. Various conditions were imposed, including samples of external finishing materials to be submitted; removal of permitted development rights; parking; landscape details to be submitted and implemented.
49/2402/07/F	SPARKWELL	Resubmission of application 45/1597/07/F for extension to dwelling, Houndall Cottage, Sparkwell, Plymouth, PL7 5DG	DISMISSED	The Inspector dismissed the appeal against refusal of planning permission for a single storey pitched roof extension to a converted barn. The proposed extension would have replaced an existing lean-to addition at the gable end of the converted barn. The Inspector noted that the conversion was sensitive to the origins of the building and considered the proposed extension to be excessively wide and out of scale in relation to the main building. He also stated that the pitched roof, large windows, patio doors and the re-roofed porch would give the extension a domestic appearance, which would be out of keeping with the character and appearance of the converted barn.

41/1357/07/F	SALCOMBE	Demolition of existing building and construction of new building of eight apartments : Overcombe, Devon Road, Salcombe, Devon TQ8 8HJ	DISMISSED	The appeal against the refusal of planning permission for the erection of an 8 apartment building was dismissed on the grounds of the adverse impact on the character of the area and AONB the landscape resulting from the higher density of development and loss of open space. Whilst the LPA referred to adverse impact on neighbours, the Inspector concluded that the effect on the living conditions of adjoining occupiers was not so serious as to withhold planning permission.