

## OFFICER'S REPORT

<b>Case Officer:</b>	Curtis Badley		
<b>Parish:</b>	Salcombe	<b>Ward:</b>	Salcombe & Thurlestone
<b>Application No:</b>	3353/23/HHO		
<b>Applicant:</b>	Mrs Sophie Bullen Grenville Road Salcombe TQ8 8BJ		
<b>Site Address:</b>	Eastcot, Grenville Road, Salcombe, TQ8 8BJ		
<b>Development:</b>	Householder application to clad the top half of the front elevation with cedar cladding (Retrospective)		



**Reason for going to committee:** Cllr Mark Long and Cllr Samantha Dennis have request for the application be heard by Committee, because they do not agree with the recommendation and to enable Members to review the architectural style, materials, relationship to the surroundings and adjoining properties, change to the character of the buildings and area together with the impact on the localised street scene, and consider potential conflict with JLP Policies DEV 20, DEV23 and Salcombe Neighbourhood Plan Policy SALC B1, and the SPD.

**Recommendation:** Conditional Approval

**Conditions:**

1. Accordance with Plans
2. Avoidance of doubt

**Key issues for consideration:** Architectural style, materials, impact upon character of property, street scene and surrounding area.

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**Site Description:**

Eastcot is an end terrace property located in a residential area within the settlement of Salcombe. The application site is located within the South Devon National Landscape and is located outside of the Salcombe Conservation Area.

**Proposal:**

Householder application for the retrospective installation of cladding of the first-floor front elevation of the existing dwelling, Eastcot.

**Consultations:**

- DCC Highways: No Highways Implications
- Salcombe Town Council: No Comment

**Representations:**

One letter of representation objecting to the proposals has been received and covers the following points:

- Out of balance with the rest of terrace
- Adverse impact on the street scene for this part of Grenville Road

**Relevant Planning History**

- 1141/22/HHO – Conditional Approval – 27 October 2022  
READVERTISEMENT (Revised plans) Householder application for extension to existing kitchen & associated terrace.

**ANALYSIS****1. Principle of Development/ Understanding:**

- 1.1. The proposed development seeks the cladding of the first-floor front elevation of the existing dwelling, Eastcot. As the proposed development has been substantially completed, the development is retrospective. The principle of external works to an existing residential dwelling house for ongoing residential use is acceptable within this built-up location.

**2. Design and Landscape:**

- 2.1. Policy DEV20 of the JLP requires development to meet good standards of design. Proposals must have proper regard to the pattern of local development and wider surroundings in terms of (amongst other things), style, local distinctiveness, scale, materials, historic value, and character. DEV23 requires

development to conserve and enhance the townscape by maintaining a local area's distinctive sense of place and reinforcing local distinctiveness.

- 2.2. The proposals are limited to the cladding of the first-floor front elevation of the dwelling (with a small return to side). The existing dwelling is at the end of a terrace of three properties which are built of textured sand/cement render (pebble dashed). The application property (Eastcot) has painted the exterior of the property with grey masonry paint, the central property of three (Wisteria) is painted yellow and the end of terrace property to the Northern side (Seamoor) retains the original grey aged sand/cement render.
- 2.3. The application seeks to overclad the front elevation (with a small side return) first floor of the property in a cedar fiber cement lap boarding in silver grey (C51). The proposed cladding is sought to colour match the property which has recently been extended (as part of the recently approved planning permission for the site - 1141/22/HHO) and modernised. Whilst these properties are viewed in combination, it is not considered that the proposed amendment at first floor level would adversely harm the visual qualities of the existing terrace, providing a suitable appearance when considered as a group. By virtue of the use of cladding, closely matching the colour of the exterior of the existing property, an adverse visual impact of the use of cladding in this instance is not expected.
- 2.4. The proposal is situated outside the Salcombe Conservation Area within an area which does not hold a consistent pattern of property style or materials palette. The use of cedar cladding in a similar style and materiality to the proposal is evident on several properties in the wider context of the site, along Grenville Road where the application is located. The proposed use of cedar cladding is expected to have a neutral impact on the character of the existing property and surrounding area and whilst not of high quality, is considered to complement the palette of materials within the surrounding area and therefore does not justify refusal on this basis. The proposal is therefore considered to accord with policies DEV20 and DEV23 of the Joint Local Plan and policy SALC B1 of the Salcombe Neighbourhood Plan.
- 2.5. Policy DEV25 of the Joint Local Plan requires that proposals "conserve and enhance the natural beauty of the protected landscape with particular reference to their special qualities and distinctive characteristics or valued attributes". The proposal meets the first policy test, in that the design and palette of materials have a neutral impact on the National Landscape, thereby conserving the natural beauty of the National Landscape. In consideration of the limited scale of the development, affecting a portion of the front elevation only, within a residential context, the proposal is considered acceptable with regard to the provisions of policy DEV25 of the Joint Local Plan and policy SALC ENV1 of the Salcombe Neighbourhood Plan.

### 3. Neighbour Amenity:

- 3.1. In consideration of the proposals form and limited massing with no additional windows proposed, the proposal is not considered to result in a significant detrimental impact on neighbour amenity by overlooking, overshadowing or overbearing. The proposal is therefore considered to accord with the provisions of DEV1 and DEV2 of the Joint Local Plan.

#### 4. Highways/Access:

- 4.1. Officers do not consider the proposed scheme introduces any highways or access issues. As such, the proposal is considered to accord with the provisions of policy DEV29 of the Joint Local Plan.

#### 5. Drainage

- 5.1. The proposal is sited within Flood Zone 1 (which has a low probability of flooding from rivers and the sea) and is outside of any Critical Drainage Area. The application does not increase the impermeable area of the site and does not increase the amount of foul water drainage – no additional information is required on this basis. The proposal is therefore in accordance with Policy DEV35 of the Joint Local Plan.

#### 6. Conclusion:

- 6.1. In consideration of the above assessment, the proposal is recommended for approval subject to the recommended condition, attached to ensure the proposed development is retained in accordance with the submitted plans and details.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

### **Planning Policy**

#### Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

TTV1 Prioritising growth through a hierarchy of sustainable settlements

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area

DEV1 Protecting health and amenity

DEV2 Air, water, soil, noise, land and light  
DEV20 Place shaping and the quality of the built environment  
DEV23 Landscape character  
DEV25 Nationally protected landscapes  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV32 Delivering low carbon development

### **Salcombe Neighbourhood Plan**

The Salcombe Neighbourhood Plan was made at Executive Committee on 19 September 2019. It now forms part of the Development Plan for South Hams District and is used when determining planning applications within the Salcombe Neighbourhood Area. It is not considered that the proposal conflicts with the policies below:

SALC ENV1 Impact on the South Devon Area of Outstanding Natural Beauty.  
SALC B1 Design Quality and safeguarding Heritage Assets

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance within the Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

- **South Devon Area of Outstanding Natural Beauty Management Plan (2019-2024)**
- **Plymouth and South West Devon Joint Local Plan Supplementary Planning Document (2020)**
- **Plymouth and South West Devon Climate Emergency Planning Statement (2022)**

### **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

### **Conditions:**

1. The development hereby approved shall in all respects accord strictly with drawing number(s):
  - Location Plan - 22/2094/100

Received by the Local Planning Authority on 25th October 2023

- Block Plan - 22/2094/110
- Front Elevation Over Cladding to the First Floor - 22/2094/102
- Preliminary Feasibility Study - 22/2094/102

Received by the Local Planning Authority on 23rd October 2023

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

2. The development hereby approved relates solely to the cladding of the first floor of the existing dwelling only.

Reason: For the avoidance of doubt and in the interests of proper planning.