

# PLANNING APPLICATION REPORT

**Case Officer:** Matthew Jones

**Parish:** Salcombe **Ward:** Salcombe and Thurlestone

**Application No:** 0816/16/HHO

**Agent/Applicant:**

Mr Richard Atkinson  
5 Acre Place  
Plymouth  
Devon  
PL1 4QP

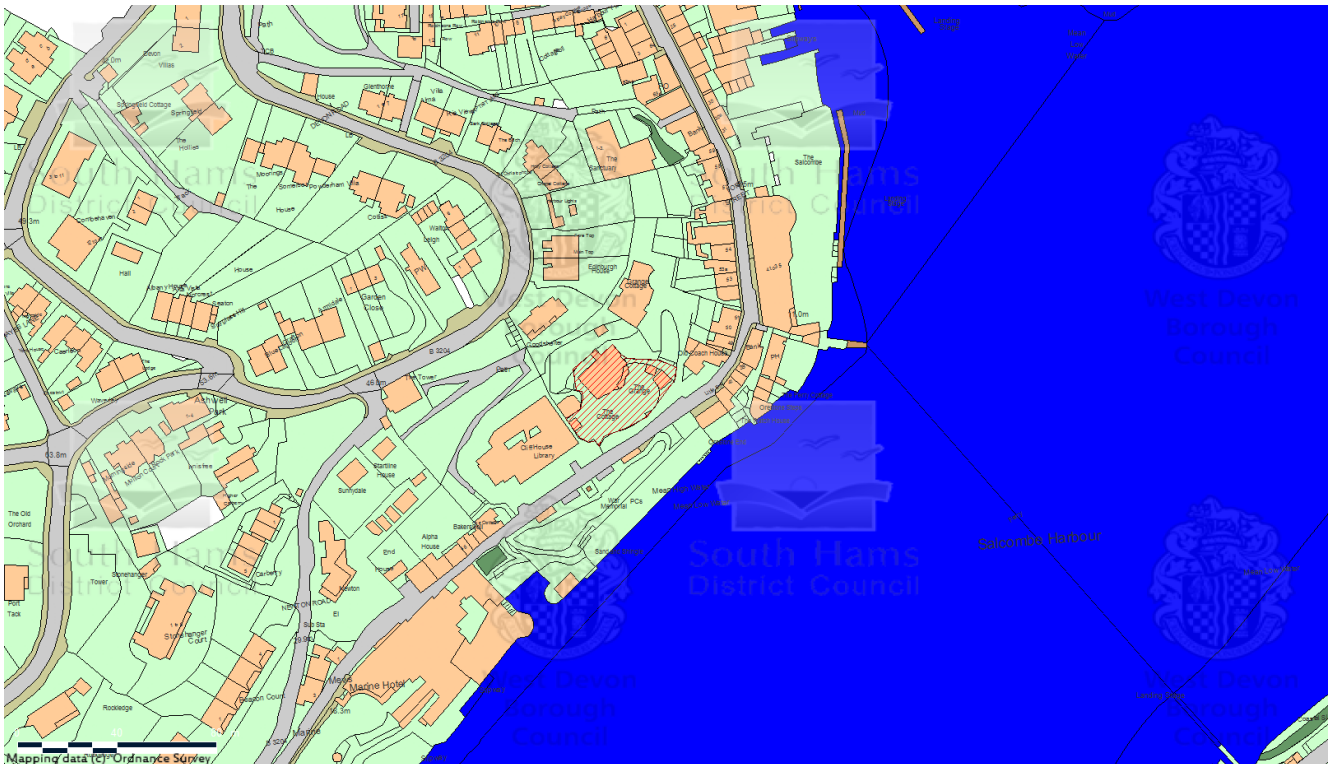
**Applicant:**

Mr Alasdair Nicholls  
The Grange  
Cliff Road  
Salcombe  
TQ8 8JQ

**Site Address:** The Grange, Cliff Road, Salcombe, Devon, TQ8 8JQ

**Development:** Householder application for proposed replacement summerhouse set within main private upper garden, single storey garden outbuilding set against stone retain wall backdrop

**Reason taken to Development Management Committee:** Cllr Pearce has requested that this recommendation be put before Development Management Committee due to concerns regarding the impact of the work on the setting of the listed building and the character and appearance of Salcombe Conservation Area.



**Recommendation:** Conditional approval

**Conditions:**

Time  
Accord with plans  
Use incidental to enjoyment of dwelling  
Joinery, eaves, brise-soleil details prior to installation  
Materials samples prior to installation  
Revised landscape plan

**Key issues for consideration:**

The main issues are the impact of this proposal on the setting of the listed building and the character and appearance of Salcombe Conservation Area and any impact upon the amenity of neighbouring properties

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**Site Description:**

The Grange is an imposing villa dating from the late 18<sup>th</sup> century. Its stone rubble plinth is almost certainly much older than the house and is likely to have been a fortified structure dating from the late medieval period. The house is listed Grade II\*. It has a complex and chequered recent planning history owing to the degree of authorised and unauthorised work which has taken place at the site in the last four years.

The gardens at the front of the house continue to form an important part of its setting with a series of retaining walls below the front lawn. The previous garage was of concrete construction dating from the mid-to late- 20<sup>th</sup> century with a plain lean to slate roof. The terrace above was thought to date from the same period. Following the granting of consent in 2014, these structures have been substantially replaced and rebuilt with a new element incorporating a higher terrace above a studio annex building.

The site is within the South Devon Area of Outstanding Natural Beauty and the Salcombe Conservation Area.

**The Proposal:**

This is a householder application for a proposed replacement summerhouse set within the main private upper garden of The Grange, taking the form of a single storey garden outbuilding set against a stone retaining wall backdrop.

The summerhouse takes a simple appearance with extensive glazing and a green roof hidden behind a parapet. The building is formed of Iroko hardwood frames clad in Nordic Brass. There is a simple brise-soleil at its southern elevation. The top of the structure is below the floor level of the adjacent colonnade.

**Consultations:**

- Historic England

No objection, however register concerns regarding potential to compromise open appearance of listed building setting (full response within file)

- Salcombe Town Council

Objection '*as it was felt that there would be a detrimental effect on the AONB AND Conservation Area due to the proposed materials being clad with Japanese aged brass*'

## **Representations:**

4 letters of objection and 2 letters of support have been received at the time of writing this report. Concerns raised within the submitted letters of objection are summarised as follows:

- Constitutes overdevelopment of the site
- Does not allow direct comparison with the previous summerhouse
- The associated terrace will lead to overlooking towards the neighbouring dwelling 'the Coach House'
- Will erode the historic significance of the setting of The Grange
- The design is unresolved and superficial
- There are unauthorised works at the site

Comments made within the letters of support are summarised as follows:

- The summerhouse will work well with the main building
- Is an aesthetic improvement to the previous summerhouse
- The proposed palette of materials compliments the house and the surrounding area

## **Relevant Planning History**

Long and complex recent history but the most relevant being the two previously approved studio applications:

41/2671/14/F - Householder application for re-construction of garage and garden level roof terrace, new ancillary accommodation private studio at mid-level, repairs to stone garden walls and landscaping – Conditional approval

41/2673/14/LB - Listed building consent for re-construction of garage and garden level roof terrace, new ancillary accommodation private studio at mid-level, repairs to stone garden walls and landscaping – Conditional Approval

## **Analysis**

Although officers note the existence of a previous summerhouse within this location, it did not benefit from planning consent and no Certificate of Lawfulness was issued regularising its existence. As such, the Local Planning Authority give very limited weight to the previous unauthorised structure as a material planning consideration.

It is acknowledged that summer houses are a feature of large villas and houses in seaside locations, there is a notable listed example at The Moulton in Salcombe. Officers have also noted that the applicant is committed to a detailed and well considered landscape design for the gardens in front of The Grange and the proposed summerhouse is integrated to the overall design. It is important that the landscape design in the immediate vicinity is required to be both agreed and maintained by condition as part of any approval.

Officers have invested significant time into understanding the special interest of the Grange site and this analysis has led officers to conclude that the appropriate place for a summerhouse is above the approved annex structure, within the area where the previous summerhouse once stood, where the main lawn sweeps around below the colonnade and terminates at a large natural stone wall.

However, the previous summerhouse proposal presented an overly large mass which rose above the floor level of the colonnade, competing with it when viewed from the public realm, and the roofing materials would have also been an overly assertive foreground feature in views from the colonnade.

The proposal has subsequently been revised to lower the structure to allow it to sit below the floor of the raised colonnade. This allows the building to sit below the elegant frontage of the Grange where it will appear as a clearly subservient building to be used incidental to the enjoyment of the main house.

The impact on the setting of The Grange has been considered in distant views, from closer in and from the colonnade looking out. It is assessed that in distant views the structure will read as what it is, a separate garden structure. It will be visible from closer views, such as that from the war memorial, but it will again read as a subservient ancillary structure. From the colonnade the incorporation of a planted roof will minimise impact as it will read as an integral part of the garden.

The revised design provides an acceptable mass and form that will not compete with The Grange in terms of scale and location. The cladding materials are of a contemporary nature and exhibit a level of quality, character and texture, without seeking to emulate the listed building or appear like a simple shed. On balance officers judge the design to offer a structure of sufficient quality that it will sit comfortably alongside The Grange as an understated modern garden room that has the potential to add to the architectural and landscape design of the locality.

For these reasons, the proposed summerhouse is considered to have a neutral impact upon the special interest of the designated heritage asset and its setting. It is judged to preserve the character and appearance of Salcombe Conservation Area

### **Neighbour impact**

Officers have considered comments raised by third parties but are of the opinion that the adjacent terrace has been constructed in accordance with previously approved plans on the site. The summerhouse, as applied for here, is not considered to lead to any additional overlooking or loss of general amenity to and neighbouring dwellings.

### **Conclusion**

For the reasons outlined above this application is considered acceptable and in accordance with the relevant development plan policies. This application is therefore recommended for approval, subject to appropriate planning conditions.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Planning Policy**

#### **South Hams LDF Core Strategy**

CS1 Location of Development  
CS7 Design  
CS9 Landscape and Historic Environment

#### **Development Policies DPD**

DP1 High Quality Design  
DP2 Landscape Character  
DP3 Residential Amenity  
DP6 Historic Environment

#### **South Hams Local Plan**

SHDC 1 Development Boundaries

## National Planning Policy Framework (2012)

### 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 to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents to be listed on the decision notice.

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

3. The summerhouse hereby approved shall only be used incidental to the enjoyment of the dwellinghouse and shall not form part of a separate unit of accommodation.

Reason: In the interests of the amenities of the area and the special interest of designated heritage assets

4. Prior to installation, full details until full details of all new joinery, eaves and the brise-soleil have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveal, surrounds, sections, materials, finish and colour in respect of new windows, doors, other glazed or timber panels, the roof and the brise-soleil. The work shall thereafter be carried out in accordance with the approved details and shall thereafter be permanently retained in that form unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area

5. Prior to installation, details and samples of the materials to be used in the construction of the external surfaces, shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: To enable the Local Planning Authority to consider the details of the materials.

6. No further development shall take place until there has been submitted to and approved by the Local Planning Authority an updated scheme of landscaping.

All planting, seeding, turfing or hardsurfacing comprised in the approved landscaping scheme shall be carried out by the end of the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner. Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall be strictly adhered to during the course of the development and thereafter.

Reason: To ensure the provision of an appropriate revised landscaping scheme in the interests of the visual amenities of the locality and to assimilate the development into its surroundings.