

## List of Appeal Decisions from 22/03/2014 to 02/05/2014

Application No.	Description	Location	Officer Recommendation	Committee or Delegated	Decision	Appeal Type	Inspector Decision
12/01632/FULL	Erection of a dwelling and associated works (Revised scheme) APPEAL DISMISSED 27.03.14	Land and Buildings at NGR 308031 108426 (Stoford Water Farm) Blackborough Devon	Refuse permission	Accepted	Refuse permission	Written Representations	Appeal Dismissed

### Summary of Inspector's Comments

The Inspector considered that the hamlet of Stoford Water comprises relatively few properties surrounded by open countryside and that the site is isolated from the range of facilities and services necessary to meet the daily requirements of future occupiers. Unrestricted housing development in this location would be contrary to paragraph of the NPPF and the core principle to manage patterns of growth to make the fullest possible use of sustainable modes of transport. No evidence was provided to demonstrate that the application would meet with paragraph 55 of the NPPF. The Inspector did not find that the hamlet is a rural settlement in the context of the Government's Planning Practice Guidance and the proposed dwelling would therefore constitute a new isolated home.

12/01741/OUT	Outline for the erection of 3 dwellings following demolition of former office building - APPEAL DISMISSED 15/04/14	Devon Valley Paper Mill Station Road Hele Exeter Devon EX5 4PL	Refuse permission	Delegated	Refuse permission	Informal Hearing	Appeal Dismissed
--------------	--	--	-------------------	-----------	-------------------	------------------	------------------

### Summary of Inspector's Comments

Appeal dismissed for the demolition of a former office building and replacement with three new houses. Application was made in outline with approval of layout, scale and access sought at this stage. Appearance and landscaping were reserved matters. Two main issues - 1st - whether the proposed dwellings would be in a sustainable location for new residential development. 2nd - whether the demolition of the present buildings is justified having regard to relevant local and national planning policies. Site on edge of Devon Valley Mill site adjacent to road through Hele. COR18 - site in countryside and no evidence that accommodation needed for employees of the Mill site in accordance with DM10 of LP3. However, as LPA have granted a prior notification for conversion of the office to 3 dwellings, this is a compelling fall back position. Taking this into account and proximity to Bradninch services and bus stops, these outweigh any objection based on unsustainable location and that this element of the appeal should be determined otherwise than in accordance with COR18. Existing office building is a historic C19 building and LPA states it is a heritage asset and on local list. Its traditional cottage form has been retained with attractive period features. Inspector found the building made a valuable contribution in its focal position to the character of Hele. Scheme for replacement of building with 3 new houses is less attractive than existing building albeit the proposed scheme would provide off street parking and better amenity spaces. Inspector concluded not all alternative uses of the building had been investigated to retain current building - including potential sale or letting through market testing or retention of interesting and more important frontage of the building. Total loss of non-designated heritage asset would not be justified therefore contrary to LP3 policy DM27. Financial contributions toward Air Quality and POS were found to meet 122 tests.