

Bar Lodge, Sharpitor, Salcombe. TQ8 8LW.



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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Bar Lodge, Sharpitor, Salcombe. TQ8 8LW The South West Coast Path refuse storage area.



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PLANNING REF: 0006/24/HHO

DESCRIPTION: Householder application for proposed two storey extension & new "gabled" to front

ADDRESS: Bar Lodge, Sharpitor, Salcombe. TQ8 8LW.

30th October 2024

LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY

The South Hams Society interest

For the last 60 years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity and to promote the conservation of the South Hams as a living, working environment. We take the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment. We support the right development - in the right places - and oppose inappropriate development.

The South Hams Society **objects** to this planning application.

The Society has received a request to examine the Bar Lodge application. The location has been visited on a number of occasions.

The location has in our opinion been overdeveloped and we consider that the proposal will lead to a further visual deterioration of the location.

The three properties of The Studio - Bar Lodge (sleeps 5), Bar Lodge (sleeps 8) and Above the Bar (sleeps 10), are all rather large holiday lets and it is apparent that this use is affecting the appearance and quality of this location.

(Numbers of guest information)

<https://www.salcombestudio.com/>

https://www.airbnb.co.uk/rooms/915012714045816871?set=bev_on_new_domain=1728373987_EAN2VjY2I3YThiYT&source=impression_id=p3_1730331213_P3EQSlz7wjzou3Qv

https://www.salcombeno1.co.uk/properties/no42-the-salcombe-gmxh-n5ga7-19bwj?gad_source=1&gclid=Cj0KCQjwsoe5BhDiARIsAOXVoUt-dIYPp_iOSO2gOD2sisnln3xAL6DjHk2uBDiINK5OMYHtdvQ-KREaAtutEALw_wcB

Outside of the site, along the lane, and in the National Trust land ownership area, an open bin storage area has been created. This can only be described as a visual eyesore. It is also a health hazard. While there we witnessed vermin scrambling out of a bin, two of which were visibly damaged permitting access.

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The image of the bin area was taken on Wednesday the 30th. Refuse collection day for this location is a Monday. The next refuse collection day is the 11th November and recycle day is the 4th November.

According to government advice, councils can take the following action under section 46a of the Environmental Protection Act 1990.

Councils CAN issue fixed penalties when people leave wheelie bins on the pavement if:

It causes an obstruction such as forcing people with wheelchairs or pushchairs to go on the road;

Bins are left out for several days, restricting access to the pavement or street;

Bins and/or bin bags are likely to attract vermin;

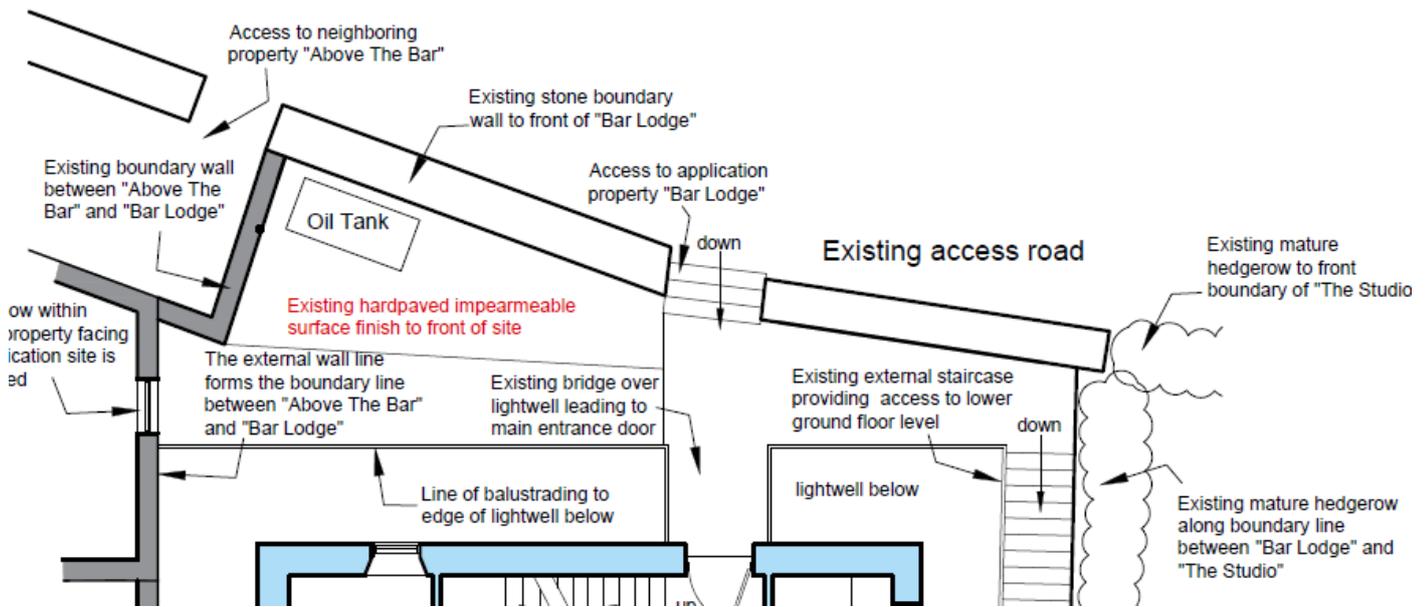
Bins are overturned or damaged and it looks unsightly.

The Society would urge that the district council use its powers to end this unsightly mess that facilitates the feeding of vermin. The bins should be suitably stored within the grounds of each property.

We understood from the planning approvals that Above the Bar were required to store their bins on the upper level, but have failed to do so.

Consequently the Case Officer should also identify where Bar Lodge intends to store its refuse bins.

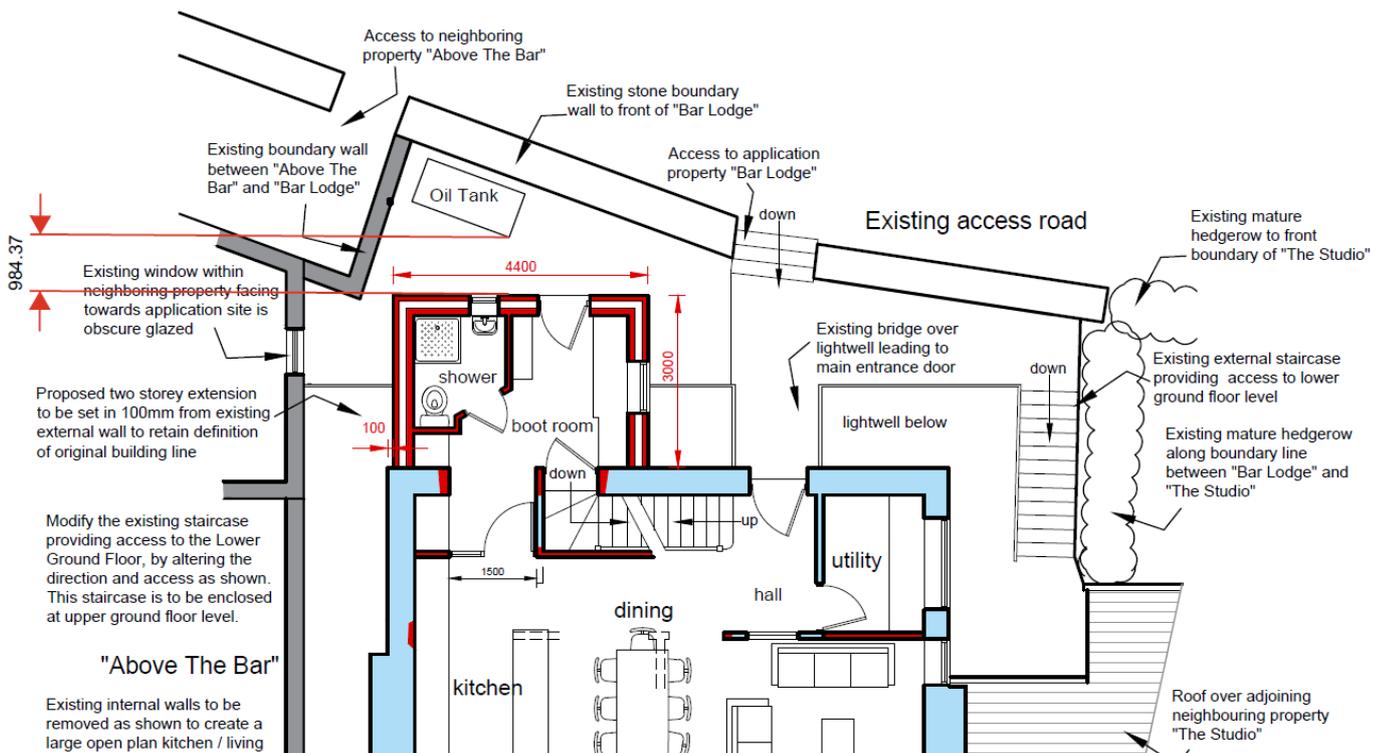
Separately we note that the drawing (As existing Drawing No: ASM-23-T20-001b) incorrectly describes the oil tank location as an *'Existing hard paved impermeable surface in front of the site'*.



Reviewing the images included in this letter reveals that the location contains the only small area of landscaping in front of Bar Lodge.

As a result the 'As Proposed Floor Plans', Drawing No: ASM-23-T20-003b illustrates the issue of overdevelopment.

The Oil Tank will be positioned 1 metre from a window and door entrance, considerably less than the 1.8 metre minimum distance that an oil tank is required to be from a fire rated building, as is shown on the plan below.



What are the regulations on location of a liquid fuel tank?

There are now very specific rules governing the location of tanks and it's important to take these rules into account if you are making subsequent changes to your property. The rules are in place for fire safety reasons and although a fire is highly unlikely to originate in a fuel storage tank, it is very important to protect the stored fuel from fires or heat sources nearby. To protect tanks from an ignition source, tanks should be sited:

- 1.8m away from non-fire rated eaves of a building
- 1.8m away from a non-fire rated building or structure (e.g. garden sheds)
- 1.8m away from openings (such as doors or windows) in a fire rated building or structure (e.g. brick-built house/garage)
- 1.8m away from liquid fuel appliance flue terminals
- 760mm away from a non-fire rated boundary, such as a wooden boundary fence
- 600mm away from screening (e.g. trellis and foliage) that does not form part of the boundary.

If it is impossible to comply with the separation distances, then a fire protection barrier (with a minimum 30 minutes fire rating) should be provided. The separation distance required between the tank and the fire barrier should be a minimal 300mm unless a greater distance is specified by the tank manufacturer. It is possible to site a fuel storage tank inside a garage or out-house; however, they need to be self-contained within a 60-minute fire rated chamber.

Aerial View - Above the Bar, Bar Lodge and the Studio.



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The Society also note that the Supplementary Planning Document states that front '*Extensions that project forward of the existing house will generally be resisted*'.

Front extensions

13.35 The front of a dwelling is usually the most visible part of the building. It often follows a clear/defined building line, helping to define the character of the street.

13.36 Extensions that project forward of the existing house will generally be resisted. Where a street has a clear established building line, the only development that might be acceptable at the front is likely to be a small, sympathetically designed porch. In certain circumstances, an exception may be allowed where there is no obvious building line, where the property is set back from other houses, or where front extensions are a feature of houses in the street or dwellings in more rural locations where there is no 'street scene'.

Roof extensions

13.46 Extending into roof space is a popular way of creating more residential accommodation and most roof extensions are permitted development as long as the ridge height is not changing. Where permission is needed, it is important to consider the height and ensure all roof alterations are of a high quality and relate well to the original home and the street-scene.

13.47 Wherever possible, a roof extension should be located at the rear of the property to minimise its impact on the street. Where the rear of the building is very prominent, such as at the end of a terrace or street, roof extensions should be of exceptional quality to be acceptable and conditions on planning applications may be necessary to limit the impact on neighbour privacy. Side extensions on hipped roofs are also particularly sensitive because of their prominence and impact on the symmetry of a building.

The Society considers the Coast Path elevations projecting forward towards the lane to be visually damaging when approaching the location and it will be difficult to assimilate the old and new aspects of the building.

For the reasons stated, the Society objects to this proposal on the South West Coast Path.

For and on behalf of the South Hams Society

Richard Howell

Chairman.