

Site of the Cove Guest House Torcross TQ7 2TH



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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PLANNING REF: 0602/24/VAR

DESCRIPTION: Application for variation of condition 2 (approved plans) of planning consent 53/3160/11/F.

ADDRESS: The Cove Guest House Torcross TQ7 2TH.

27th March 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 latest section 73 application for the Cove Guest House site.

The applicant has submitted a proposal previously dismissed by the Planning Inspectorate making only a single recognisable change to a shallow (higher) ridged roof structure.

The Society see very little difference to the building dismissed by the Planning Inspectorate at appeal and the applicant appears to use previously refused plans with single element changes.

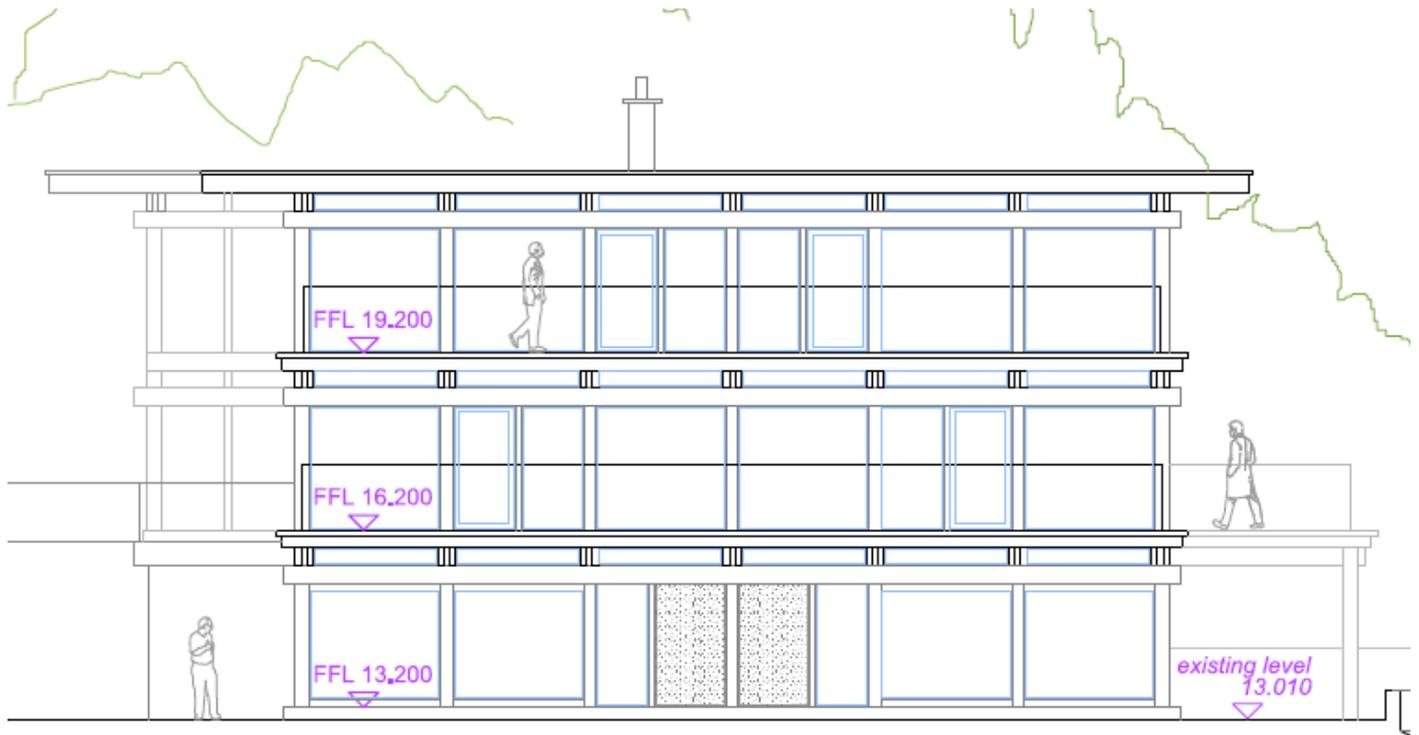
The two key areas are the **east elevation** and the plan to illustrate **foot print and layout** of the building.

We compare those features on the following pages.

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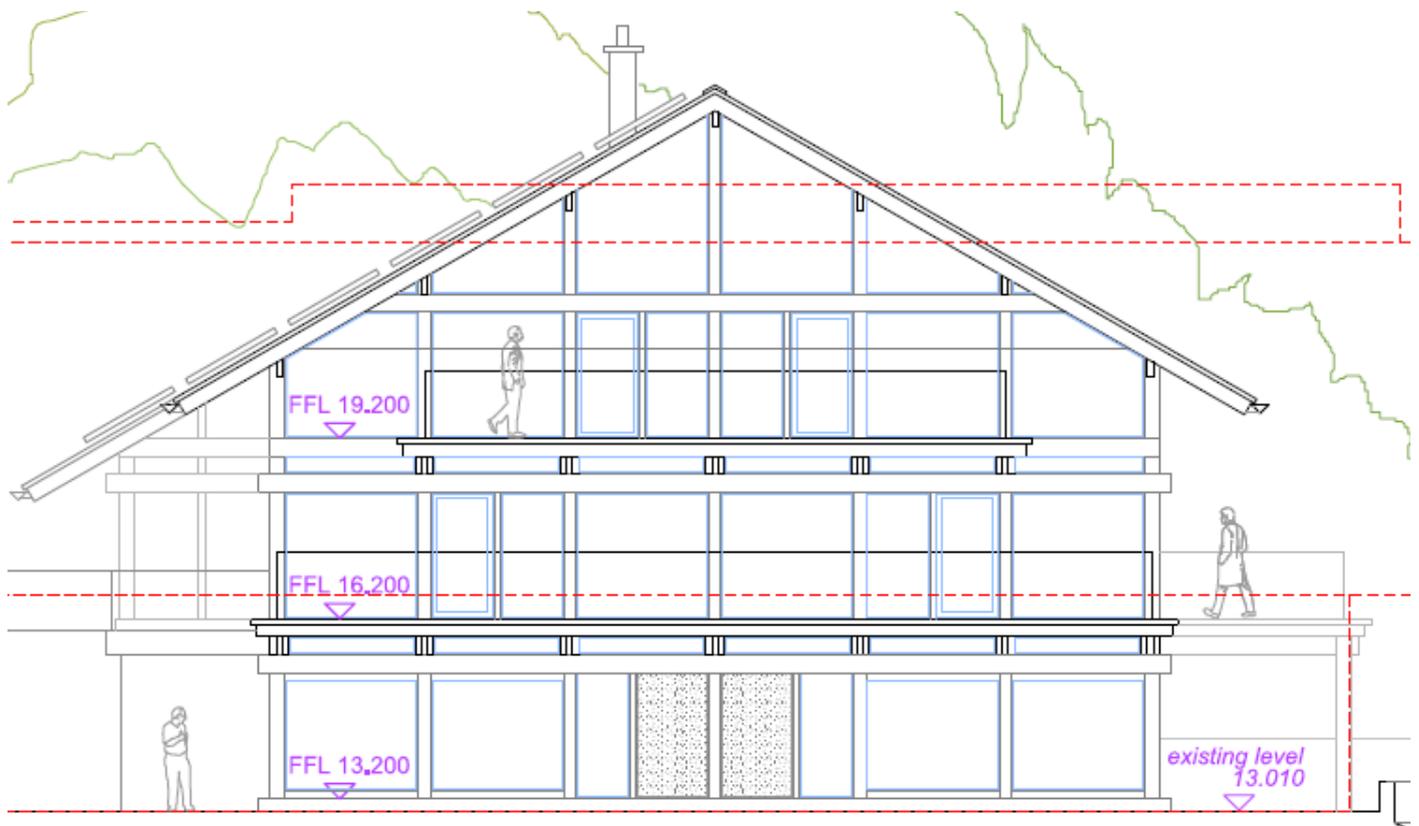
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The dismissed appeal elevation. TCGT-LAY-15-D Rev D Amendments to roof overhangs 06.04.22



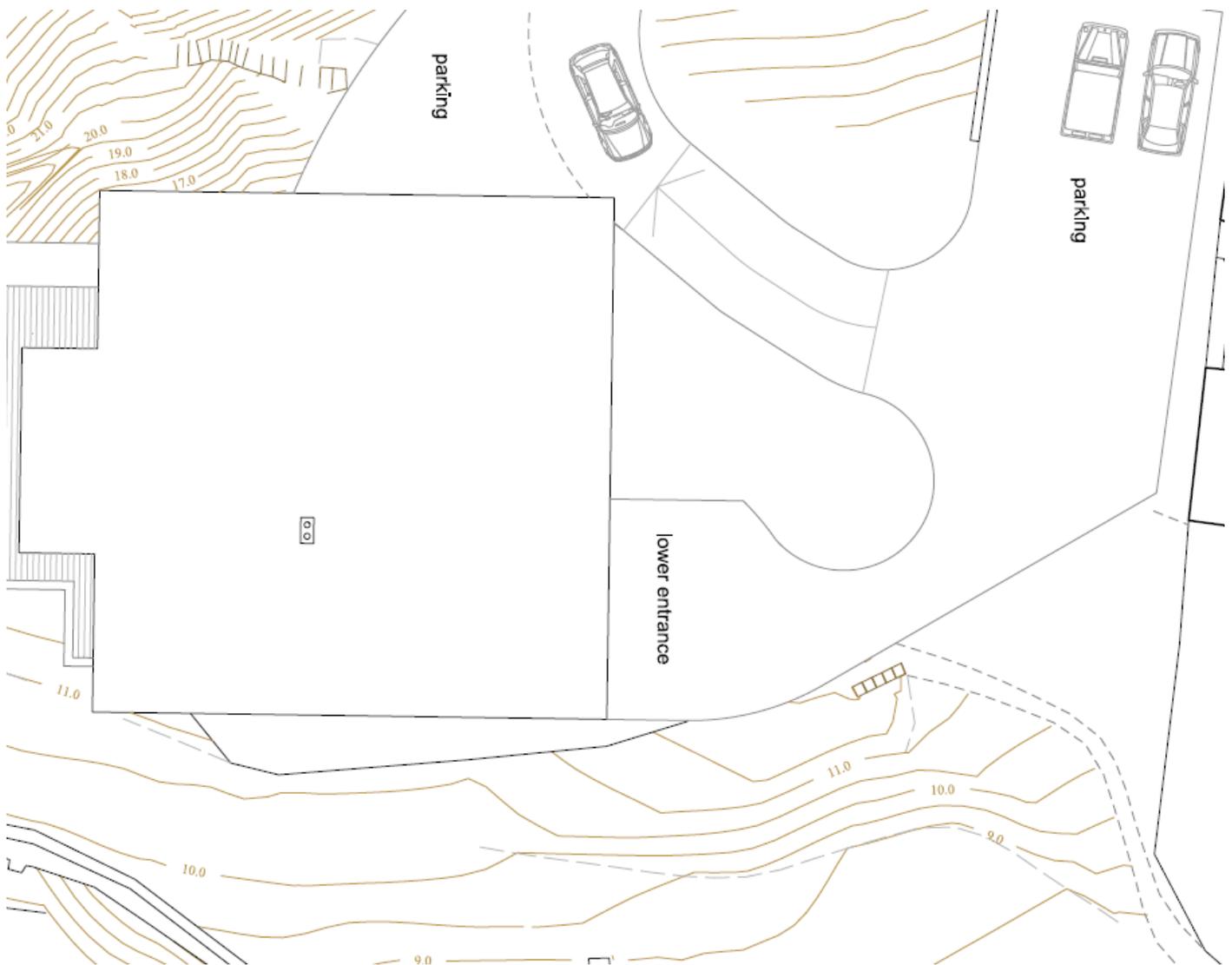
East Elevation

The new Proposal. TCGT-LAY-15-C Rev C Minor amendments 19.02.24



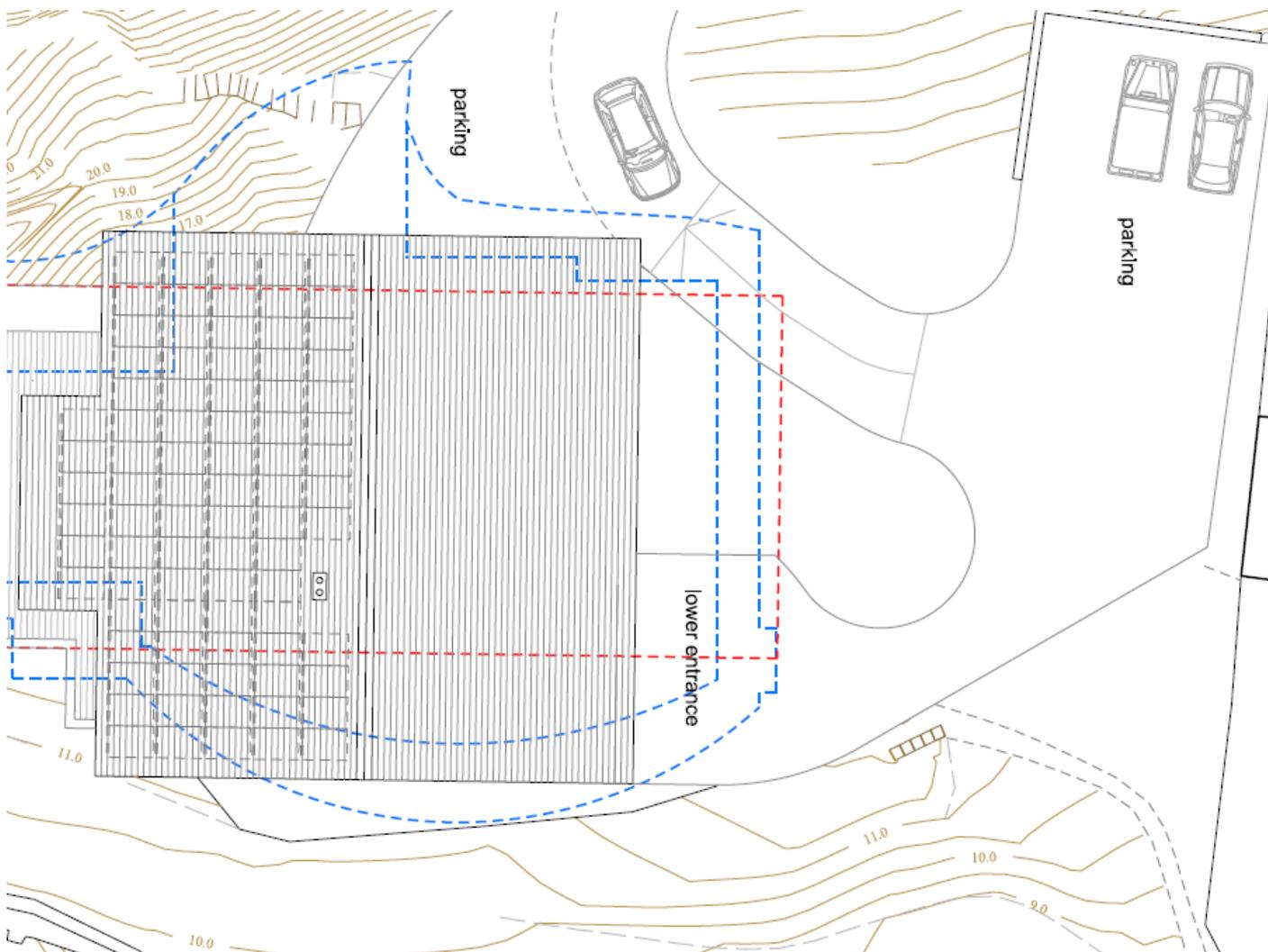
East Elevation

The dismissed appeal proposal, site plan of the building and drawing details panel.



Revision	Notes	Date		
A	Draft planning drawings issued to clients	21.01.22	CHRIS DAVIES - ARCHITECT Southbank House, Wood End Lane, Newmarket, Nailsworth. Glos GL6 0RH Tel: 01453 834520 Mob: 07825 702625 email: chris@chrisdaviesarchitect.co.uk	
B	Pitched roof design replaced by flat roof option	18.03.22		
			Drawing Title:	Proposed Site Plan (incorporating Roof Plan)
			Project Name:	The Cove Guesthouse, Torcross, Devon
			Scale:	1-200@A3
			Drawing No:	TCGT-LAY-10-B
			Date:	Jan 2022
			Revision:	B

The new proposal, site plan of the building and drawing details panel.



KEY	DESCRIPTION	DATE
	Previous Approved Ref: 53/3160/11/F (3rd Feb 2012)	
	Previous Approved Ref: 4114/23/VAR (14th Feb 2024)	
A	Draft planning drawings issued to clients	21.01.22

CHRIS DAVIES - ARCHITECT			
Southbank House, Wood End Lane, Newmarket, Nailsworth. Glos GL6 0RH Tel: 01453 834520 Mob: 07825 702625 email: chris@chrisdaviesarchitect.co.uk			
Drawing Title:	Proposed Site Plan (incorporating Roof Plan)		
Project Name:	The Cove Guesthouse, Torcross, Devon	Scale:	1-200@A3
Drawing No:	TCGT-LAY-10-Aj	Date:	Jan 2022
Revision:	A		

The Planning Appeal (SHDC 0043/22/VAR)

Appeal A Ref: APP/K1128/W/22/3309553

Appeal B Ref: APP/K1128/W/22/3309554

The Planning Inspector concluded:

9. Consequently, the main issue is the effect of the amended scheme on the character and appearance of the area, with particular regard to the South Devon Area of Outstanding Natural Beauty (AONB) and the Undeveloped Coast.

Reasons

10. As the appeal site is located within the AONB, I have had regard to paragraph 176 of the National Planning Policy Framework (the Framework) which requires that great weight should be given to conserving or enhancing the natural beauty of the area and that the AONB has the highest status of protection regarding these issues. The appeal site is also located within a locally designated area of Undeveloped Coast. Paragraph 174 of the Framework requires that decisions should contribute to, or enhance, the natural and local environment by protecting or enhancing these valued landscapes.

11. In addition, Policy DEV24 of the Plymouth and South West Devon Joint Local Plan 2014 to 2034 (the Local Plan) seeks to ensure that development is designed to conserve, enhance, protect or maintain the special qualities and natural beauty of the unique landscape of the AONB. Further, Policy DEV25 seeks to conserve the unspoilt character of the Undeveloped Coast and requires development proposals to be designed to prevent the addition of incongruous features, maintain an area's distinctive sense of place, or reinforce local distinctiveness. Alongside policies DEV24 and DEV25, policies SPT1, DEV10, DEV20, DEV21 and DEV23 of the Local Plan seek to deliver, amongst other things, high-quality sustainable housing that contributes positively to the townscape and landscape.

12. The appeal site comprises land adjacent to the seawalls overlooking an area of beach on the edge of the settlement of Torcross. Given the topography of the surrounding area, few existing dwellings are visible in the same views as the appeal site. Of these, however, the predominant characteristic of the built form includes two-storey buildings of a modest bulk with pitched roofscapes. Although the amended scheme would be positioned to permit the realignment of the existing access road to the site and the property of Downsteps, removing the sharp bend which would otherwise limit access for larger vehicles, its three-storey form would be significantly higher than the surrounding dwellings. Its height, scale and overall bulk would also dominate the adjacent small-scale property of Downsteps, located at a lower level to the appeal site. In addition, the regularly spaced timber framed post and beam design, regardless of its colour, would have a horizontal emphasis that would draw further attention to the number of storeys in the amended scheme.

13. Whilst longer distance views from public spaces are limited to glimpses due to the topography and existing built form surrounding the appeal site, it is prominent in views from the nearby South West Coastal Path and steep cliff steps that lead down to the publicly accessible beach. Combined with the elevated relationship of the site with the shoreline, the scale of the amended scheme would be further emphasised given its upper floor would be visible to those on the beach.

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14. In conclusion, I find that the design of the amended scheme would be incongruous with the surrounding built form due to its height, scale and bulk, and would also be a discordant feature in the rugged coastline. It would therefore cause unacceptable harm to the character and appearance of the area, and would not conserve or enhance the AONB, or conserve the undeveloped character of the Undeveloped Coast. It would conflict with policies SPT1, DEV10, DEV20, DEV21, DEV23, DEV24 and DEV25 of the Local Plan which seek, amongst other things, to deliver high-quality sustainable housing that contributes positively to the townscape and landscape, including the AONB and Undeveloped Coast. I also find conflict with Chapters 12 and 15 of the Framework which seek to achieve high-quality, beautiful and sustainable buildings and places, and aim to conserve or enhance the natural environment.

Conclusion

20. The amended scheme conflicts with the development plan as a whole and there are no material considerations, either individually or in combination, that suggest decisions should be made other than in accordance with the development plan. Therefore, both appeals are dismissed.

The Society do not consider that a shallow (higher) ridged roof structure successfully addresses the Planning Inspectors concerns.

For this reason the South Hams Society respectfully requests that the Local Planning Authority should support the Planning Inspectors previous assessment and refuse this planning application.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman