



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: 2268/23/VAR

DESCRIPTION: Application for variation of condition 1 (approved plans) of planning consent 1411/21/VAR (resubmission of 2110/22/VAR).

ADDRESS: The Cove Guest House Torcross TQ7 2TH.

9th August 2023

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 the latest section 73 application in which the applicant seeks to address the Planning Inspector's refusal of two appeals, **Appeal A** Ref: APP/K1128/W/22/3309553 and **Appeal B** Ref: APP/K1128/W/22/3309554 for SHDC planning applications Ref: 0043/22/VAR and planning application Ref. 2110/22/VAR.

The Planning Inspector states:

8. Although I have set out the different cases in this decision as Appeals and B in the above heading, as they comprise the same scheme and the sole reason for refusal is identical, I have considered them together and referred to the amended design in singular terms.

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.

The Planning Inspector continues:

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.

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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.

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.

The Society therefore questions whether the applicant has indeed addressed the main issues that the Planning Inspector identified by examining and comparing this proposal to the dismissed proposal.

For completeness of the sites previous proposals, the Society includes images both from the original parent planning application permission and the demolished Cove Guest House.

Reviewing the east elevations on the following pages, the new proposal is the largest of the proposals.

The only difference is that an internal floor has been removed but which could easily still be installed in the larger building. The highly unusual floor level descriptions – Lower Ground Floor and Upper Ground Floor, are also worth noting .

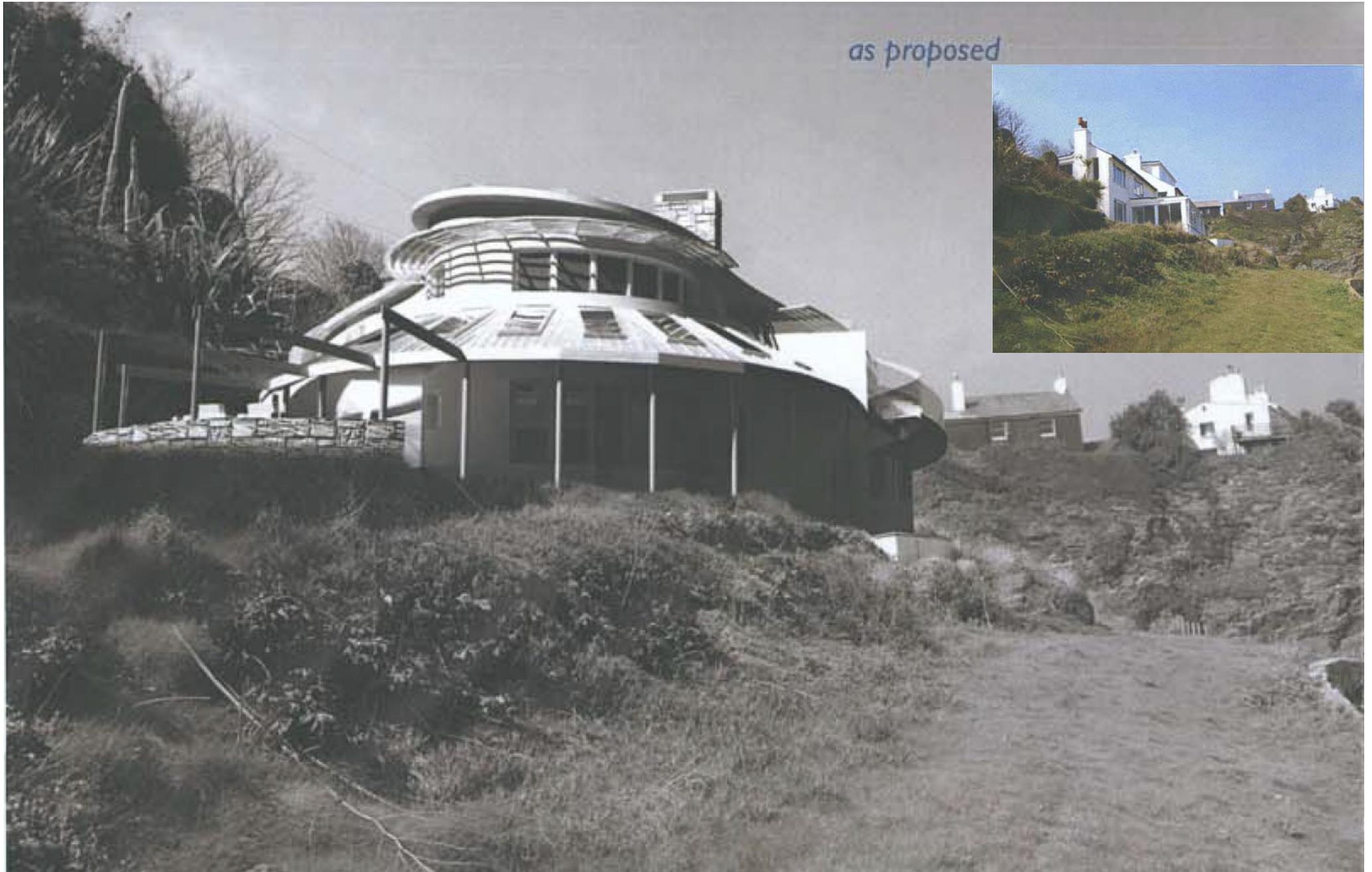
CHRIS DAVIES - ARCHITECT			
Southbank House, Wood End Lane, Newmarket, Nailsworth. Glos GL6 0RH Tel: 01453 834520 Mob: 07825 702625 email: chrls@chrldsDaviesarchitect.co.uk			
Drawing Title:	Proposed Upper Ground Floor Plan		
Project Name:	The Cove Guesthouse, Torcross, Devon	Scale:	1-100@A3
Drawing No:	TCGT-LAY-12-D	Date:	Jan 2022
Revision:	D		

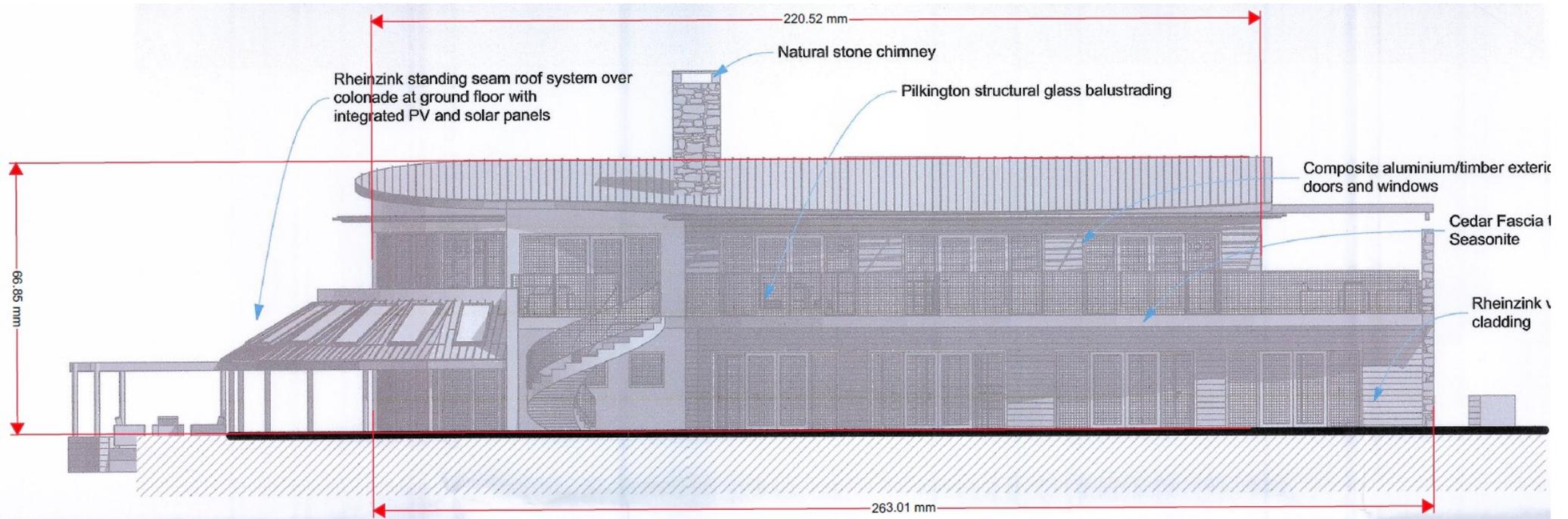
CHRIS DAVIES - ARCHITECT			
Southbank House, Wood End Lane, Newmarket, Nailsworth. Glos GL6 0RH Tel: 01453 834520 Mob: 07825 702625 email: chrls@chrldsDaviesarchitect.co.uk			
Drawing Title:	Proposed Lower Ground Floor Plan		
Project Name:	The Cove Guesthouse, Torcross, Devon	Scale:	1-100@A3
Drawing No:	TCGT-LAY-11-C	Date:	Jan 2022
Revision:	C		

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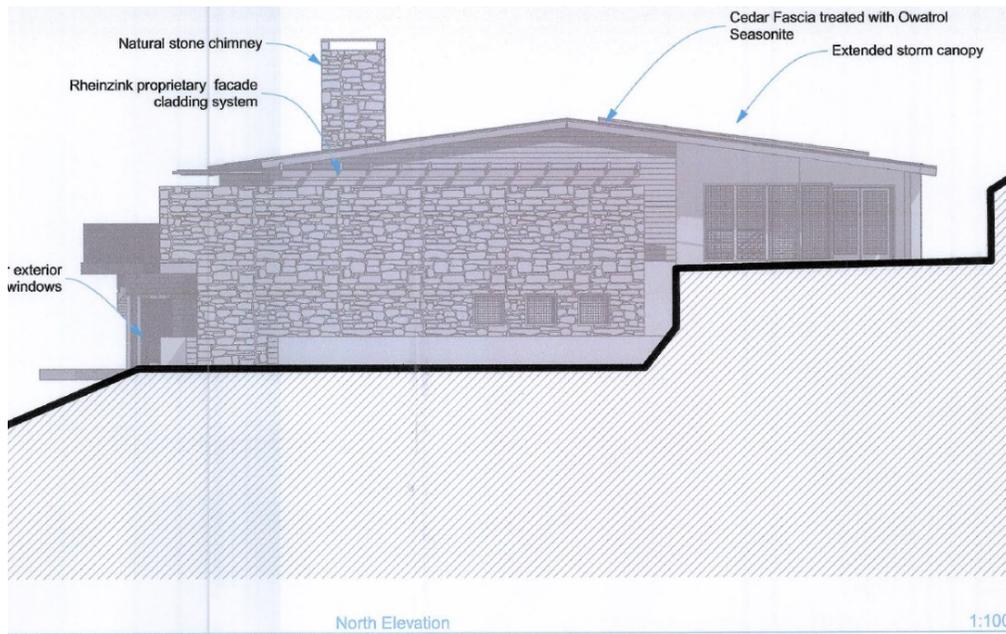
53/3160/11/F - The parent planning application approved building design. 6.7 metres high. Lower floor 26 metres long. Upper floor 22 metres long.





East Elevation

1:100

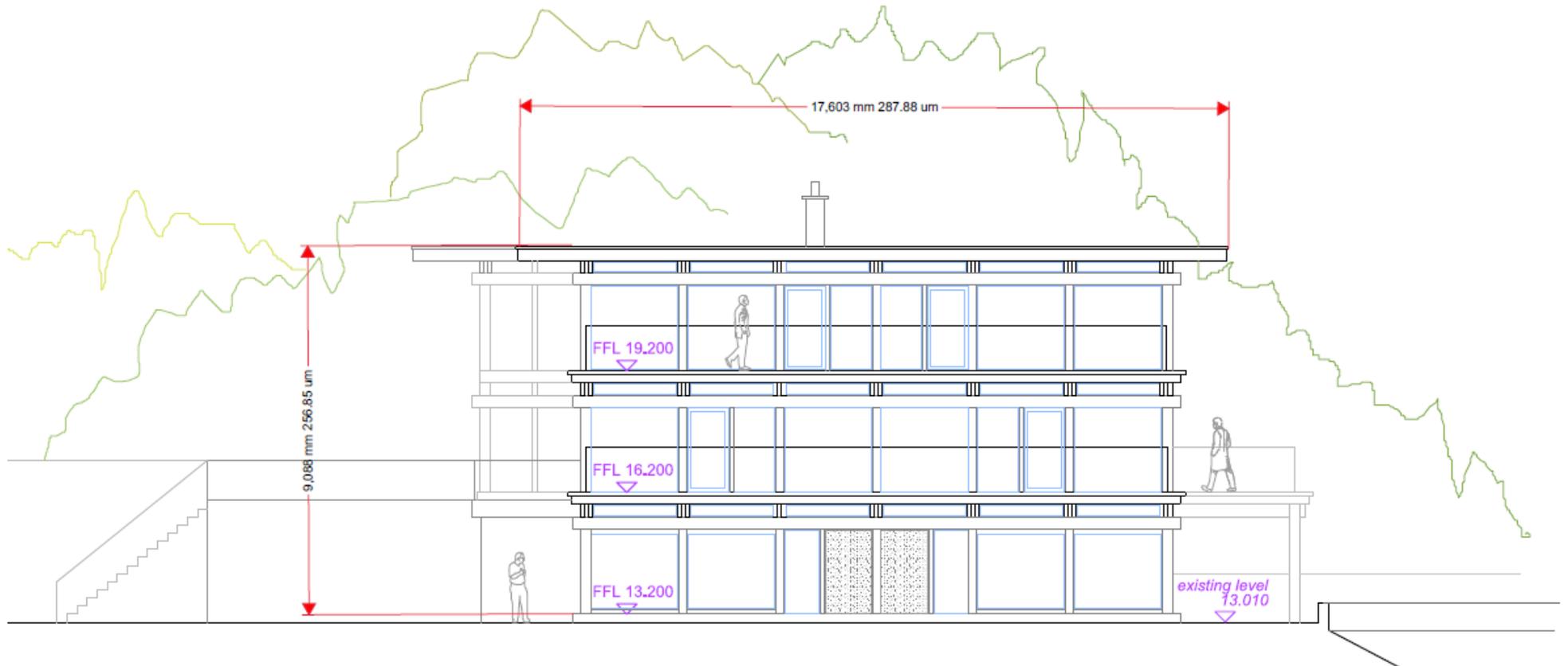


North Elevation

1:100



The Planning Inspectors dismissed building. 9 metres high. 17 metres long. (The building is slightly at an oblique angle)



East Elevation

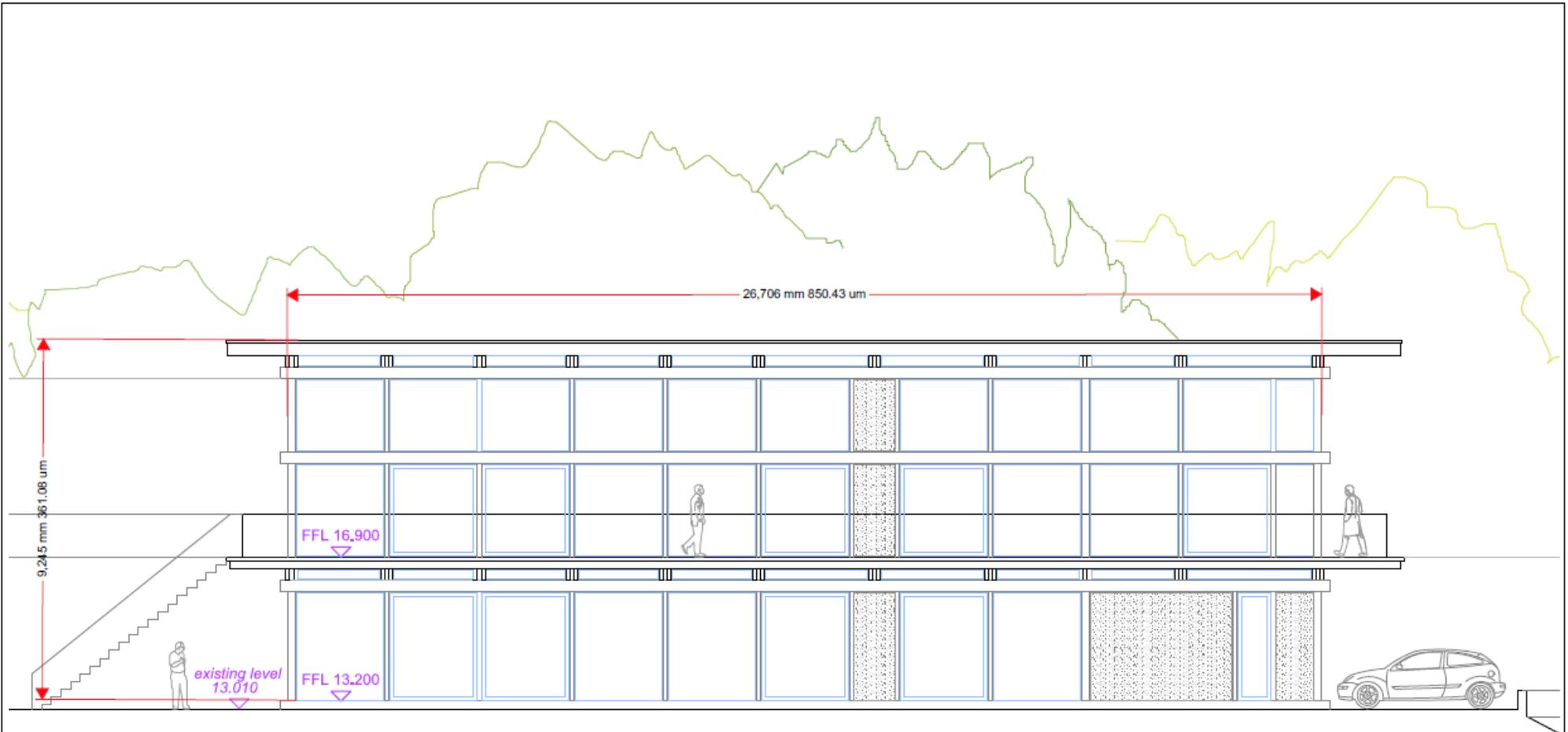


KEY:
 external walling – render panels; glass walls
 flat roof
 windows & doors – timber/aluminium
 boundary – stone walling

Revision	Notes	Date
A	Draft planning drawings issued to clients	21.01.22
B	Scale bar added	21.02.22
C	Pitched roof design replaced by flat roof option	18.03.22
D	Amendments to roof overhangs	06.04.22

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Drawing Title:		Proposed East Elevation	
Project Name:		The Cove Guesthouse, Torcross, Devon	Scale: 1-100@A3
Drawing No:		TCGT-LAY-15-D	Date: Jan 2022
Revision:		D	

The Proposal Planning Application 2268/23/VAR - 9.25 metres high. 26 metres long.



East Elevation



KEY:
 external walling - render panels; glass walls
 flat roof
 windows & doors - timber/aluminium
 boundary - stone walling

Revision	Notes	Date
A	Draft planning drawings issued to clients	21.01.22
B	Scale bar added	21.02.22
C	Pitched roof design replaced by flat roof option	18.03.22
D	Amendments to roof overhangs	06.04.22
E	Client requested amendments	25.06.22
F	Further amendments	27.06.22

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Drawing Title:	Proposed East Elevation		
Project Name:	The Cove Guesthouse, Torcross, Devon	Scale:	1-100@A3
Drawing No:	TCGT-LAY-15-F	Date:	Jan 2022
Revision:	F		



Reviewing these elevations, the only effective change is the removal of an internal floor, or at least that is what is stated.

Consequently this application fails to address all the other issues raised by the Planning Inspector that led to the appeal dismissal.

Equally it is not obvious how this proposal complies with the satisfied planning conditions (0693/21/ARC approval of details reserved by conditions 4, 5, 6, 7 and 9 for planning application 53/3160/11/F that remain applicable to this variation.

The Planning Conditions (53/3160/11/F).

'4. No development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have 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.

5. Prior to the commencement of development, details of the proposed render type and colour(s) shall be agreed in writing with the Local Planning Authority and shall be applied without the use of metal beads or stops. Movement joints, where required, shall be positioned at changes of direction or directly behind rainwater downpipes.

Reason: To ensure that the finishes and colours are appropriate to the locality.

6. The stonework shall be constructed of natural stone which matches the colour and texture of that occurring locally, a sample of which shall be submitted to and agreed in writing by the Local Planning Authority, prior to the commencement of development. The new stonework shall be laid on its natural bed and pointed in a lime mortar recessed from the outer face of the stone. Machine cut or sawn faces shall not be used in the wall or for quoin stones.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

7. Prior to development details of glazing shall be submitted to and approved in writing by the Local Planning Authority. The glazing shall be low reflection and not mirrored. The glazing 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'.

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With the exception of planning condition 7, which could be complied with, the Huf Haus 'wood and glass' design does not conform to the planning condition details and the information submitted that received written approval in 0693/21/ARC.

For these reasons the South Hams Society respectfully requests that the Local Planning Authority should refuse this planning application.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman

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