

The Salcombe Landscape Decline (Sheerwater highlighted)



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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Salcombe March 2024



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PLANNING REF: 2572/24/FUL

DESCRIPTION: Demolition & construction of new replacement dwelling with associated landscaping

ADDRESS: Sheerwater, Devon Road, Salcombe TQ8 8HJ.

20th September 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.

Some of the changes being proposed have been detailed in the design and access commentary for this building.



'Increase in number of levels: The existing building has 3 main floors and one room within the roof area. It is therefore set over four floors, comprising 17 different levels in all'.

'The existing building has a gross internal area of 476m². Our building is circa 250m² bigger than this, but this is all in the areas as set out above and hence why there is no overall adverse impact in the massing, volume and overall impact. Interestingly across the three proposed upper floors (those directly comparable with the existing building as it stands), then the existing is 476m² (as stated) and the proposed is 529m², which is only a very modest 11% increase. As already stated, even this area is added to the rear of the site and into the hillside and for this reason there is no additional site impact'.

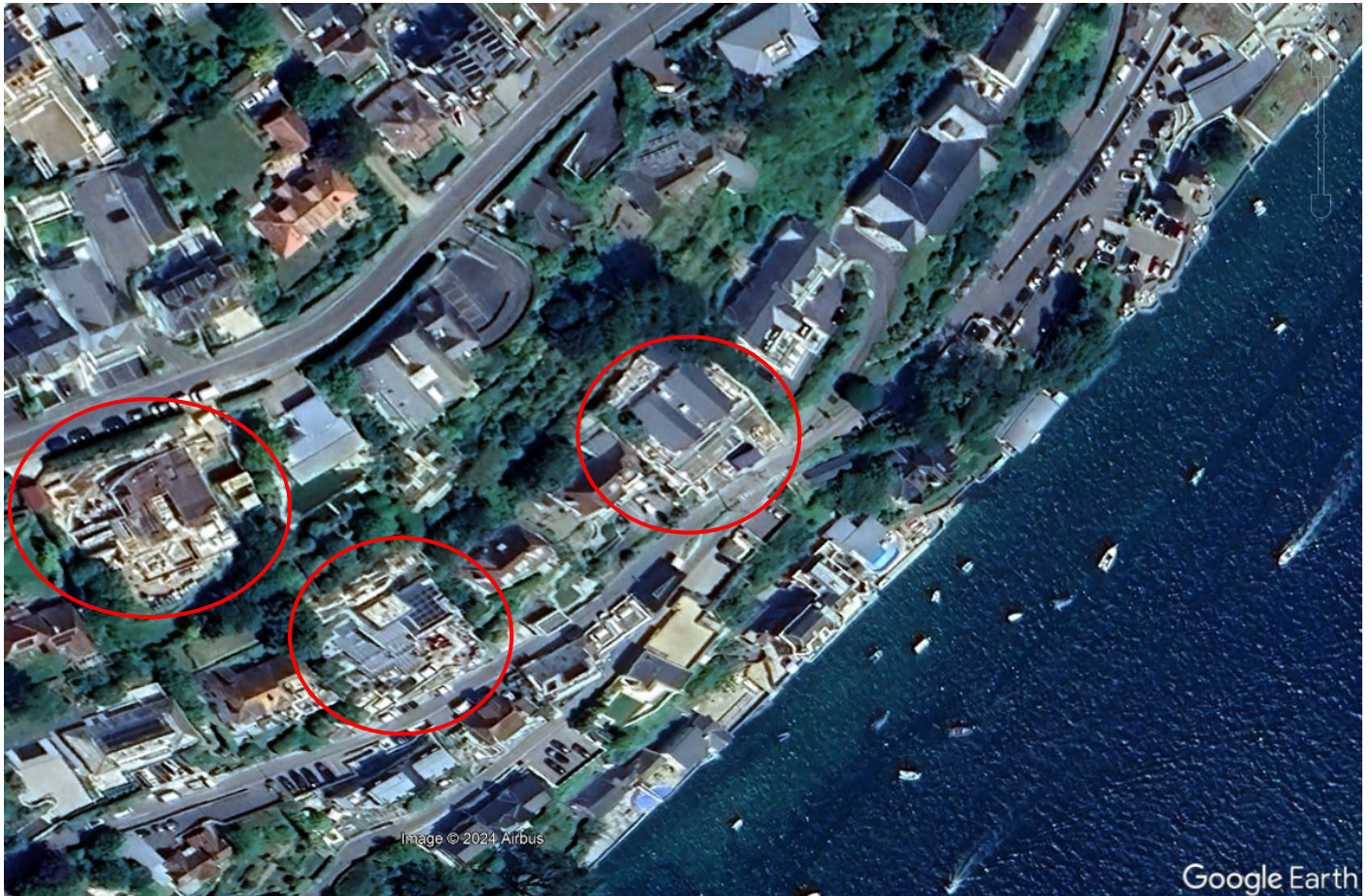
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The Society are concerned by the fact that this development will be another boundary to boundary development. In this 2022 image, there are three boundary to boundary developments occurring. Sheerwater is highlighted.



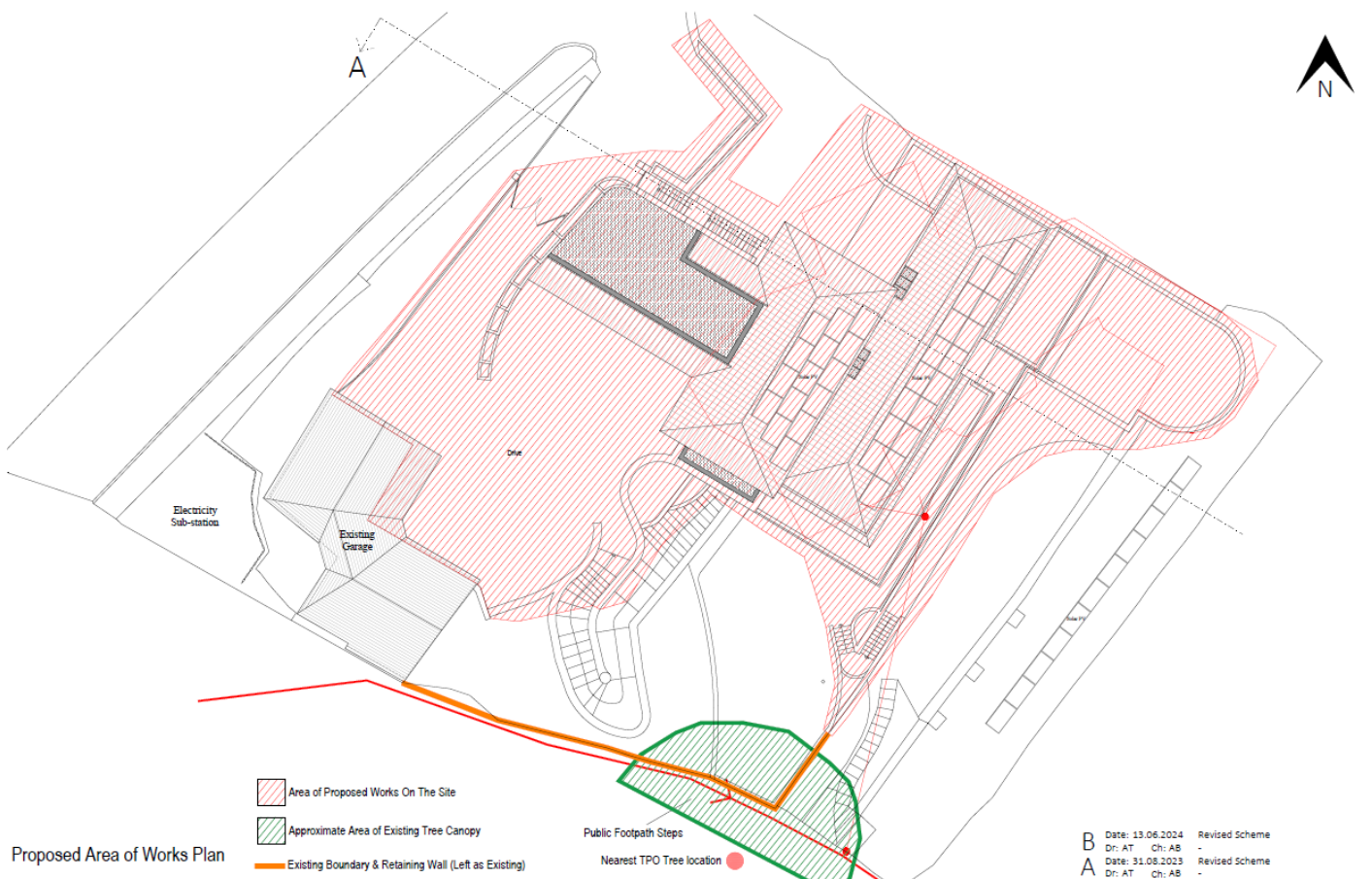
2024 – (left to right) Overcombe in Devon Road. Herwood and Spion Lodge in Bennett Road.



The Society are of the opinion that the Design and Access commentary can be best described as ‘creative’ and the proposed four storey elevation will look significantly larger than the two storey appearance of the existing building.



The proposed area of works are extensive and not confined to the existing building footprint.



August 1958, two years prior to the designation of the South Devon Area of Outstanding Natural Beauty, the area was largely wildlife friendly.



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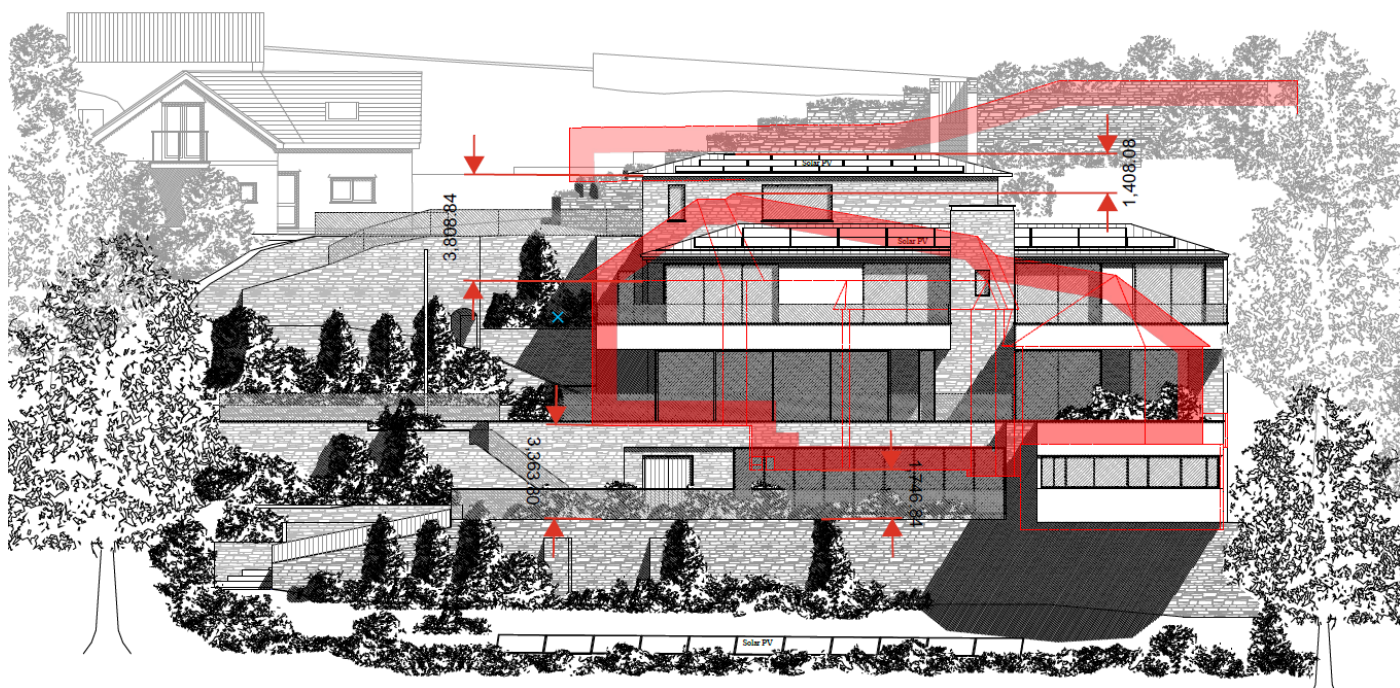
2022 illustrates the rising number of plots devoid of wildlife corridors with wildlife friendly gardens lost.



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There are no trees on the right side of this elevation in the applicant's control. Many of the trees that were on the site have been removed.



We have measured the comparison drawing 4300 30 Rev C (above) and can conclude that the ground level of the proposed building is between 1.75 metres to 3.35 metres lower than the current property.

The current property eaves level are raised to the proposed fourth floor by a considerable 3.8 metres and the highest roof level is 1.4 metres higher than the highest point of the current building.

There is a considerable increase in glazing with full height windows and doors.

The roadside trees have been removed with the somewhat disastrous development of Four Winds in Devon Road emerging above.

The Society believe that, when viewed from the water, the proposed rise in roof level will cause Sheerwater to appear to merge into the Four Winds development behind.



Former Street Elevation (Oct 2018) showing previous trees removed during Nov 2021

2021.

After this image was taken, the roadside trees were felled and the new Four Winds development rose into view.



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The Society are the opinion that the development proposal should be refused.

The design, scale, massing and siting of the replacement dwelling, by virtue of the increase in built form and horizontal emphasis, accentuated by the glazing, will appear incongruous and harmful to the townscape of Salcombe, contrary to the provisions of DEV20, DEV23, SALC ENV7 and SALC B1.

The increase in the built form on the site leaves insufficient space for an effective mitigating landscaping scheme, made worse by the earlier removal of trees, and fails to conserve and enhance the landscape and scenic beauty of this part of the South Devon Area of Outstanding Natural Beauty when viewed from the Estuary, contrary to the provisions of DEV25, SALC ENV1 and paragraphs 182 and 184 of the National Planning Policy Framework.

For and on behalf of the South Hams Society

Richard Howell

Chairman.

Boundary to boundary concrete Herwood development.



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Boundary to boundary concrete Spion Lodge development.



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