



The Boat House, Embankment Road, Kingsbridge.





PLANNING REF: 2623/21/HHO

DESCRIPTION: Householder application for replacement single storey entrance hall extension to ground floor, partial reconstruction of first floor and addition of new second floor.

ADDRESS: The Boathouse Embankment Road Kingsbridge Devon TQ7 1LA.

9th August 2021

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.

Introduction

The South Hams Society consider the Kingsbridge Quay to be the town's greatest asset. We are dismayed to see yet another application for the New Quay (Crabshell) area of Embankment Road where we consider the development proposal to be damaging to the visual amenity of the area.

The Boat House (in name only) is part of an old remaining middle section of industrial buildings between the Crabshell Inn and the Crabshell flats which protrudes at an unusual oblique angle from the roadside block. Formally known as Crabshell Cottage, it was previously converted for Crabshell Inn staff.

What is currently a modest balcony at the end of the west side of this small building, 5 metres across and protruding 2.5 metres will grow, if this application is approved, to 7.4 metres across and protrude to between 4.8 metres and 6.5 metres to the edge of the Quay. The balcony itself stretches all down the south side of the building for a total length of 16.5 metres.

While the ground floor remains largely the same, the first floor, a new second floor and a longer roof will protrude out in front of the current footprint by 4 metres towards the estuary view and beyond the natural building line of the Crabshell Flats and the Crabshell Inn.

The increased mass creates issues for the adjoining property which the architect has failed to consider as the drawings state the Crabshell Inn block has not been surveyed.

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Charity number: 263985**

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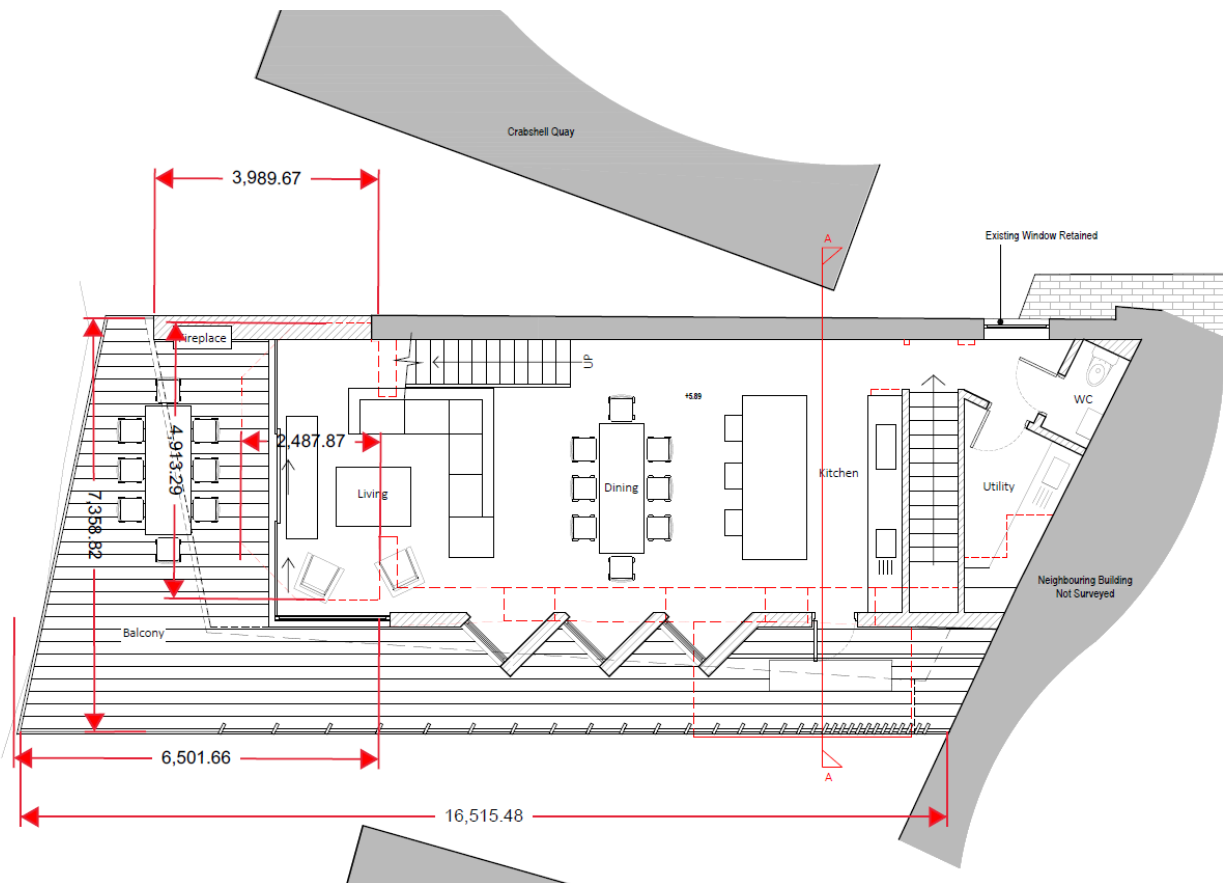


The Society believe the increased mass, creates unacceptable harm to the surrounding estuary public views from West Alvington footpath No 15, the Kingsbridge Quay and public slipway, Kingsbridge footpath number 15 and is detrimental to Kingsbridge Footpath No. 15 alongside the Boat House casting the path into shade.

The Development Proposal.

The first floor plan area below shows the existing balcony and new balcony dimensions in metres.

You will note that this states that the neighbouring property to which the Boat House is connected has not been surveyed. We believe this to be inconsiderate and we will explain why.



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From the Design & Access Statement, this view below is looking from the Crabshell Inn.

The Architect states the design is considerate of its neighbours? This is not true.



Look at these two images, it immediately becomes obvious that the southerly extension of an additional floor and the balcony extension with the vertical fins will obstruct the window of the building behind. The increased roof height will rise above the roof of the building behind. This will create another issue for the property behind, the loss of sunshine. (The image above is from the southerly end of West Alvington FP No. 15).

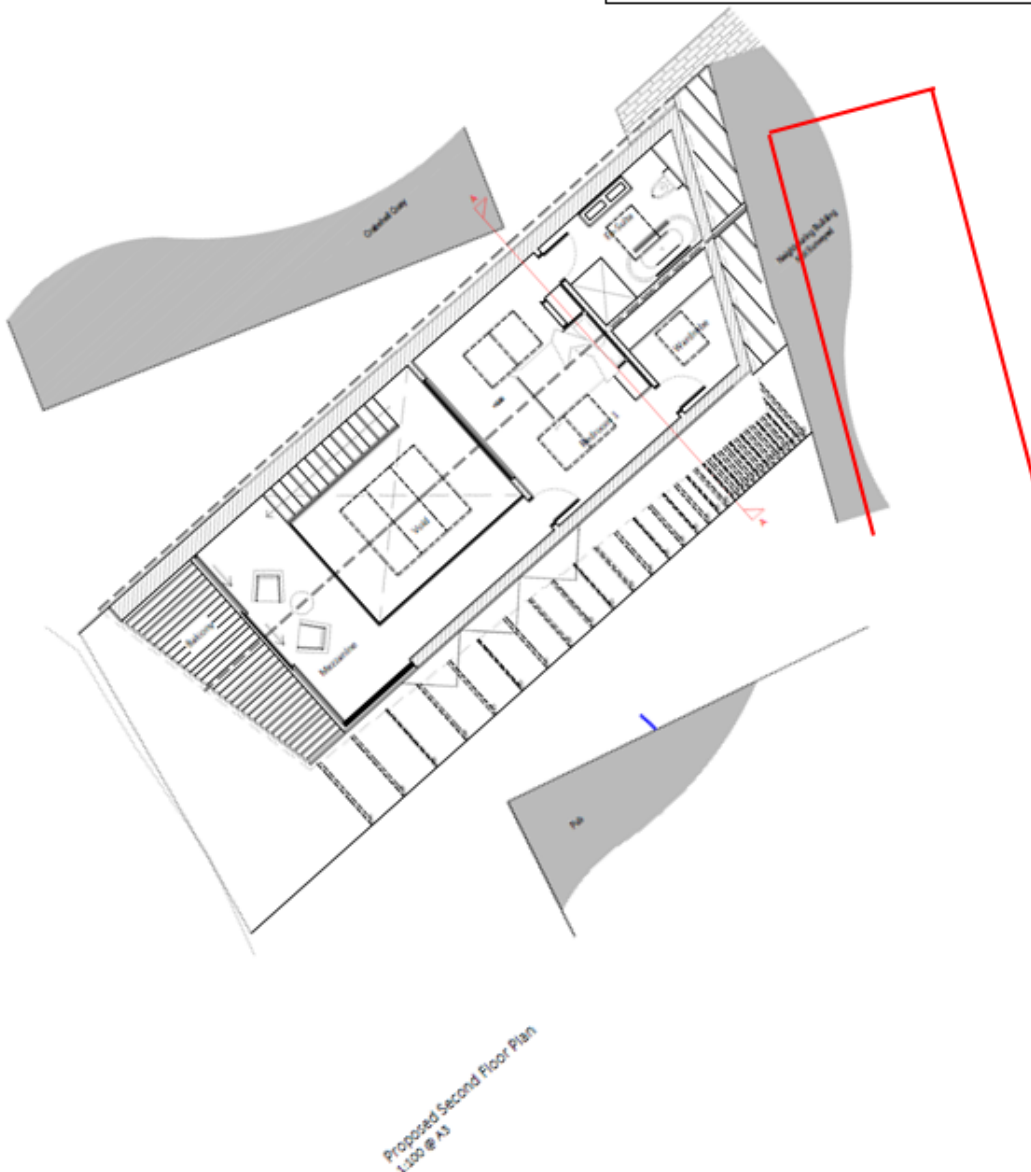
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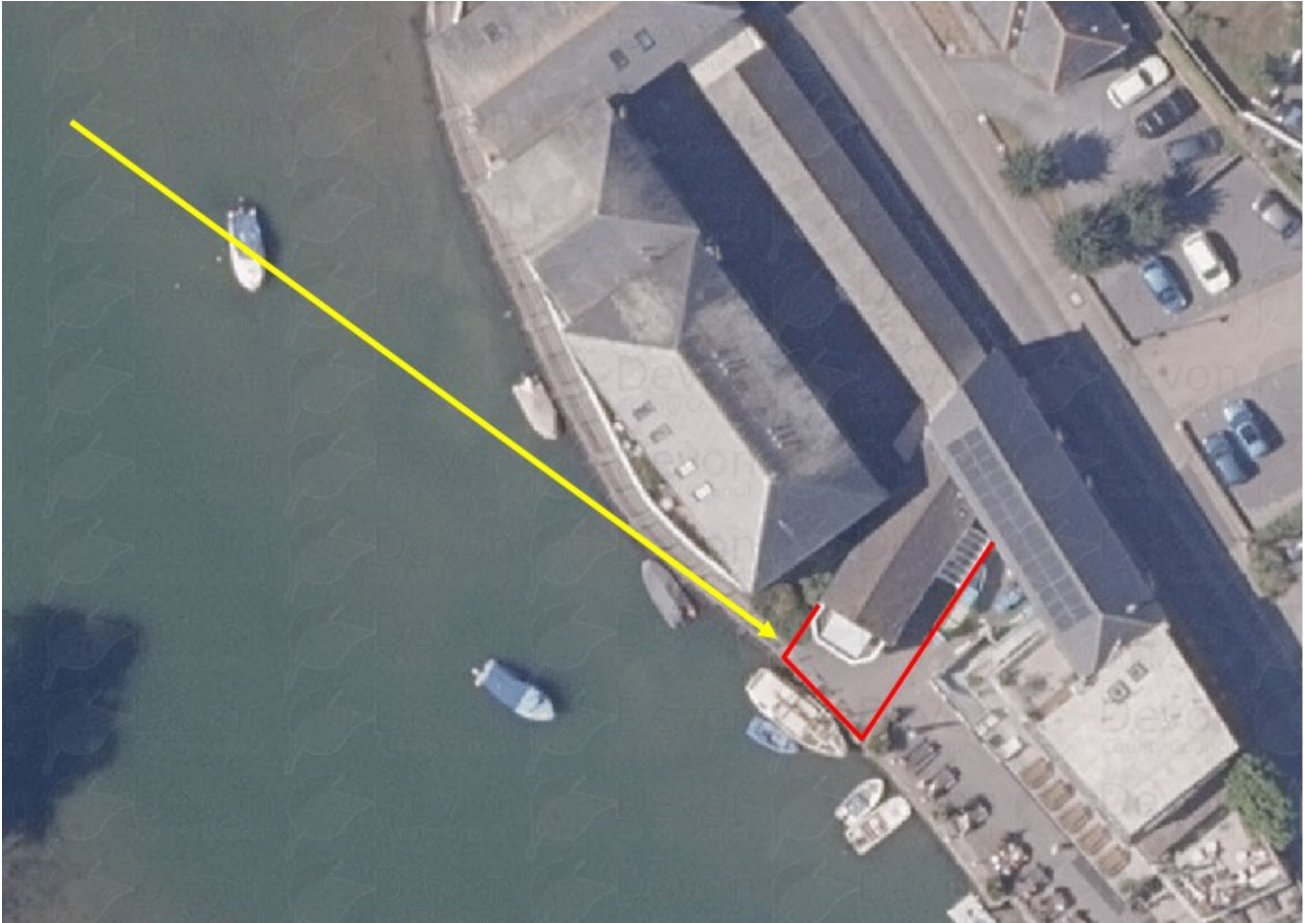
The solar panels on the building to the east will be affected by the new higher roof of the Boat House. Depending on how the system is configured electrically, this could have a significant effect on the whole solar system.



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This satellite image shows the extent of the protrusion of the first floor balcony. The yellow arrow shows that this development will emerge out into the Estuary view from the Quay car park.

The image also shows the shadow that this oblique angled building casts to the south side of the dwelling in the afternoon sun. Adding another floor and a higher roof will cast a considerable shadow over the windows of the Crabshell block.

The vast balcony will have a considerable gloomy effect on Kingsbridge footpath No. 15.

The Society considers this to be unacceptable harm to a sensitive and extremely popular area.

The next image is from the old GWR seat positioned at the end of the public slipway on the Quay car park, the view in the direction of the yellow arrow in the image above.

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This view is from the Quay Car Park slipway GWR bench.

The red vertical line is the proposed new wall of the building and roof line. The red horizontal line the first floor balcony protrusion.

The South Hams Society consider this to be completely unacceptable in a sensitive area.



Exploded view confirms that the new wall and roof line will protrude out from the current build line.

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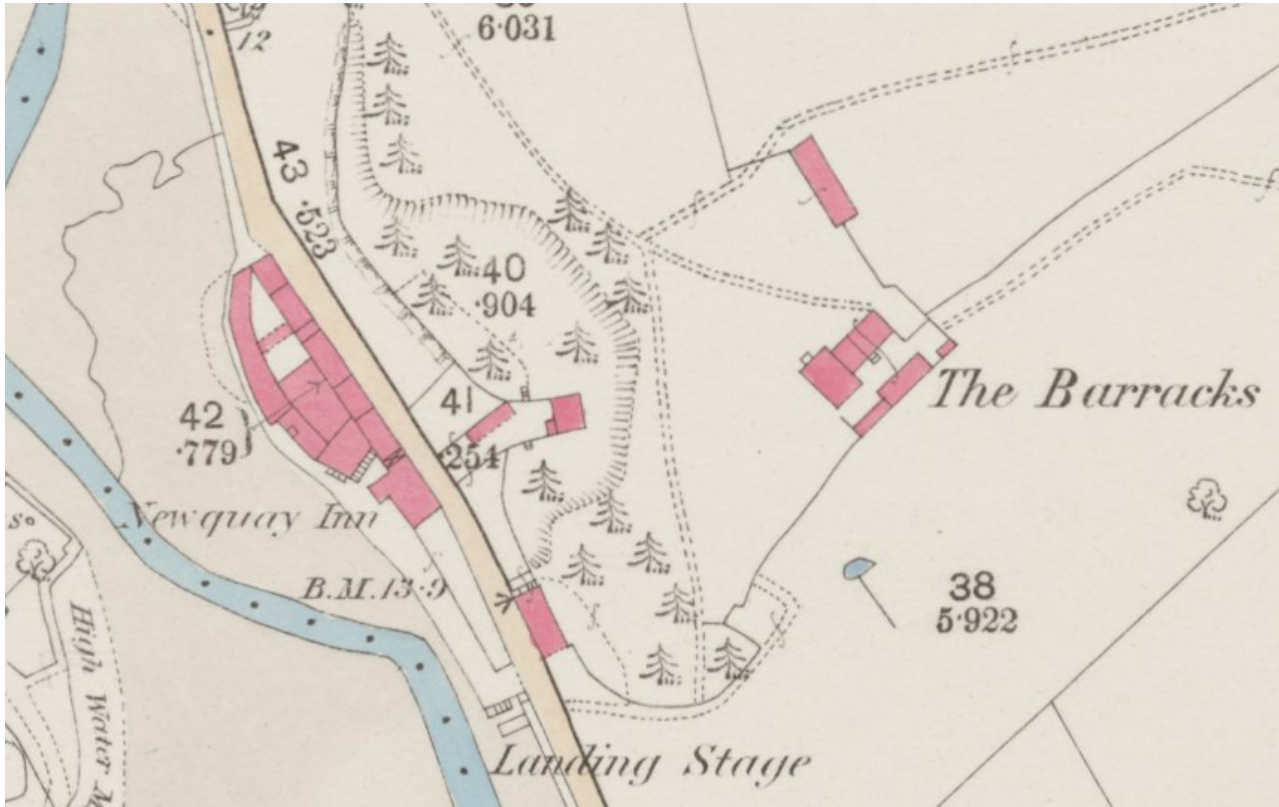
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History of the location

The New Quay area in 1885



The Boat House, previously known as Crabshell Cottage after its conversion for housing staff of the Crabshell Inn, has survived relatively intact with the exception of a small balcony.

1963 aerial image of New Quay. The only original buildings to survive are the Crabshell and the Boat House.



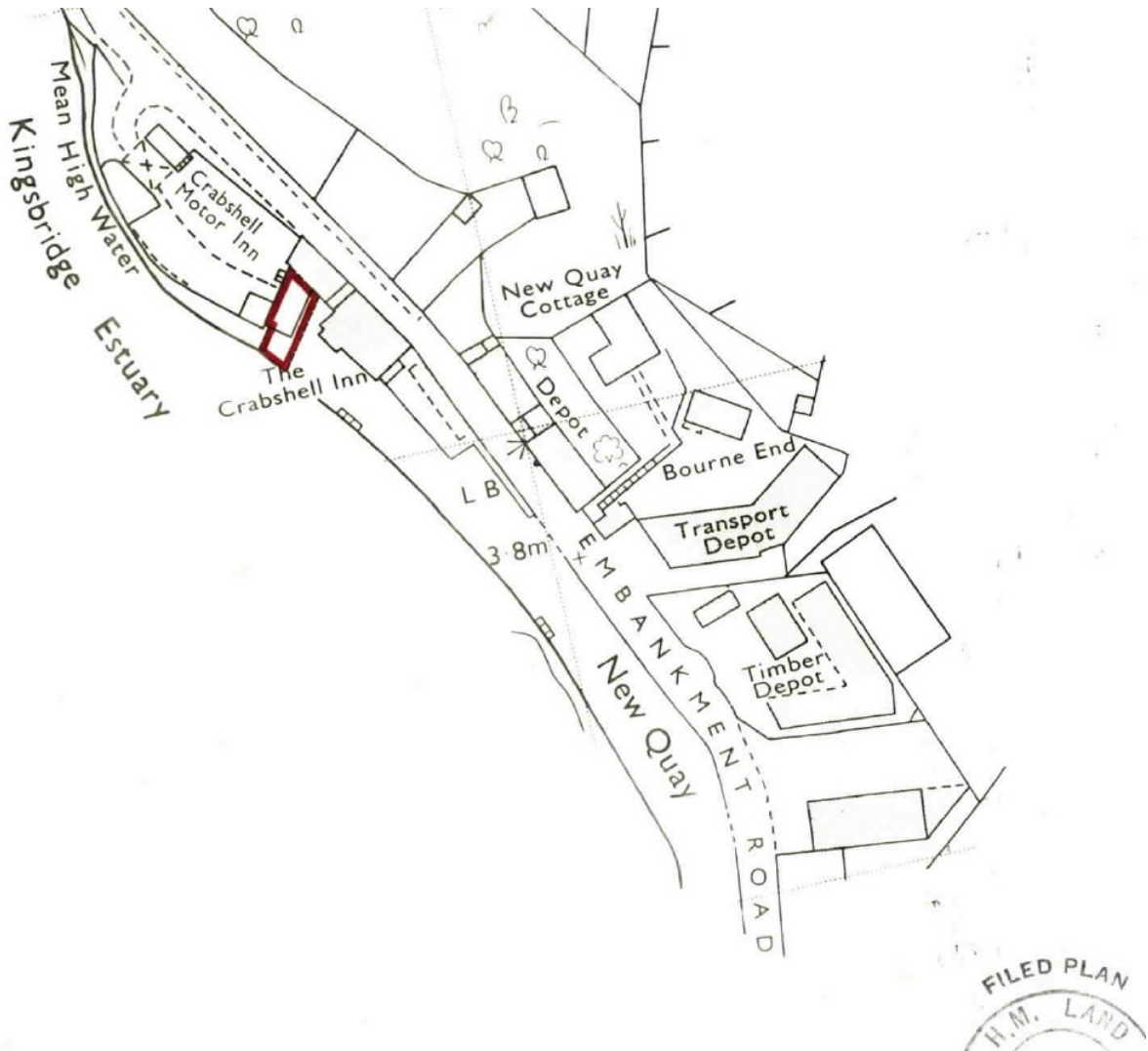
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The same scene on the ground from the sixties. The Crabshell Inn with the Boat House behind.



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The next view is from the A379 as you enter Kingsbridge along Embankment Road.

This view has now been lost following the new development block of four properties, but it is useful to show the Boathouse position in relation to the Quay car park and pontoon access.



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Kingsbridge footpath No. 15 past the Crabshell with the Boathouse



From this position, the Boathouse roof will rise above the roof of the Crabshell Flats development and the building will extend out past the current building line as a consequence of the large surrounding balcony and vertical frame work.

South Hams Society consider this proposal is contrary to the policies contained in the JLP and in particular the SPD with regards to residential extensions and alterations

JLP Policies

Policy DEV20 Place shaping and the quality of the built environment

Policy DEV23 Landscape character

Policy DEV25 Nationally protected landscapes

SUPPLEMENTARY PLANNING DOCUMENT ADOPTED JULY 2020 13 APPENDIX 1: Residential extensions and alterations.

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The South Hams Society respectfully request that the planning application is refused.

For and on behalf of the South Hams Society.

Richard Howell,

Chairman.

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