



Wesley House, Harberton. (St Clement's Terrace in the background)



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR  
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**PLANNING REF: 0467/23/HHO**

**DESCRIPTION: Householder application for erection of first floor extension over existing sun room & garage**

**ADDRESS: Wesley House Harberton TQ9 7SW**

**LETTER OF OBJECTION FROM THE SOUTH HAMS SOCIETY**

**20<sup>th</sup> August 2023**

### **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.

Wesley House is recorded at the DCC Heritage Gateway, HER Number: MDV47796, Wesleyan Chapel, Harberton. It is one of a group of local heritage records in the immediate location, the others are St Andrews Cottage's, St Clements Terrace's and Town Farm.

The other side of the road is the Grade II Listed Building Preston Farmhouse.

#### MDV47796, Wesleyan Chapel

*'The chapel is now a private residence but it is still recognisable as such. Built circa 1878, it is described in a Wesleyan survey of c.1890 as a 'model little chapel'. It has distinctive polychrome brickwork dressings and quoins. The chapel closed in 1967 and was converted in 1974'.*

Harberton did not have a designated Conservation Area at that time, and the building sustained some harm to its character with the conversion.

The Harberton Conservation Area was first designated on 26<sup>th</sup> October 1976 under Section 277 of the Town and Country Planning Act, 1971 (as amended by Section 1 of the Town and Country Amenities Act, 1974). It was later extended on 3<sup>rd</sup> October 1985 under the same Act.

It was extended again on 3<sup>rd</sup> September 1992 under Section 69 & Section 70 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

#### Historic England.

***'Conservation areas exist to protect the special architectural and historic interest of a place - in other words the features that make it unique and distinctive'.***

English Heritage (now rebranded as Historic England) VALUING PLACES: GOOD PRACTICE IN CONSERVATION AREAS

***'Conservation areas are in the vanguard of heritage protection. Designated by local authorities, they reflect the value placed by communities on cherished neighbourhoods, villages and town centres, giving them a key role in the regeneration of local areas'.***

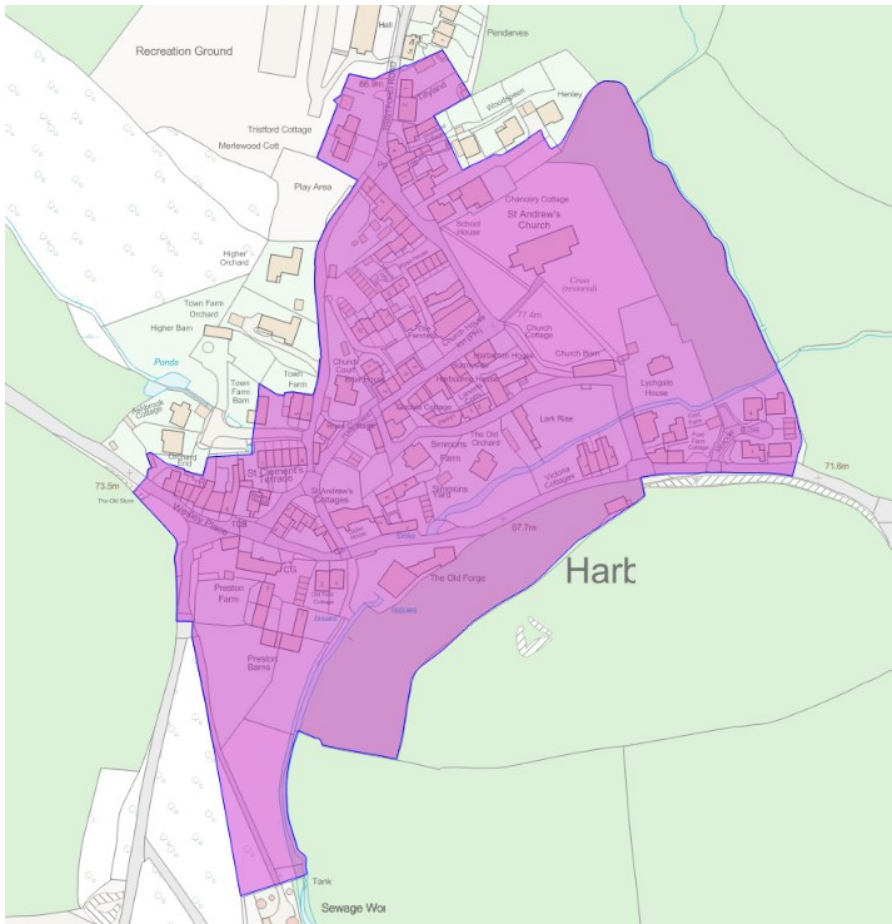
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Wesley House is located on the corner of Vicarage Ball and Fore Street.



A large part of the village is designated as a Conservation Area.



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The photo below shows the Village of Harberton (2023). Unlike those villages in the South Devon AONB that have seen extensive areas of new development in the fields surrounding them, the village of Harberton has managed, to a greater extent, to retain its charm with most of the village given conservation area protection. Inset 1952.



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**The statutory definition of a Conservation Area is, 'an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance.'**

The applicable local planning policy is DEV21 of the Joint Local Plan.

**DEV21** is the policy to protect the historic environment throughout the Plan Area, including both designated (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas) and non-designated heritage assets and their settings.

### ***Development affecting the historic environment***

***Development proposals will need to sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance. The following provisions will apply:***

1. ***The significance, character, setting and local distinctiveness of heritage assets should be considered within an appropriate assessment to determine impact.***
2. ***Great weight will be given to the conservation of the Plan Area's designated heritage assets. Where development proposals will lead to any harm to the significance of a designated heritage asset, they must be fully justified against:***
  - i. *the public benefits of the development, and whether there are substantial public benefits in cases where there would be substantial harm*
  - ii. *whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses or mitigate the extent of harm to the assets significance and if the work is the minimum required to secure its long term use.*
3. ***Development that harms the significance of locally important non-designated heritage assets, or their contribution to the character of a place will only be permitted where it can be justified on the basis of a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset.***
4. ***Where harm to designated and non- designated heritage assets can be justified applicants will be required to undertake excavation or recording as appropriate, followed by analysis and publication to professionally acceptable standards.***
5. ***Development should help secure the long term sustainable future for the Plan Area's heritage assets, especially those identified as being of greater risk of loss and decay and that might have a community benefit where possible.***
6. ***Development should respond positively and creatively to ensure those elements that contribute to the special character and appearance of conservation areas are conserved or enhanced using, where appropriate, Conservation Area Appraisals and Management Plans to inform future development.***

Wesley House with St Clement's Terrace in the background.



Wesley House with St Andrew's Cottages to the left.



The Society considers it helpful to review the proposed development against the JLP Supplementary Planning Document and in particular section 13 APPENDIX 1: Residential extensions and alterations.

## Residential extensions

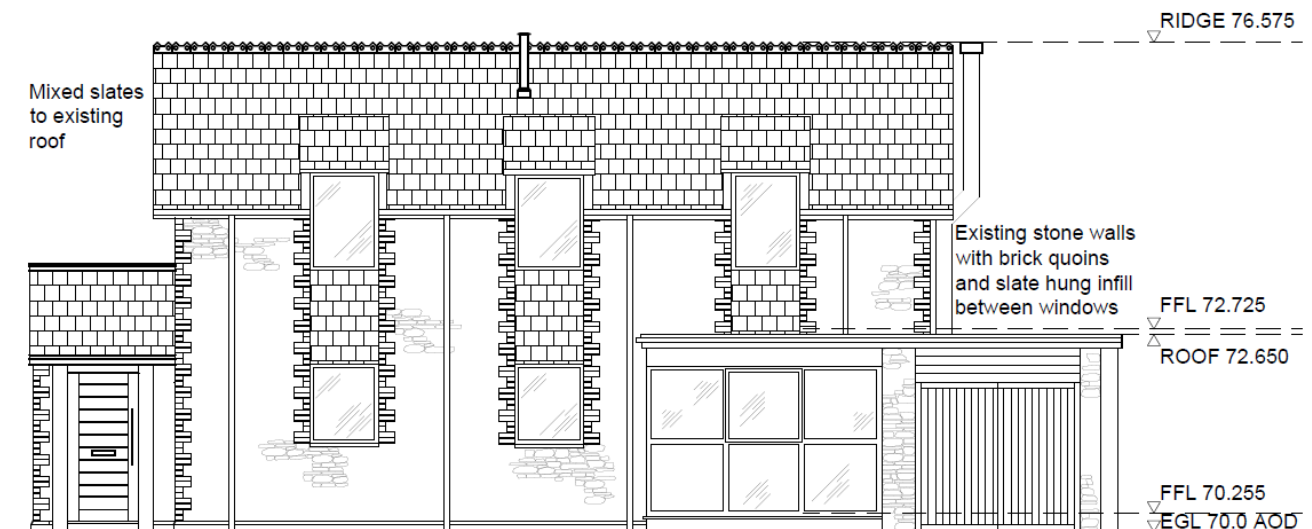
### Visual impact

13.6 *Extensions and alterations should relate well to the main dwelling and character of the area. They should generally follow the same architectural style and use the same materials as the original dwelling. Proposals should also respect the character of the area, including building form and layout, architectural style and materials.*

13.7 *Occasionally, extensions which differ or even contrast with the original property can be acceptable. However, even where materials or designs contrast there should still be a harmonious relationship with the main body of the property being extended.*

### The Existing Fore Street Elevation.

The Society are of the opinion that this is the 'Principle Elevation'.



### The Proposed Fore Street Elevation



## **Materials**

**13.8 Materials used in house alterations or extensions should generally match those of the existing house and relate to the surrounding area. In particular it is important to consider the impact of exposure and weathering on materials to ensure they will weather attractively. For example, in the PPA specifically, when using render, silicone render should be used to reduce the risk of staining and algae growth that has affected many buildings completed in recent years.**

## **Roofs**

**13.11 The shape, pitch and colour of roofs (and the roofing materials) on house extensions should normally mirror those of the original home unless there are clear reasons why this is not reasonable or practicable.**

**13.12 Flat roofs will be discouraged where they are not a feature of the original house although they can sometimes be acceptable at the rear of properties, particularly where they are not prominent and help to reduce the height of an extension.**

We consider that the proposal fails to conform to these requirements and consider the extension to be alien to the surrounding area.

The enlargement of the property also involves the loss of garage parking with one space remaining.

## **Privacy**

**13.17 The LPAs have a responsibility to protect the existing amenities of all residents. Any alteration or extension should not have an unacceptable effect on the standard of living offered to occupants of homes that are to be extended and their neighbouring properties.**

## **Outlook**

**13.27 While views from a private house or garden are not safeguarded by planning legislation, an extension should not be constructed in close proximity to either a habitable room window of a neighbouring property or its private garden where it would have an unacceptable overbearing effect on a household's outlook.**

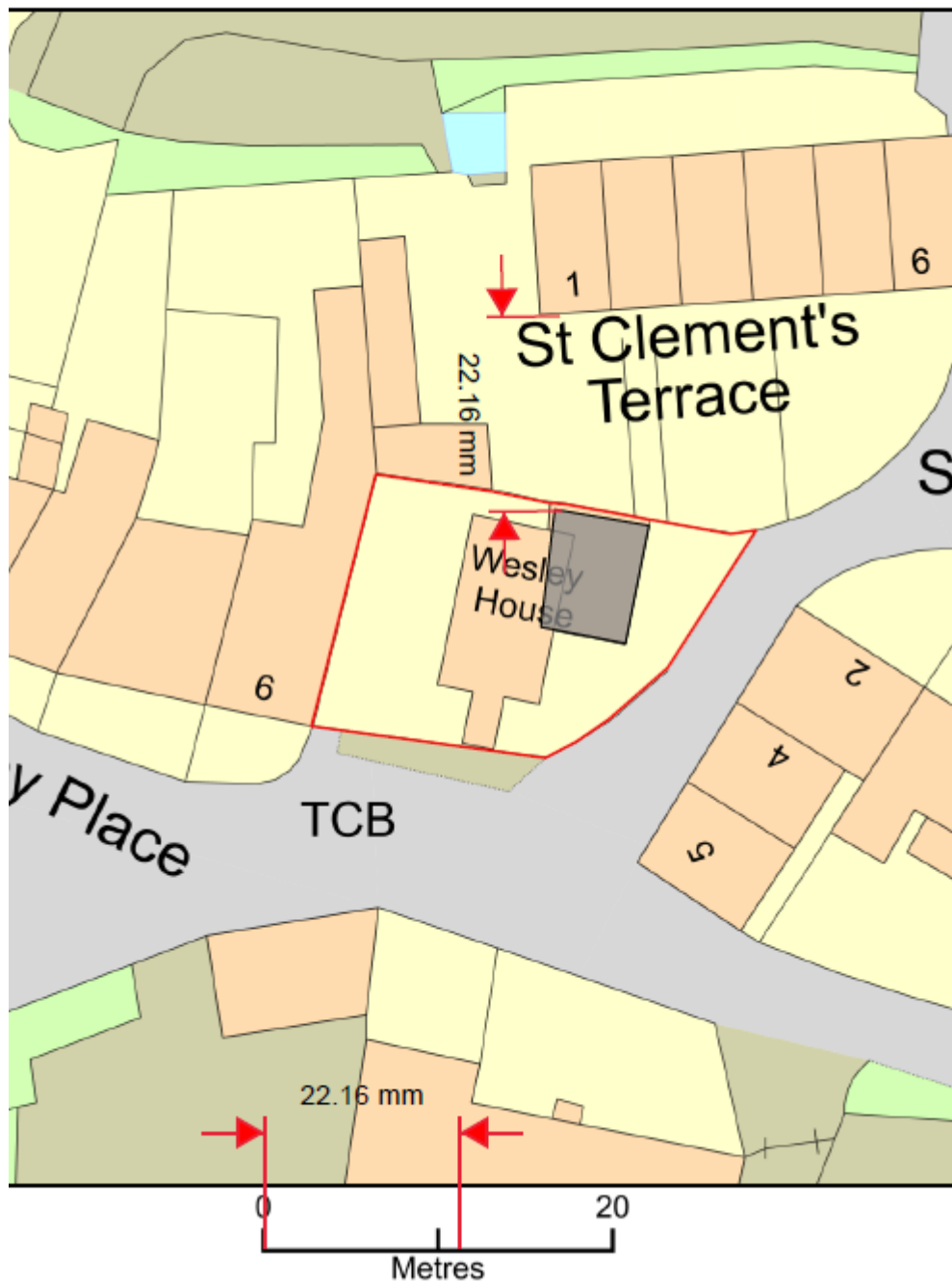
**13.28 In order to protect the outlook of neighbouring properties, the minimum distance between a main habitable room window and a blank wall, should be at least 12m. This distance should be increased for a three-storey development, normally to at least 15m.**

From the drawings submitted No 1 St Clement's Terrace is only 11 metres from the extension that is positioned directly to the south and abuts the boundary. **This will cast the gardens into the shade during the darkest winter months.**

This fails to conform to paragraph 13.28



## Wesley House Site / Block Plan



The distance of 11 metres fails to meet the minimum distance between a main habitable room window and a blank wall, should be at least 12m.

In addition the Society have reviewed the online planning file for this property and have found no planning permissions exist online. It is therefore apparent that a recent breach of planning may have occurred with the installation of a wood burning flue as the location is within designated article 3 (2) land. The property is a corner plot and abuts the two roads of Vicarage Ball and Fore Street.

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**'Class G: chimney, flues etc**

*This provides permitted development rights for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.*

**G.1 Development is not permitted by Class G if:**

- (a) *permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)*
- (b) *the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or*
- (c) ***in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which:***
  - (i) fronts a highway, and***
  - (ii) forms either the principal elevation or a side elevation of the dwellinghouse'.***

The Principle Elevation from the recent sales brochure.



Wesley House





The Flue.

To summarise, the Society are of the opinion that the proposed development is alien to the local character of the neighbouring local heritage buildings and that of the village and therefore does not meet the requirements of DEV21. The proposal also fails to conform to the requirements for extensions in the JLP Supplementary Planning Guidance.

The Society considers that the development should be refused.

Richard Howell – Chair

For and on behalf of the South Hams Society.

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