



**PLANNING REF: 4031/21/FUL**

**DESCRIPTION: Redevelopment of the existing hotel with owner's accommodation to 7-holiday lets and 5 residential units.**

**ADDRESS: Sand Pebbles Hotel Inner Hope to Outer Hope Cove TQ7 3HY.**

13<sup>th</sup> April 2022

## **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 note that the South Devon AONB unit have objected to the proposed re-development of Sand Pebbles and the Society supports that objection.

Consequently the Society does not wish to repeat the various national and local policies that the AONB unit has recorded, but instead add to the evidence as to why we believe this new proposal of re-development of Sand Pebbles is over development of the site that will both cause harm to the AONB and is inconsiderate to neighbouring properties to the north.

Sand Pebbles has the benefit of a planning permission for redevelopment of the existing building with planning approval 3294/20/FUL - Change of use from hotel/guesthouse with owners accommodation to 5no. Holiday lets and owner's accommodation. This received one letter of support and no objections, and was approved on the 10<sup>th</sup> December 2020.

This new proposal seeks to demolish the existing building and replace it with four separate buildings, collectively with a much larger footprint, in the process increasing both the built height and size, and constructing the new blocks both further to the north and south.

Building 2 is positioned 3.7 metres further south of the current building with the effect that the building line protrudes out into the street scene as you approach Hope Cove from Galmpton.



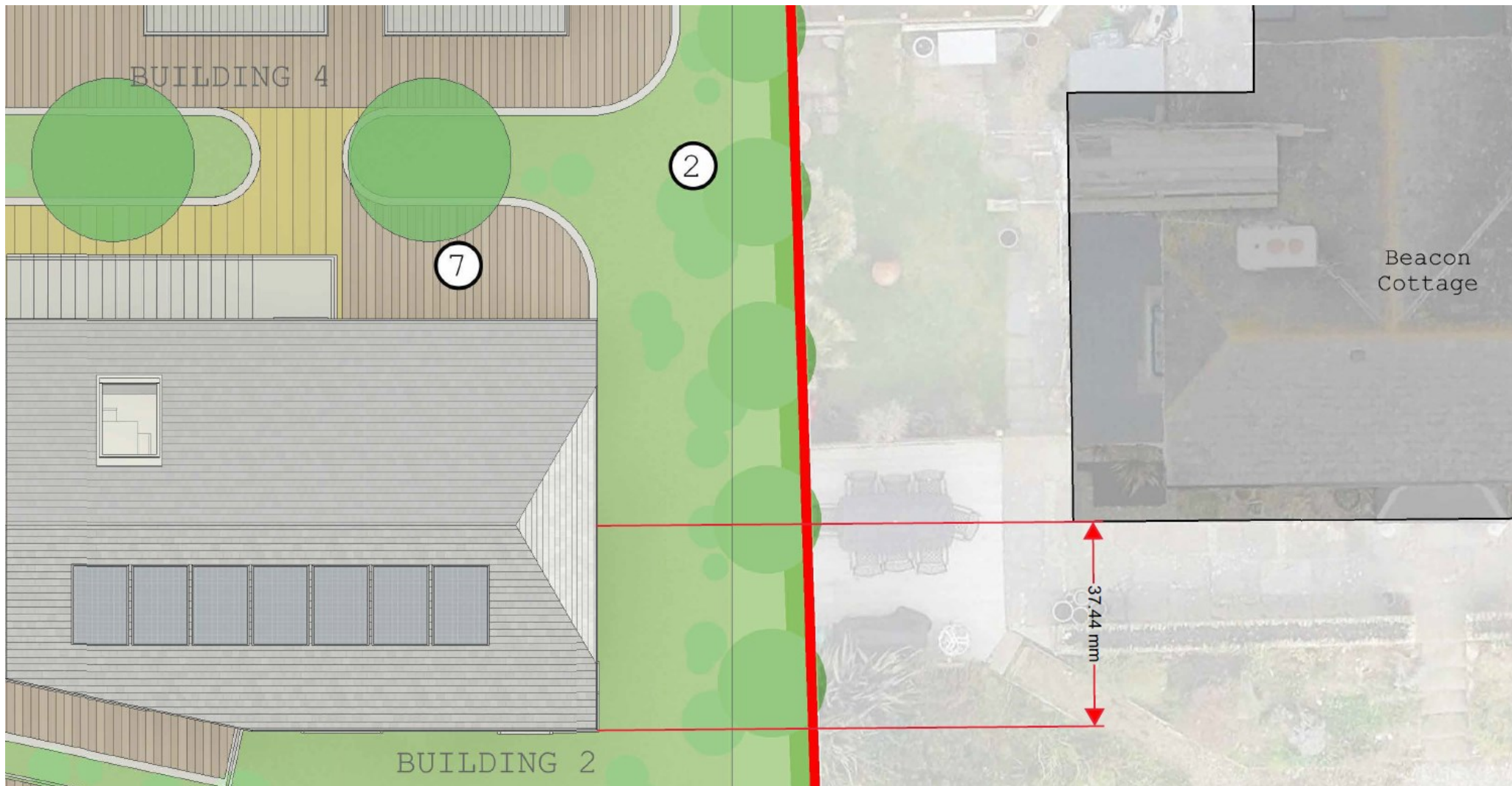
This is the image as you enter Hope Cove. Sand Pebbles is to the right of the Palm tree. The façade of the new building 2 is to rise 3.7 metres further towards the road than the current flat roof structure adjacent to the Palm tree. The Society is of the opinion that this will be damage this view.

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Building 2 protrudes out into the view by 3.74 metres from the current building line (1:100 scale).

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The Society has overlaid the current build that is Sand Pebbles to illustrate the increase in size of the new build when viewed from the road and from views to the south.

The oldest part of Sand Pebbles is in the centre with lower extensions to the east and west.

The height of the extensions has been kept to lower levels for the benefit of the dwellings to the north of Sand Pebbles.



According to our assessment of the drawings, the new buildings roof heights are to be 550 mm higher than Sand Pebbles, but are considerably higher than the current extensions of the hotel.

To assist the Case Officer the Society supplies two images from the hill to the south. The first from the air and the second from the ground.





Sand Pebbles from the air looking north.



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Sand Pebbles from the public right of way on the hill to the south.



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Looking at the previous images, the Case Officer will be able to consider the following JLP Supplementary Planning Document policies.

### **DEV1.1 – Impact of new development**

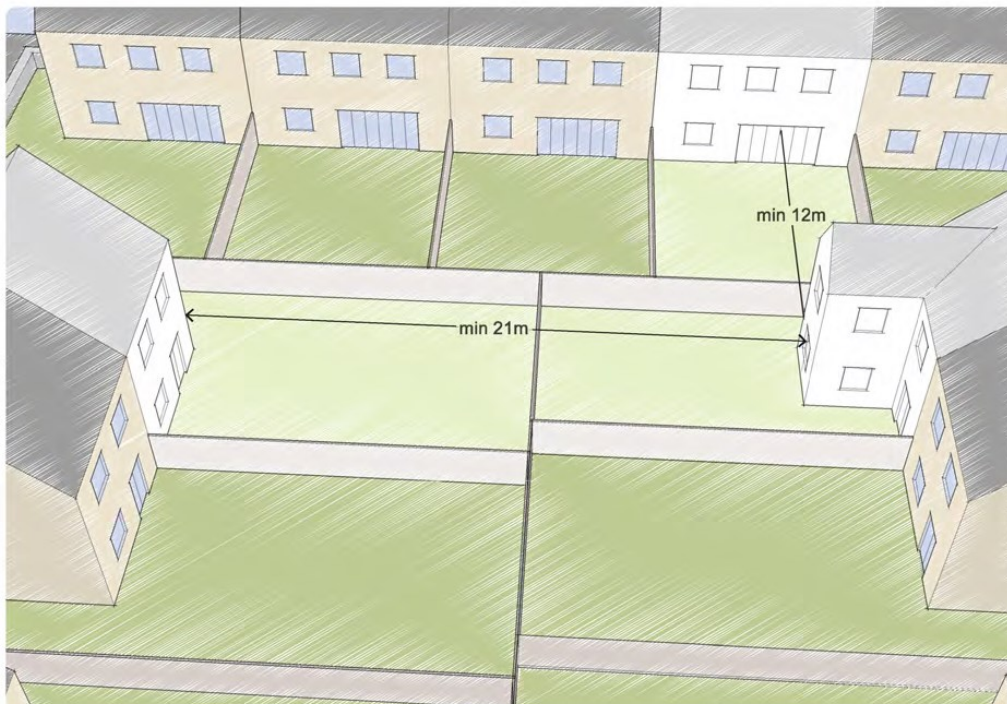
**DEV1.1 aims to ensure new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise, vibration and odour disturbance for both new and existing residents, workers and visitors.**

The Society also refers the Case Officer to 13 APPENDIX 1: Residential extensions and alterations.

### **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.**

**13.19 Habitable room windows facing directly opposite one another should be a minimum of 21 metres apart for a two-storey development, as shown below.** This distance should be increased to 28 metres when one or more of the buildings are three-storeys in height or there is a drop in levels that reduce privacy. An exception may be allowed where the proposed extension is a single storey, and/or there is a boundary wall between the properties.



**Figure 22 Minimum distance between habitable rooms**

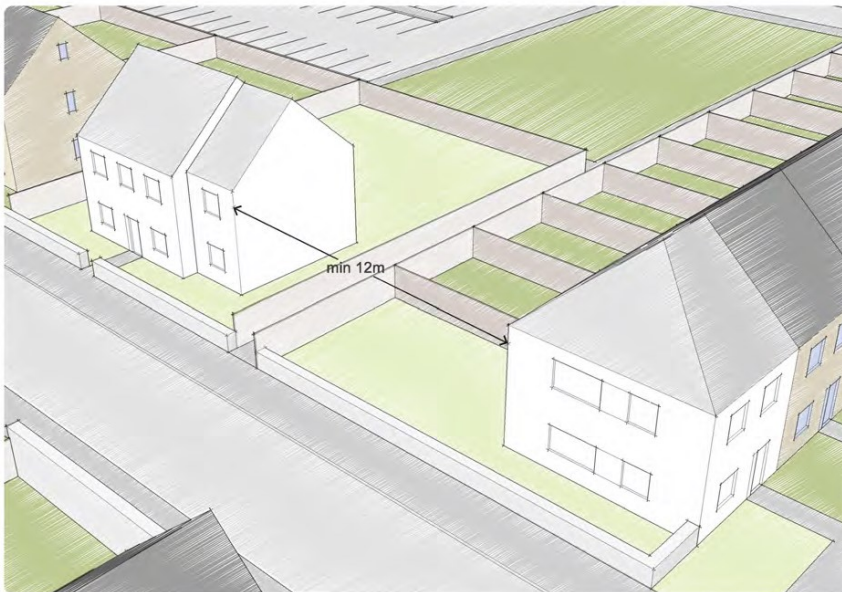




## **Outlook**

**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.

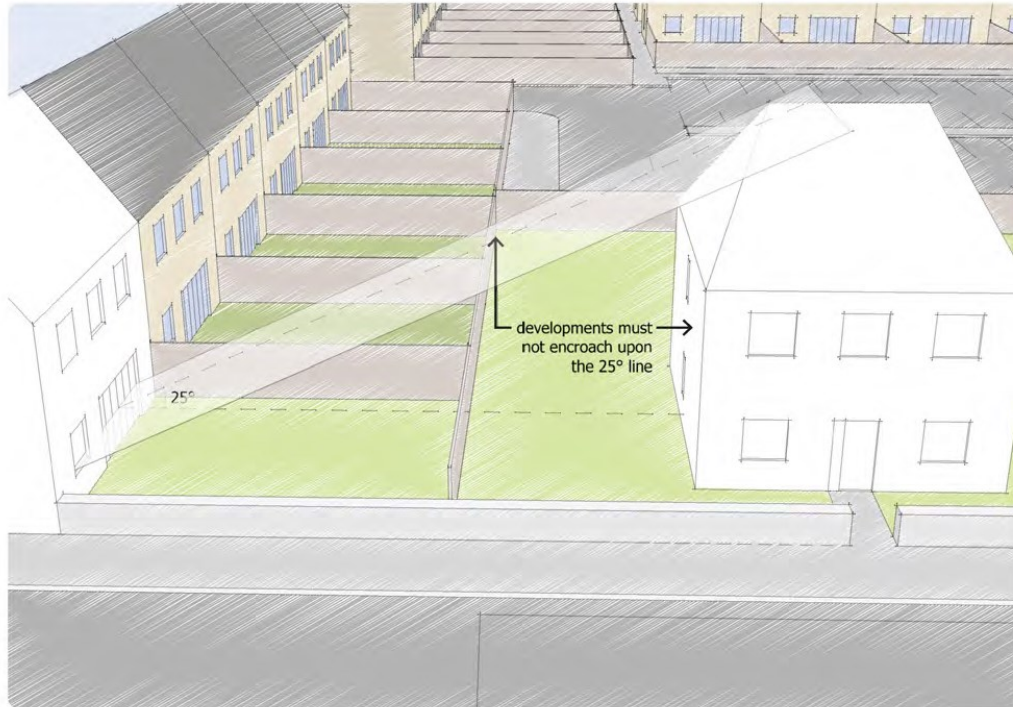


**Figure 23 Distance between habitable room window and blank facing wall**

## **Daylight and sunlight**

**13.30** Extensions should not result in a significant loss of daylight or sunlight to habitable rooms of neighbouring properties, such as kitchens, living rooms or bedrooms. An extension should also not lead to an unsatisfactory loss of light to the property being extended.





**Figure 26. The 25 degree guideline**

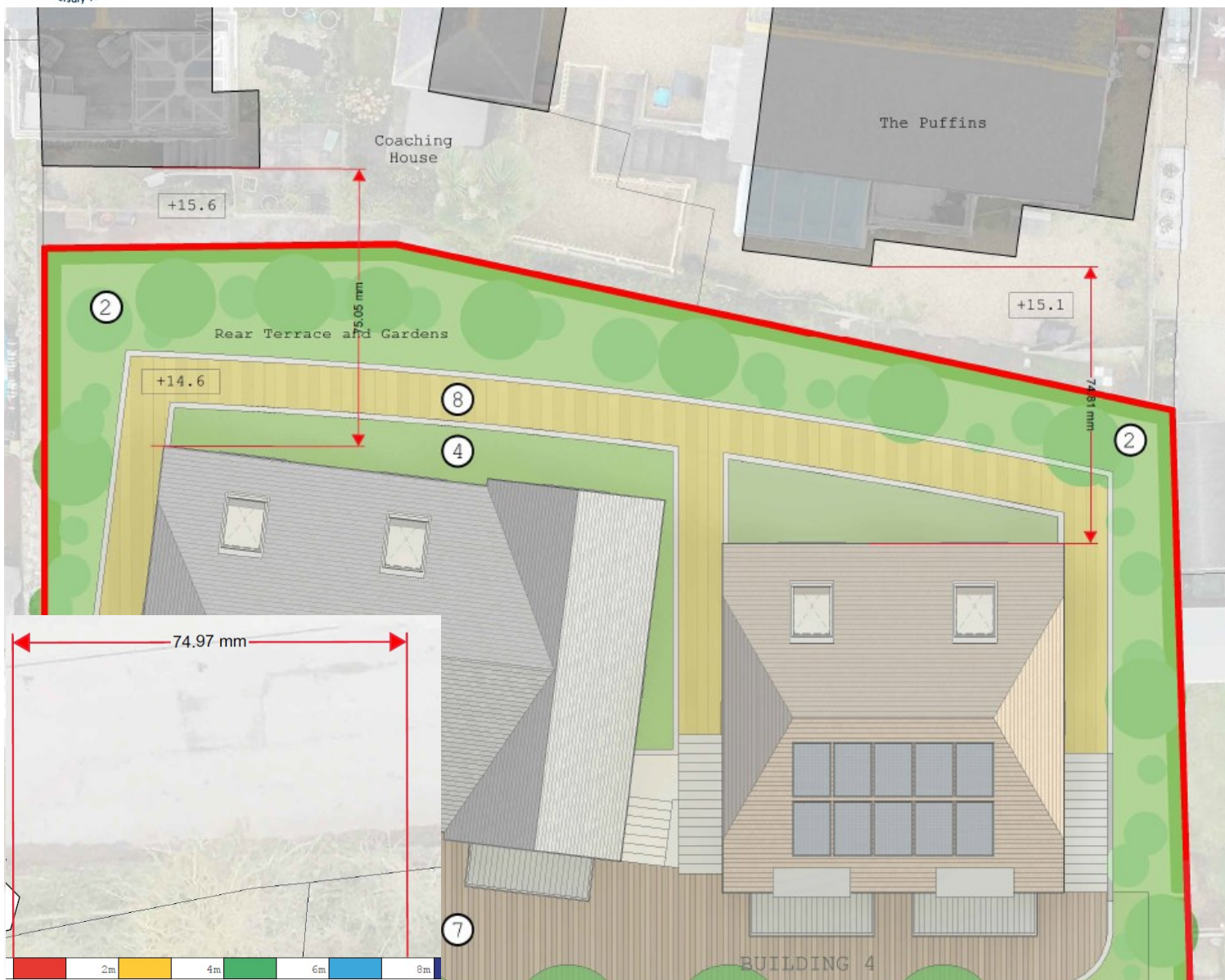
The Society believe the proposal will encroach the 25 degree line and will cast the neighbouring properties current sunny southern gardens and (and possibly the conservatories) into the shade behind the new buildings.

Following the analysis of the proposed development drawings the Society have formed the opinion that if the submitted application is approved by the LPA, then the Authority will have failed to protect the existing amenities of the neighbouring residents to the minimum standards required by the JLP Supplementary Planning Document (SPD).

Some of the text of the SPD describes extensions, but it must hold true that the same protection is offered to neighbouring residents if the proposal is to demolish the original building and replace the building with new buildings in a different location.







The new buildings 3 and 4 are positioned just 7.5 metres to the south of the Coaching House and The Puffins. This will obviously lead to a severe loss of light to these two properties. The approval of this proposal would lead to the council failing to protect the existing amenity of those residents. The movement and new size of building 3 would also affect the dwelling to the west.

(The site plan boundary is not correctly positioned over the underlying satellite image boundary fence. We therefore believe these measurements to be correct).



The proposed overbearing property is only 6.2 metres from the neighbouring property.

The Society, having considered and supported the view of the South Devon AONB Unit's objection, and in addition having given consideration to the impacts on the properties of existing residents, wish to register an **objection** to this development proposal that we believe will harm the character of the SDAONB.

For and on behalf of the South Hams Society

Richard Howell

Chairman