



Waterside East Portlemouth



Charity No 263985

Registered Address: 20 Highfield Drive, Kingsbridge, Devon TQ7 1JR
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PLANNING REF: 2254/22/HHO

DESCRIPTION: Householder application for proposed single storey side extension to replace lean to, 2-storey rear extension, additional parking space and extension to guest annexe, alterations to fenestration, proposed solar panels to roof, proposed landscaping & new swimming pool

ADDRESS: Waterside East Portlemouth TQ8 8PU

17th August 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.

Waterside, East Portlemouth

'Waterside is an iconic period house found in one of the most beautiful and exclusive waterside settings in the UK. Located on the East Portlemouth side of the Salcombe Estuary, this glorious position gives the property truly outstanding views across the water and towards Salcombe'.



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The South Hams Society wishes to object to this application which, in our opinion, proposes significant overdevelopment of the site, adversely impacting the sensitive waterfront location lying within the AONB, Undeveloped Coast and Heritage Coast.

The Society fully endorse and support the comments made within the pre-application document - Officer Response 27/07/2022, and we welcome the conclusion that the proposal cannot be supported in its current form.

The proposed removal of so many trees and the encroachment of a new built form on to adjacent undeveloped green space is unacceptable and contrary to the provisions and objectives of policy within the NPPF and JLP.

The Society is of the view that the development proposals conflict with:

- Section 85 of the Countryside and Rights of Way Act 2000 which requires the LPA to adhere to the purpose of conserving and enhancing the landscape and natural beauty of AONBs.
- NPPF paragraphs 174 and 176 specifies that great weight must be given to this purpose.

The applicants are therefore required to demonstrate how the location, layout, scale and design of the proposal will *'conserve and enhance what is special and locally distinctive to the site'*.

- Joint Local Plan Policies DEV23, DEV25 & SPT13 requiring development to conserve and enhance the landscape.

DEV25 NATIONALLY PROTECTED LANDSCAPES - states that the highest degree of protection should be given to the protected landscapes, and it is the role of the Local Planning Authority to protect the AONB from 'potentially damaging or inappropriate development'.

DEV24 which seeks protection of the Undeveloped Coast and Heritage Coast and clearly sets out that development which has a 'detrimental effect on the undeveloped and unspoilt character, appearance or tranquility' of the designations cannot be supported.

- SHDC guidance on TREES ON DEVELOPMENT SITES which states that:

'It is important that when new development is taking place, the high quality trees which exist on the site are identified and retained. It is also important that space is made, wherever possible, for the planting of new trees'.

The removal of trees in order to facilitate this development is, in the opinion of the Society, contrary to Policy DEV 28 of the JLP and the guidance that is set out in BS 5837: 2012, and we welcome the Tree Officer's request for a tree survey from the applicants and his stated holding objection.

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- DEV 20 Place shaping and the quality of the built environment.

The Society agrees with the Officer assessment regarding the introduction of extensions to the property and the proposed encroachment of new built form that will result in shrinkage of the green gap to the east of the site. As the Officer states:

'We feel that the addition of a pool on top of all the other changes will be too much and will fundamentally change the character of this part of the site, resulting in harm to the AONB'. This, in the Society's view, is a compelling reason to reject these proposals.

Consequently it is worth noting that in 2019 an application was submitted for the property 'The Weald', which is situated in close proximity to 'Waterside' on the East Portlemouth waterfront.

Ref: 0782/19/FUL Proposed reconstruction of garage with extensions to form sail loft, boat storage and ancillary residential accommodation to basement.

Within the Officer report- 04/10/2019 when discussing the protected landscape of the locality, the Officer stated:

'Within the AONB, Undeveloped Coast and Heritage Coast, the scale and design of any new built form should be appropriate to the character and natural beauty of the protected landscape. There are some notable local examples of new development which is clearly contrary to the prevailing character. These are prominent features in the landscape that are damaging to local distinctiveness, rural character and scenic quality, and we would not seek to perpetuate or expand this deterioration of character'

The Society wholeheartedly endorses this statement which we feel is relevant and highly applicable to the proposed development at 'Waterside'.

Site of Special Scientific Interest (SSSI)

The application site is adjacent to the Salcombe to Kingsbridge SSSI and Local Nature Reserve.

The Society has concerns regarding the proposed drainage strategy. The submitted drawing, titled - Proposed Drainage Strategy 16646-500 Rev A, illustrates a new Sewage Package Treatment Plant discharge outlet ending at the beach shoreline. A surface water discharge is also proposed for that location.

'Package treatment plant

A package treatment plant is a system which offers varying degrees of biological sewage treatment and involves the production of an effluent which can be disposed of to ground via a drainage field or direct to a watercourse. There are many varieties of package treatment plant but all involve settling the solids before and/or after a biological treatment stage and almost all use electricity. Package treatment plants usually treat sewage to a higher standard than septic tanks but are vulnerable in the event of power failures and require more regular servicing and maintenance to ensure that they work effectively. The type of system chosen should be appropriate to the type of development proposed and take account of

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variations in flow and periods of inactivity, for example where the system will serve holiday accommodation where occupation and maintenance may be more irregular'.

The Society would like to highlight that this outlet would fail to comply with the General Binding Rules.

'Reform of the regulatory system to control small sewage discharges from septic tanks and small sewage treatment plants in England'

General binding rules for small sewage discharges

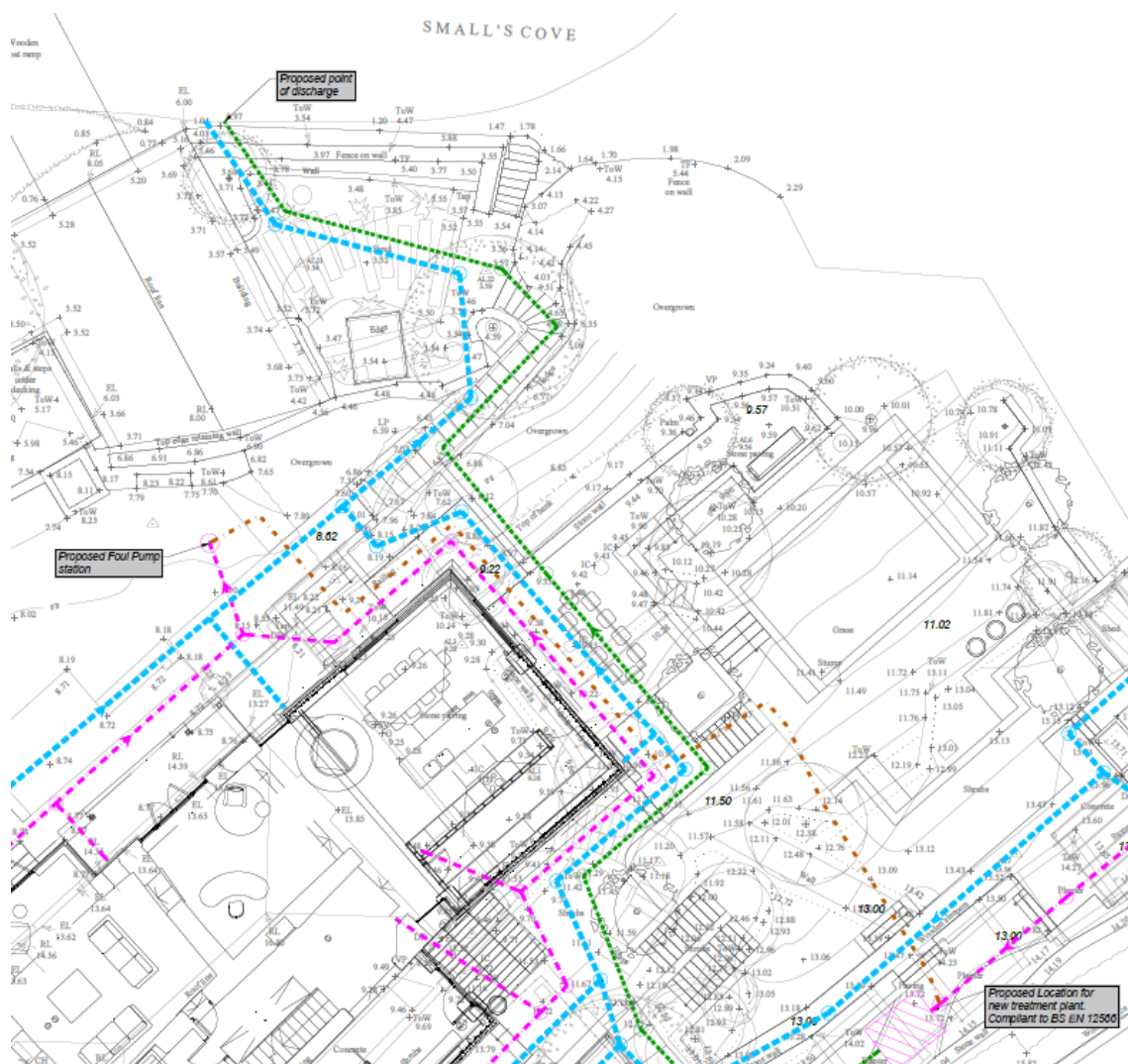
(SSDs) with effect from January 2015'

Rule 8

'Tidal areas: make sure you discharge below the mean low water spring mark (rule 8)

If you're in an area where the water level changes according to tides, you must make sure the top end of the pipe that releases sewage is below the 'mean low water spring mark'. This is the average low water mark at the time of spring tides'.

Drawing extract shows the discharge onto the beach:



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For the reasons listed in this letter, the Society objects to this planning application.

For and on behalf of the South Hams Society.

Richard Howell,
Chairman

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