

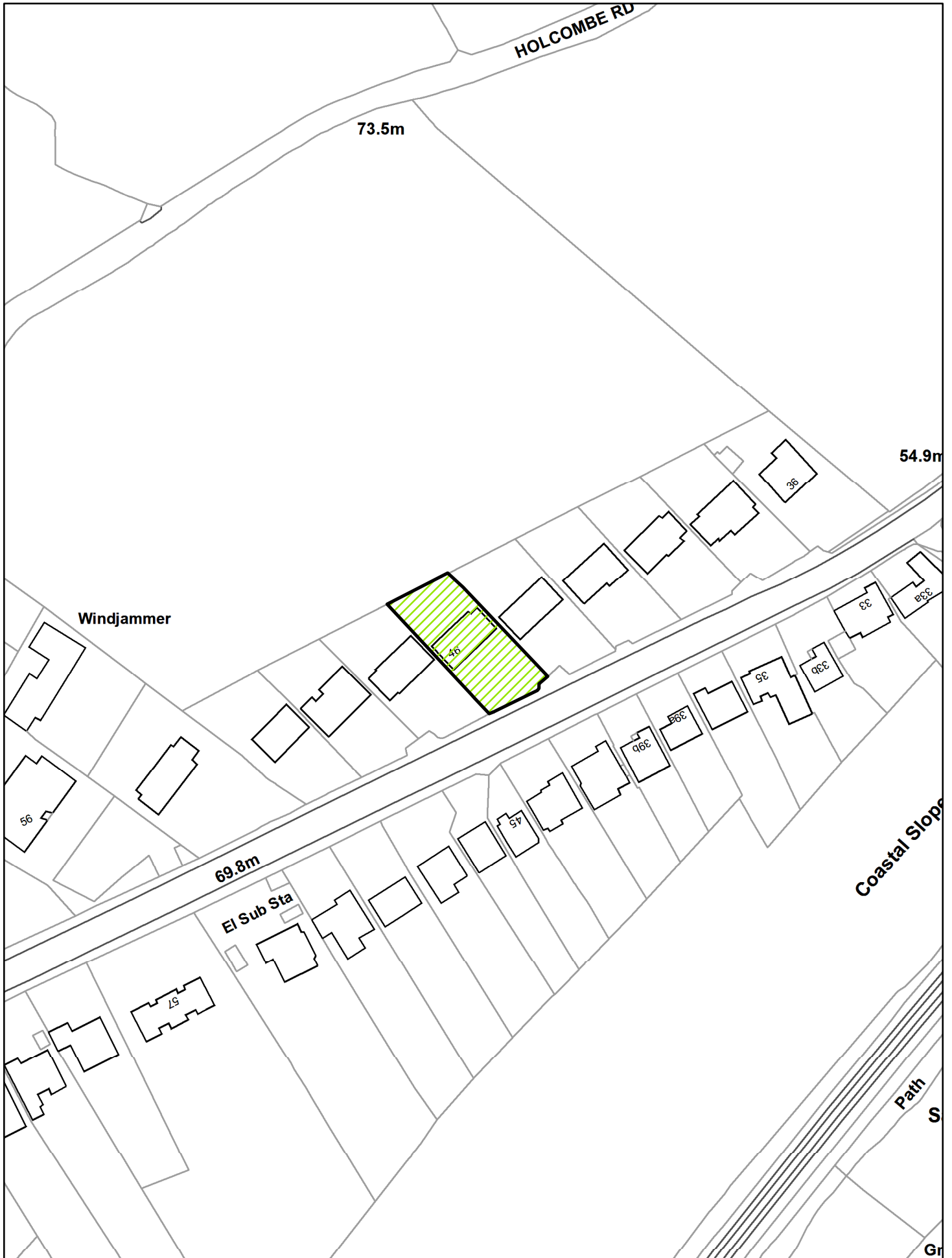
PLANNING COMMITTEE REPORT 20 February 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	DAWLISH - 18/00080/FUL - 46 Teignmouth Road, Teignmouth - Conservatory to front and enlargement of existing front dormer to include provision of Juliet balcony	
APPLICANT:	Mr & Mrs H Clemens	
CASE OFFICER	Nicola Turner	
WARD MEMBERS:	Councillor Prowse Councillor Clemens	Dawlish South West
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00080/FUL&MN	





1. REASON FOR REPORT

The applicant is a Teignbridge District Councillor

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year time limit for commencement
2. Development carried out in accordance with the approved plans

3. DESCRIPTION

- 3.1 The site relates to the detached property at 46 Teignmouth Road. The property is a dormer bungalow and benefits from a large front garden bounded by a stone wall. A dense hedgerow bounds the property to the east, with the western elevation bounded by further hedgerow and vegetation.
- 3.2 The property is one of several that align Teignmouth Road. Given the topography of the area, such properties are at a higher elevation than those on the opposite side of the road. The settlement pattern within the area is very linear, with the opposite side of the road being more densely developed than that of the side of the subject property.
- 3.3 Due to the change in topography, the house itself sits on top of a concrete base, which is raised up from the garden level. Access to the dwelling is obtained via small steps to the east of the property.
- 3.4 Members will be aware that a previous application was approved for the erection of a conservatory to the front of the dwelling. Proposed dimensions were 4 metres wide x 3.5 metres deep and approximately 5 metres high at the highest part of the roof. Materials proposed include white uPVC double glazing with a brick plinth below ground floor level with painted render above to match the existing property. This element still forms part of this application.
- 3.5 In addition to the conservatory, this proposal seeks consent for the alteration of the front dormer window, to increase its height, allowing a pair of doors and a Juliet balcony to be installed.

Planning History

- 3.6 Conservatory to front approved under reference 17/00385/FUL presented to Committee on 11 April 2017.

Key Considerations

- 3.7 The application seeks full planning permission for the erection of a conservatory and an enlarged dormer window to the front of the property. The key issues in the consideration of this application are:
 - The principle of the development/sustainability
 - Impact of the development upon the character and visual amenity of the area
 - Impact of the development on the residential amenity of the occupiers of the surrounding properties

- Flood and drainage impact of the development
- Highways impact of the development
- Impact of the development on biodiversity

The principle of the sustainability of the development

- 3.8 The application site falls within the Settlement Limits of Teignmouth. Within Settlement Limits development proposals will generally be supported given that the settlement limit acts to focus development at the most sustainable locations in the Plan area. Policies S1A and S1 of the Teignbridge Local Plan 2013-2033 seek to ensure that development proposals satisfy the sustainable development criteria against which all proposals are expected to perform well including the need to consider:
- Health, safety and environmental effects of noise, smell, dust, light, vibration, fumes or other forms of pollution or nuisance arising from the development;
 - Impact on residential amenity of existing and committed dwellings, particularly privacy, security, outlook and natural light;
 - Maintenance or enhancement of the character, appearance and historic interest of affected landscapes, seascapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets;
 - Impact on biodiversity and geodiversity
- 3.9 Policy WE8 is also of relevance in this circumstance, and requires assessment of the development in terms of design and materials, scale, boundary treatments and car parking.
- 3.10 The proposed development is not considered to cause a significant impact on any of the above criteria, and is considered to be appropriate in respect of scale, design and appearance. The proposed development is considered to be acceptable on all of these matters and this is justified under the relevant headings below.
- 3.11 The principle/sustainability of the proposed development is therefore considered to be acceptable.

Impact of the development upon the character and visual amenity of the area

- 3.12 The site is situated towards the far east of the Teignmouth settlement boundary. The area is predominantly characterised by its very linear form, with properties set back from Teignmouth Road and defined by low-rise high quality boundary treatments.
- 3.13 In assessing the character of the dwelling, there is not considered to be a set form in the area, with each dwelling featuring something different to the neighbouring property. On this basis, the proposed development is not considered to go against the character of the area by being forward of the principal elevation. The neighbouring properties benefit from diverse architectural form, with windows brought forward from the front elevations therefore providing a rhythm to their appearance. The introduction of a dormer adapted to incorporate doors and a Juliet balcony on the front elevation of the subject property is therefore not considered to cause any significant departure from the present character.

- 3.14 The proposed materials of the dormer and doors are considered to be appropriate and will accord with the materials of the existing dwelling and those properties within the area. The development is therefore not considered to cause a significant impact on the character and visual amenity of the area.

Impact of the development on the residential amenity of the occupiers of the surrounding properties

- 3.15 The site is bounded to the east and west by residential properties. Further properties lie to the south of the site, but are divorced from the site by Teignmouth Road. Given the nature and scale of the development, the immediate properties to the east and west have been taken into consideration in assessing the impact on residential amenity.

48 Teignmouth Road

- 3.16 It is considered that the principle of the conservatory has already been addressed with the previous application; however, the impact of the development on the privacy of the occupier has been carefully assessed with the introduction of the doors and Juliet balcony.
- 3.17 The dormer will come forward of the principal elevation by 1 metre further than the existing dormer. The subject dwelling is already forward of the property due to the nature of the building line, and it is considered that the addition of the doors would be more attractive for the occupants, with no additional harm to the neighbouring properties or the street scene.

44 Teignmouth Road

- 3.18 This property lies to the immediate east of the site. No objections have been received from the occupiers of this property.
- 3.19 The proposed dormer will be constructed to the west of the subject property giving a separation distance of approximately 10 metres from the western elevation of no. 44. This is considered to be a fair distance from the site, enhanced further by the fact that no. 44 again comes forward of the subject dwelling by approximately 5 metres. The presence of the established hedgerow between these properties will also assist in screening the view from the proposed doors. The proposed development is therefore not considered to impact on the amenity of the occupiers of this property.
- 3.20 Properties on the other side of Teignmouth Road are approximately 35 metres away from the site, and therefore are a considerable distance away so that the proposed development would not cause an impact on the amenity of the occupiers.

Flood and drainage impact of the development

- 3.21 The site does not fall within an area of flood risk and the proposed development is not considered to be of a scale that would significantly increase surface water drainage.

Highways impact of the development

- 3.22 The proposed development is set back from the highway and does not have an impact on the existing access. The proposed development will not have an impact on highways.

Impact of the development on biodiversity

- 3.23 The site falls within the following Council designated areas:
- HRA Dawlish Warren;
 - HRA Exe Estuary;
 - Cirl buntings winter zone.
- 3.24 Given the nature and scale of the development, it is not considered that there will be a significant impact on these areas as a result of the proposed development. No further assessment has therefore been undertaken.

Conclusion

- 3.25 The application seeks full planning permission for a conservatory and the erection of a dormer extension and Juliet balcony to the front elevation of 46 Teignmouth Road.
- 3.26 The proposed design of the conservatory and dormer is considered to be sympathetic with the existing dwelling and that of the neighbouring properties.
- 3.27 Having assessed the proposed development against the relevant policies of the Local Plan, there is a recommendation to approve the application.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in Favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S21A (Settlement Limits)

WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments)

EN2 (Landscape Protection and Enhancement)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

None.

6. REPRESENTATIONS

None to date

7. TOWN COUNCIL'S COMMENTS

No response to date

8. COMMUNITY INFRASTRUCTURE LEVY

This development is not liable for CIL because it is less than 100m² of new build that does not result in the creation of a dwelling.

9. ENVIRONMENTAL IMPACT ASSESSMENT

Due to its scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA Development.

Business Manager – Strategic Place