

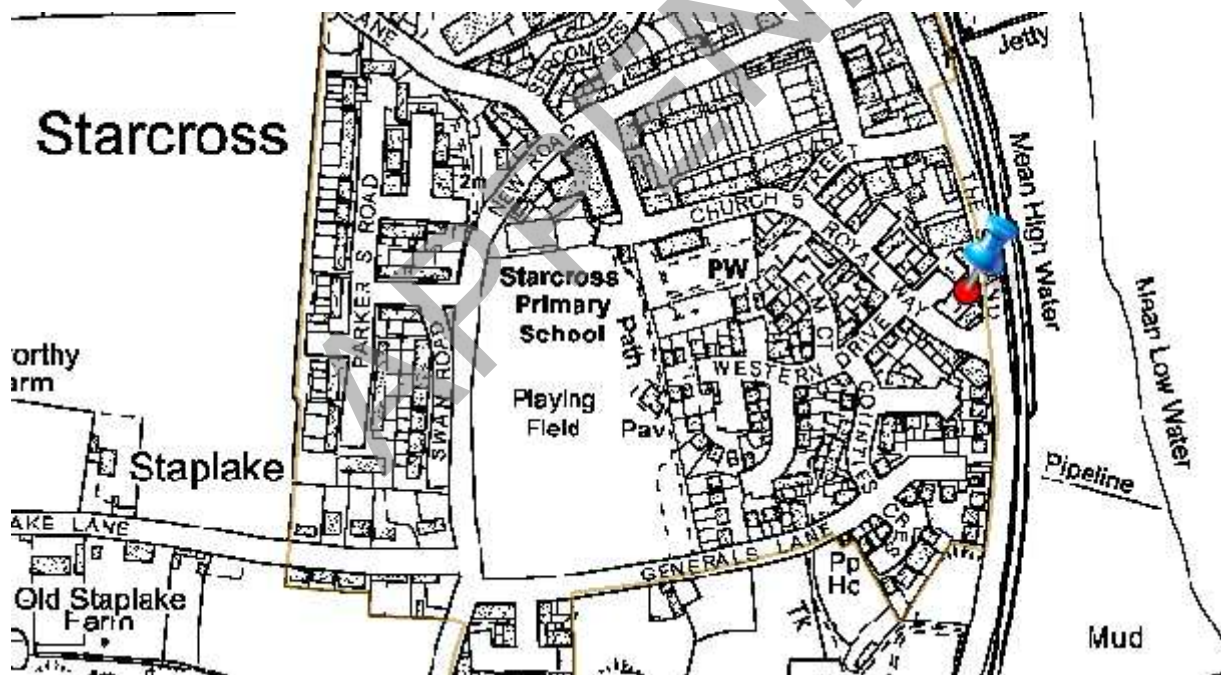
PLANNING COMMITTEE REPORT

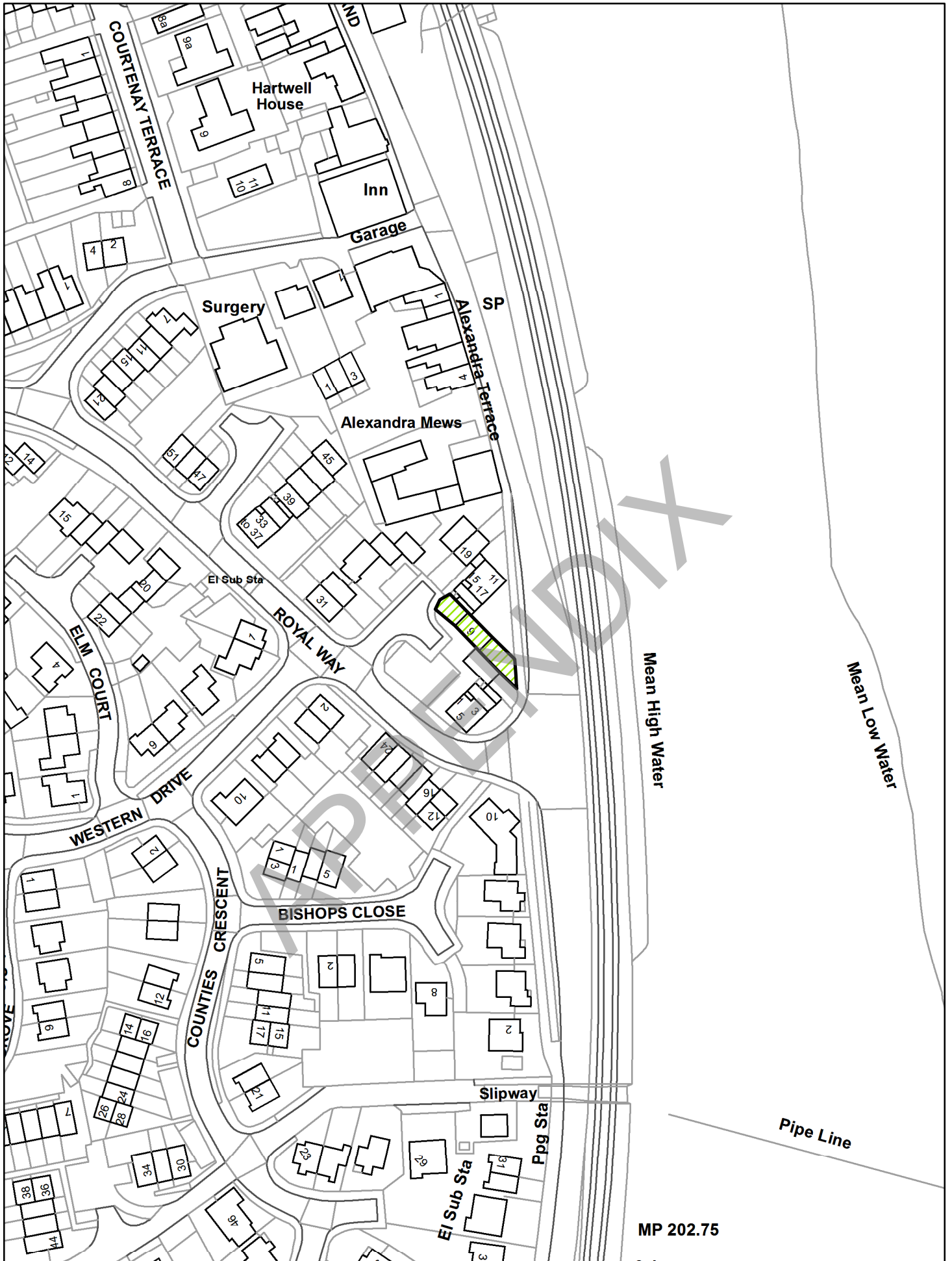
23 January 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	STARCROSS - 17/02632/FUL - 9 Royal Way - Two storey extension and conversion of integral garage into a study	
APPLICANT:	Mr & Mrs M Pallant	
CASE OFFICER	Anna Mooney	
WARD MEMBERS:	Councillor Connett	Kenton With Starcross
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=17/02632/FUL&MN	





1. REASON FOR REPORT

Councillor Connett due has requested Committee determination as the extension will change the street scene of this 'stepped' development overlooking the A379 and Exe Estuary. In addition, it includes the conversion of the existing garage space with the potential (either for the current occupants or future residents) to require on-street parking in an area where there is limited on street capacity.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans
3. Unsuspected contamination

3. DESCRIPTION

3.1 The application site falls within the settlement limit for Starcross, as depicted on the Teignbridge Local Plan 2013-2033 Proposals Map.

3.2 The application seeks planning permission for a two storey extension to the rear (south east) and conversion of the integral garage.

3.3 The key issues in the consideration of this application relate to:

- Sustainability/principle of the development
- Design/visual impact of the development on the immediate and wider locality
- The effect of the proposal on residential amenity
- Impact on the setting of Listed Buildings
- Parking/highway safety

Sustainability/principle of the development

3.4 Policies S1A, S1, and WE8 of the Teignbridge Local Plan are permissive of domestic extensions on existing residential properties, subject to policy criteria being met. Therefore the principle of development can be acceptable, subject to compliance with other relevant Local Plan policies.

Design/visual impact of the development on the immediate and wider locality

3.5 The application site is situated in a prominent location at the junction of Royal Way with the main highway through Starcross. The rear of the application dwelling, in common with its attached neighbours, is very visible at this junction. The proposed rear extension (south east) will be similarly visible.

3.6 The application dwelling and its near neighbours presents a unified appearance, when viewed from the highway to the east, despite mixed design styles and heights. This unified appearance is to a large extent achieved by the use of matching materials.

- 3.7 The proposed rear extension is considered to blend in with the mixed design style and will adhere to materials to match the existing dwelling and the neighbouring dwellings. The proposals are therefore considered to be in keeping with the style and appearance of the existing dwelling and the character of the area.
- 3.8 Materials are specified as:
- Brick to the front elevation to match existing dwelling
 - Brick to the ground floor of the rear extension to match existing dwelling
 - Render to the first floor of the extension to match existing dwelling
 - Roof tiles and brown UPVC windows, both to match the existing dwelling

Residential amenity

- 3.9 A letter of representation has raised concerns about overlooking of 7 Royal Way. Windows in the proposed extension will necessarily project further to the rear. However, with rear windows and with no side-facing windows, the fenestration continues to be that typical of terraced housing and is not considered to give rise to any unacceptable overlooking to the occupiers of neighbouring dwellings.
- 3.10 Whilst it is acknowledged that the garden area will be reduced, the remaining garden area is considered to be of sufficient size and similar to many nearby dwellings that have a relatively small garden area.
- 3.11 The proposals are not considered to constitute overdevelopment.
- 3.12 Overall, with the benefit of the planning conditions, the proposals are considered to comply with Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan.

Impact upon setting of listed buildings

- 3.13 In coming to this decision the Council must be mindful of the duty as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building, its setting and features of special architectural or historic interest which it possesses, and have given it considerable importance and weight in the planning balance.
- 3.14 Policy EN5 (Heritage Assets) of the Teignbridge Local Plan required the protection and enhancement of the area's heritage.
- 3.15 There is a terrace of listed buildings (Grade II, Alexandra Terrace) approximately 65 metres to the north. Due to the distance to these listed buildings the proposals are not considered to have any unacceptable adverse impact on the setting of these listed buildings. The proposals are therefore considered to comply with the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy EN5 of the Teignbridge Local Plan.

Parking/Highway safety

- 3.16 The proposals include the conversion of the integral garage to living accommodation. No changes are proposed to the current off-road parking to the front (north/west) of the dwelling. At the time of the site visit this area was

accommodating two vehicles which is considered to be an adequate provision for the dwelling. The loss of the garage would not therefore leave the dwelling with insufficient car-parking facilities.

3.17 No changes are proposed to the highway access.

Summary and conclusion

3.18 The Planning Act, the National Planning Policy Framework (NPPF) and Policy S1A of the Teignbridge Local Plan require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

3.19 It is considered that this proposal complies with Policies WE8 and EN5 and is not considered to be contrary to other relevant policies within the Local Plan. It is therefore concluded that the proposal is acceptable and the application should be approved subject to the recommended conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

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

EN5 (Heritage Assets)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

South West Water - Informative required.

Environmental Health - Unsuspected contamination condition required.

6. REPRESENTATIONS

One letter of objection received raising the following points:

1. Design not in keeping with the character of the existing dwelling
2. Design not in keeping with area/adversely impacts appearance of street scene
3. Proposal represents overdevelopment
4. Overlooking to garden of neighbour to the south/west (7 Royal Way)
5. Loss of garden space
6. Loss of off-road parking

7. PARISH COUNCIL'S COMMENTS

Starcross Parish Council has no objections to this application. However, members wish to make the observation that the car parking spaces for this property will be reduced from two to one and that this property is on a flood plain.

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

APPENDIX