

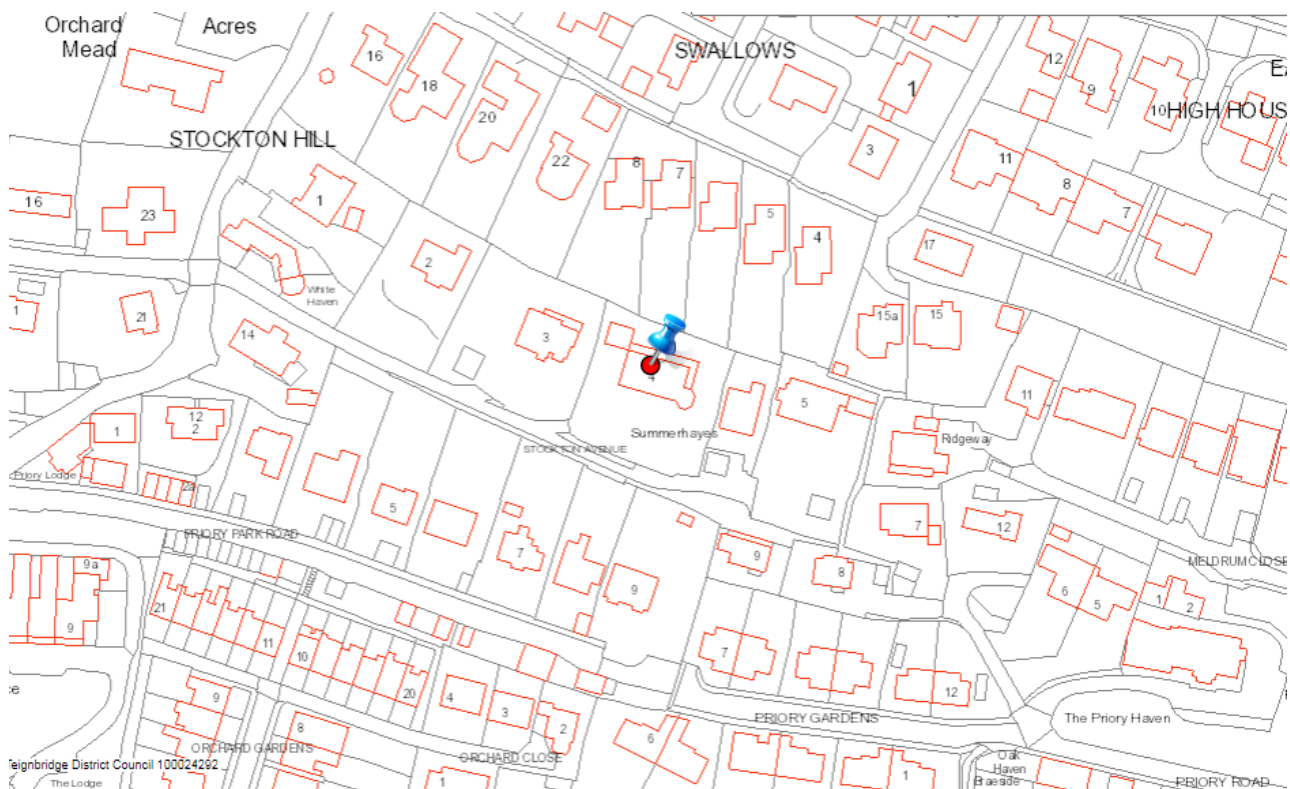
PLANNING COMMITTEE REPORT

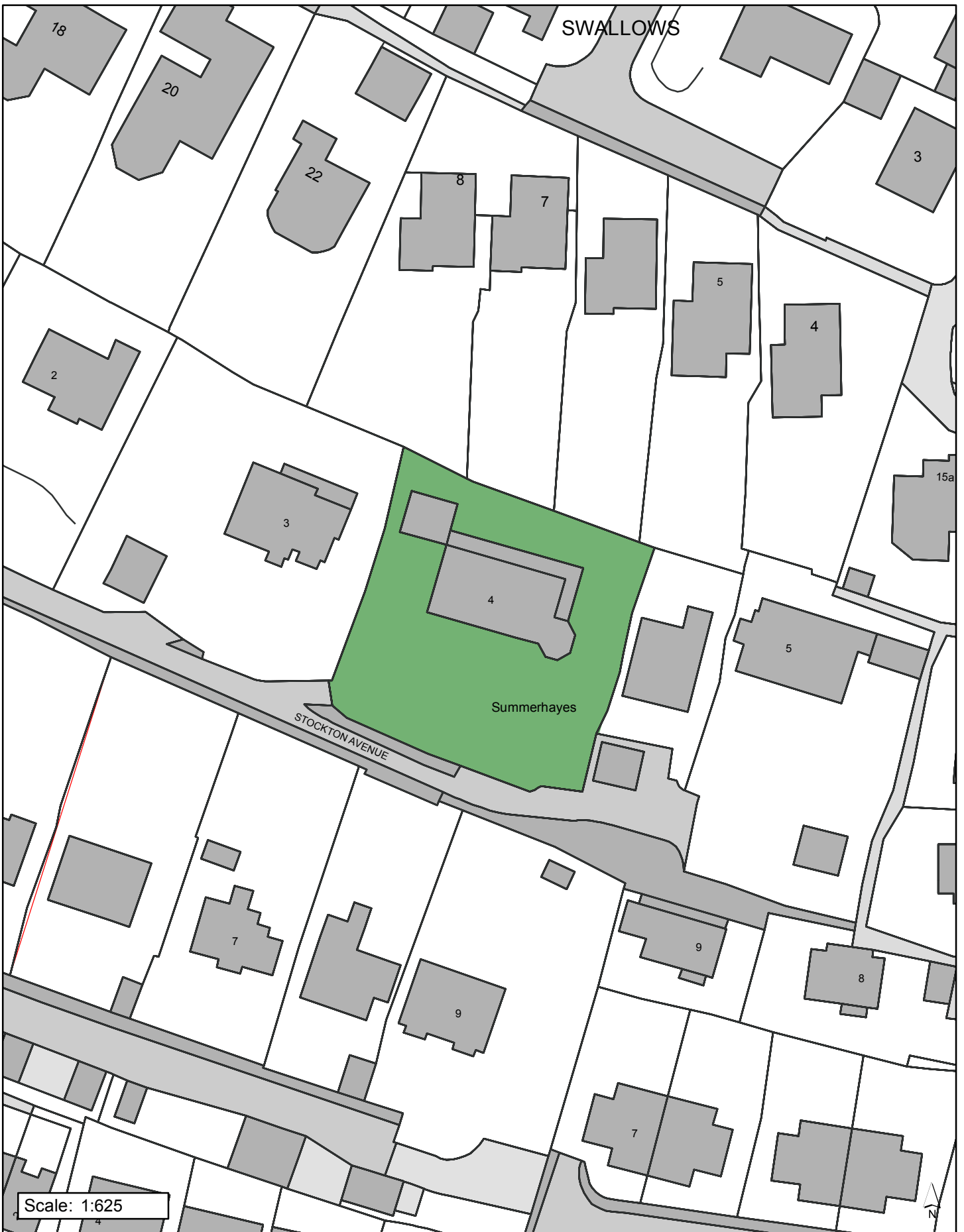
16 February 2021

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	DAWLISH - 20/02289/HOU - Southview, 4 Stockton Avenue - Replacement of side/front conservatory with conservatory/extension, removal of first floor rear extension and re-instatement of windows and veranda	
APPLICANT:	Mr G Taylor	
CASE OFFICER	Jennifer Joule	
WARD MEMBERS:	Cllr John Petherick Cllr Gary Taylor	Dawlish South West
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/02289/HOU&MN	





**20/02289/HOU - Southview, 4 Stockton Avenue,
Dawlish EX7 9LU**



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1. REASON FOR REPORT

This application has been brought to Committee because the applicant is a Teignbridge District Council Councillor.

2. RECOMMENDATION

It is recommended that permission be granted subject to the following conditions:

1. Standard three year time limit.
2. Approval subject to the agreed plans.

3. DESCRIPTION

The Site

- 3.1 The site on Stockton Avenue is a detached dwelling located on a hillside within Dawlish. It is set at the back of the plot such that there is a very limited rear garden. There is a driveway and garage to the west of the dwelling and a terrace and conservatory to the east.

Planning History

- 3.2 The site has been subject to two recent planning applications, both of which were approved but not implemented:
- 17/02728/FUL - Replacement of existing conservatory with new orangery
 - 17/01388/FUL - Installation of a pitched roof over existing car port to provide home office in roof space and new canopy porch

The Proposal

- 3.3 It is proposed to replace the existing conservatory with a new, more contemporary single storey extension, the footprint of which very closely mirrors the existing conservatory. The room will have floor to ceiling glazing and a new pitched roof.
- 3.4 A similar proposal with a more traditional appearance was granted consent in 2017 but not implemented.
- 3.5 It is also proposed to remove a very small extension to the rear of the dwelling which projects out only from the study, and to reinstate a window in the first floor western elevation.

Impact on the Character and Appearance of the Area

- 3.6 The site is located on a steep hillside and is accessed from a single-width highway which leads only to the Stockton Avenue dwellings. There are therefore very limited, immediate public views of the dwelling. It is visible in longer-range views from within the wider Dawlish area.
- 3.7 It is considered that the appearance of the proposed extension is acceptable for the dwelling. It is in a contemporary style which will contrast with the more traditional

appearance of the rest of the dwelling and therefore provide a clear distinction between the older and newer parts of the building.

- 3.8 The house is in need of cosmetic updates and the proposed works will improve its overall appearance, such that it will continue to contribute positively to the character and appearance of the area.
- 3.9 The proposal is therefore considered to accord with Local Plan Policy S2 Quality Development.

Impact on Residential Amenity

- 3.10 There are no amenity concerns which arise from the proposal.
- 3.11 To the east, the neighbours's windows face south, such that there are no overlooking or loss of privacy concerns for this dwelling.
- 3.12 There are no concerns with residential amenity impacts for houses to the north and south of the site due to the topography of the area and the intervening distances between the dwellings.
- 3.13 The neighbour to the west has submitted a representation objecting to the reinstatement of the western-facing first floor window. The representation states that this window will impact privacy and create overlooking.
- 3.14 The applicant has responded with comments that the window was part of the original house design and is to be reinstated to restore the Edwardian character of the dwelling.
- 3.15 Having visited the site and had chance to observe the degree of overlooking the window will entail, it is not considered that it will give rise to any material loss of residential amenity. Whilst the window will enable west-ward views, such views could already be obtained from the side-facing glazing of the bay window and the existing first floor window to the rear bedroom of the dwelling. There is also a good degree of mature vegetation between the plots which prevents more extensive views towards the neighbour. This small, additional first floor window will act as a secondary window to the first floor bedroom and will not materially affect overlooking to the neighbouring property.
- 3.16 It is therefore considered that the proposal accords with Policy WE8 Domestic Extensions.

Conclusion

- 3.17 In conclusion, this proposal is not considered to give rise to any concerns and is in accordance with Local Plan policy. It is presented to Committee only due to the applicant's position on the Council. It is therefore recommended for approval.

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

National Planning Policy Framework
National Planning Practice Guidance

5. CONSULTEES

5.1. No consultee responses have been sought for this application.

6. REPRESENTATIONS

6.1. One letter of objection has been submitted from the dwelling known as Greystoke, located to the west of the application site.

6.2. This representation objects specifically to the reinstatement of a window on the west side of the house due to potential impact on privacy/overlooking. The comment states that the room already has a large window looking south and there is therefore no need for a further window looking west.

7. TOWN / PARISH COUNCIL'S COMMENTS

Dawlish Town Council did not discuss or vote on this application as the applicant is a member of the Council.

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.

10. CARBON/ CLIMATE IMPACT

This application proposes the removal of old building fabric and its replacement with new materials which are required to comply with current building regulations. It is therefore anticipated that the energy efficiency of the building will improve as a result and the carbon/climate impact of the dwelling will reduce.

11. HUMAN RIGHTS ACT

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Business Manager – Strategic Place