

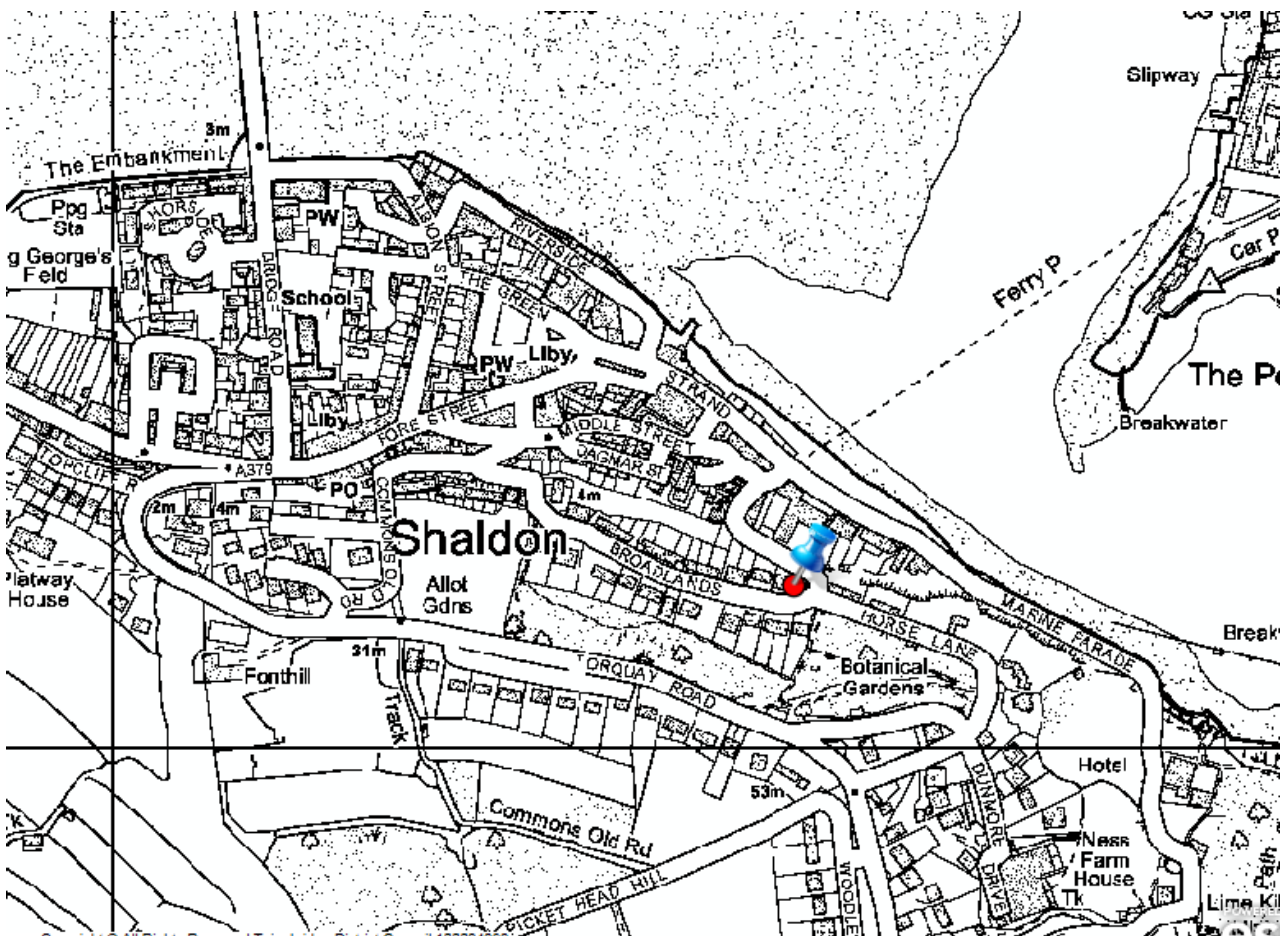
PLANNING COMMITTEE REPORT

17 April 2018

CHAIRMAN: Cllr Dennis Smith



APPLICATION FOR CONSIDERATION:	SHALDON - 18/00210/FUL - 22 Horse Lane - Replacing felt on flat roofed dormers, replacement of hung concrete tiles on dormers with cladding and installation of cladding on side and rear extensions	
APPLICANT:	Ms Mitchell	
CASE OFFICER	Anna Mooney	
WARD MEMBERS:	Councillor Clarence	Shaldon And Stokeinteignhead
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00210/FUL&MN	





1. REASON FOR REPORT

Councillor Clarence has requested Committee determination because he supports the specified HardiPlank cladding (light mist colour) on the dormers.

2. RECOMMENDATION

PERMISSION BE REFUSED for the following reasons:

1. The proposal for pale grey (HardiPlank light mist colour) cladding to the dormers is considered to harm the character and appearance of the Shaldon Conservation Area contrary to The Planning (Listed Buildings and Conservation Areas) Act 1990, Part 12 (Conserving and enhancing the historic environment) of the the National Planning Policy Framework and Policy EN5 (Heritage Assets) of the Teignbridge Local Plan 2013-2033.
2. The proposal for pale grey (HardiPlank light mist colour) cladding to the dormers is not in keeping with the style and appearance of the existing dwelling contrary to Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033.

3. DESCRIPTION

- 3.1 The application site falls within the settlement limit for Shaldon, as depicted on the Teignbridge Local Plan 2013-2033 Proposals Map.
- 3.2 The application seeks planning permission for replacing the felt on flat roofed dormers, replacement of hung concrete tiles on dormers with cladding and installation of cladding on side and rear extensions.
- 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
 - Impact on the character and appearance of the Conservation Area
 - The effect of the proposal on residential amenity

Sustainability/principle of the development

- 3.4 Policies S1A, S1 and WE8 of the Teignbridge Local Plan are permissive of alterations to 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 Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan requires that design and materials are complimentary to the existing building.
- 3.6 The replacement felt on flat roofed dormers and the installation of cladding on side and rear extensions, with the proposed pale grey cladding sitting alongside the

existing pale coloured rendered elevations, is considered to be in keeping with the existing dwelling.

- 3.7 The replacement of concrete tiles on the dormers with the pale grey cladding is not considered to be in keeping with the existing dwelling. The existing roof is covered in dark brown coloured concrete roof tiles and these are to remain. The existing concrete tiles on the dormers, whilst not an exact colour match to the main body of the roof, are a very similar dark brown colour.
- 3.8 Pale grey clad dormers, set against the existing dark brown roof, will provide for a mixed and discordant appearance to the roof, which will be visible from both close and distant views. The application site is located approximately 15 metres from the Shaldon Conservation Area and it is considered that pale grey cladding to the dormers will not preserve or enhance the character and appearance of the Conservation Area. See below, for a full discussion on the impact to the Conservation Area.
- 3.9 During the course of this planning application it was suggested to the agent that the colour of the cladding for the dormers should be amended to more closely match the colour of the existing roof. This suggestion was not pursued by the agent.

Impact upon the character and appearance of the Conservation Area

- 3.10 In coming to this decision the Council must be mindful of the duty as set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area, and have given it importance and weight in the planning balance.
- 3.11 Policy EN5 of the Teignbridge Local Plan 2013–2033 states that:

To protect and enhance the area's heritage, consideration of development proposals will take account of the significance, character, setting and local distinctiveness of any affected heritage asset, including Scheduled Monuments, Listed Buildings, Conservation Areas, Historic Parks and Gardens, other archaeological sites and other assets on the Register of Local Assets, particularly those of national importance.

Development should respect and draw inspiration from the local historic environment responding positively to the character and distinctiveness of the area, important historic features, their settings and street patterns. Where appropriate development should include proposals for enhancement of the historic environment including key views and actions identified in Conservation Area Character Appraisals and Management Plans.

- 3.12 As previously stated, the site is adjacent to the Conservation Area. Having regard to its statutory duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the planning department to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Where harm to the character or appearance of the Conservation Area is identified the Council must give this considerable importance and weight.

3.13 Paragraphs 133 and 134 of Part 12 (Conserving and enhancing the historic environment) of the the National Planning Policy Framework state that:

“133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site*
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation*
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible*
- the harm or loss is outweighed by the benefit of bringing the site back into use*

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use”.

3.14 The proposals would lead to less than substantial harm to the Shaldon Conservation Area, but there would not appear to be any public benefit to the provision of the pale grey cladding as opposed to a suitably coloured cladding.

3.15 The dormers are relatively large and it is considered that a light coloured cladding would draw attention to and emphasise the dormers within the host roof structure. The resulting appearance of the dormers would not compliment the existing building and would therefore harm the character and appearance of the adjacent Conservation Area.

3.16 Contributors have made reference to the contemporary building which is located to the west of the site. However it is not considered that this development has any great bearing on the current proposal as the developments are not comparable. The building to the west was a replacement dwelling and was designed as a contemporary building using contemporary materials to reflect this. The current proposal is for alterations to an existing dormer bungalow which proposes to retain the existing weathered roof covering and introduce discordant pale grey coloured cladding to the existing dormers.

Residential amenity

3.17 The proposals are not considered to give rise to any unacceptable impact on residential amenity.

Other Matters

3.18 Contributors have commented that the planning department have requested dormer cladding that is red in colour. A request for red cladding has not been made at any stage and it is re-stated that the Case Officer requested a dark brown colour to better match the existing roof.

- 3.19 A quick search of the HardiPlank website shows that there are three dark brown colours (Rustic Brown, Timber Bark and Chestnut Brown) one of which may be a suitable match to the colour of the existing roof.

Summary and conclusion

- 3.20 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.
- 3.21 The proposal for pale grey (light mist colour) cladding to the dormers is considered to harm the character and appearance of Shaldon Conservation Area contrary to The Planning (Listed Buildings and Conservation Areas) Act 1990, Part 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework and Policy EN5 of the Teignbridge Local Plan.
- 3.22 The proposal for pale grey (light mist colour) cladding to the dormers is not considered to be in keeping with the style and appearance of the existing dwelling contrary to Policy WE8 of the Teignbridge Local Plan.
- 3.23 It is therefore recommended that the proposals should be refused.

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)

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Conservation Officer - We do not wish to comment on this application and will accept the case officer's decision.

6. REPRESENTATIONS

Two letters of support received raising the following points:

1. Grey colour cladding and renovation of the existing building is supported.
2. Teignbridge seeking to force the applicant to use red cladding.

Two letters of comment received raising the following points:

1. Grey colour cladding is supported
2. Colour is supported in the context of materials on nearby dwellings

7. PARISH COUNCIL'S COMMENTS

No objections.

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