

# PLANNING COMMITTEE REPORT

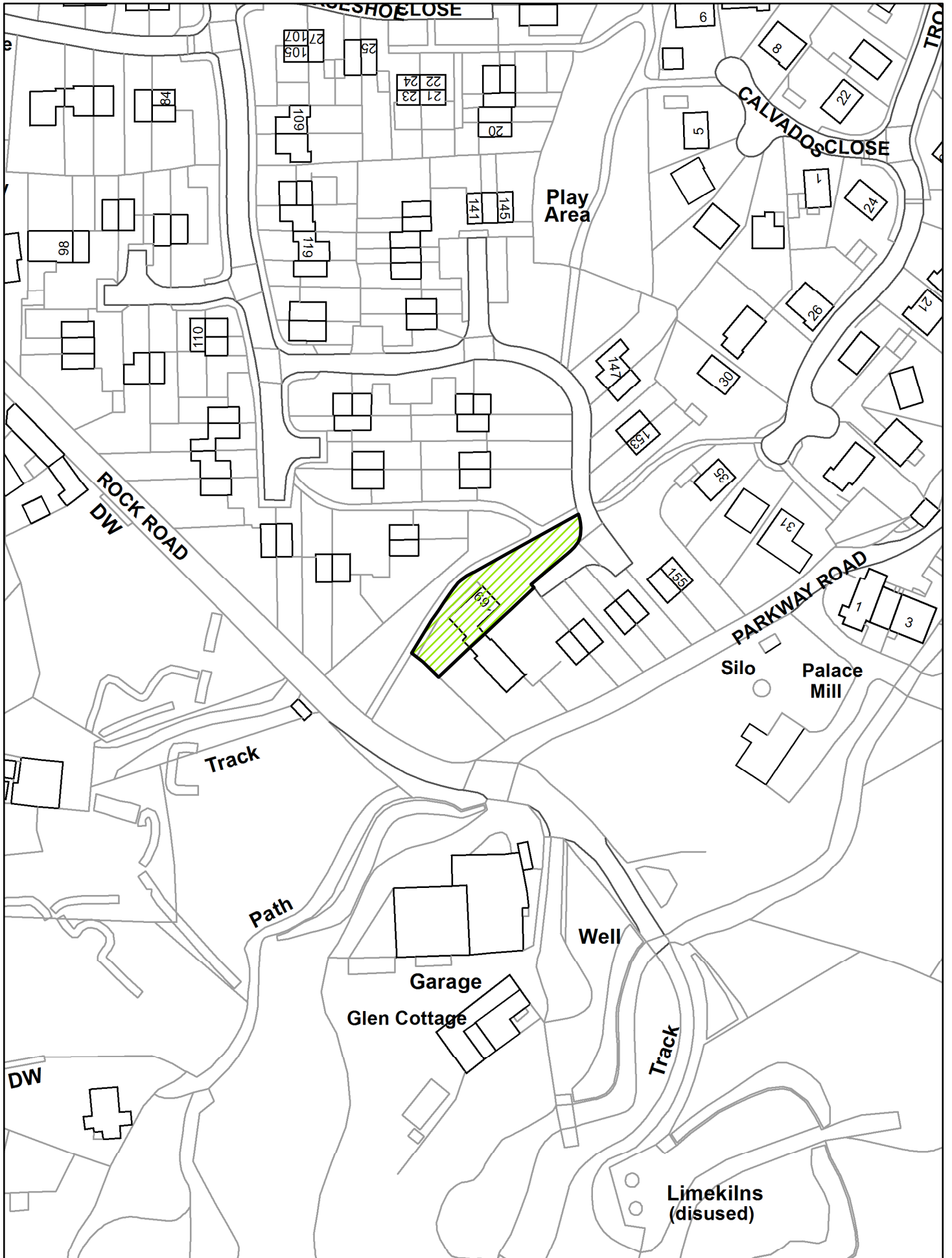
## 17 April 2018

CHAIRMAN: Cllr Dennis Smith



<b>APPLICATION FOR CONSIDERATION:</b>	<b>CHUDLEIGH - 18/00333/FUL - 169 Palace Meadow - Single storey side extension</b>	
<b>APPLICANT:</b>	<b>Mr E Shears</b>	
<b>CASE OFFICER</b>	<b>Nicola Turner</b>	
<b>WARD MEMBERS:</b>	<b>Councillor Evans Councillor Keeling</b>	<b>Chudleigh</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00333/FUL&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/00333/FUL&amp;MN</a>	





## 1. REASON FOR REPORT

The applicant is related to a Teignbridge District Council Officer

## 2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

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

## 3. DESCRIPTION

- 3.1 The site relates to the semi-detached property at 169 Palace Meadow. The property is a two storey dwelling and benefits from a large front, side and rear garden bounded by a fence onto a public footpath to the north and west.
- 3.2 The property is one of many which have a similar appearance within Palace Meadow. Given the topography of the area, the properties are at differing heights around the cul-de-sac. The settlement pattern within the area is very irregular, with the layout of buildings following plot sizes and road layouts.
- 3.3 Due to the location within the development of this dwelling there are no neighbours on the side of the property where the proposed extension would be located.

### Planning History

- 3.4 Previously a first floor extension and detached garage were refused under reference 13/00460/FUL

### Key Considerations

- 3.5 The application seeks full planning permission for the erection of a single storey extension to the side 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
  - Impact of the development on biodiversity

### The principle of the sustainability of the development

- 3.6 The application site falls within the Settlement Limits of Chudleigh. 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

3.7 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.

3.8 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.

3.9 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

3.10 The site is situated towards the far south west of the Chudleigh settlement boundary. The area is predominantly characterised by its open nature, with properties set back from Rock Road at this point, as well as Palace Meadow.

3.11 In assessing the character of the dwelling, there is not considered to be a set form in the area, with each dwelling featuring a different layout to the neighbouring property. On this basis, the proposed development is not considered to go against the character of the area. The introduction of a side extension is therefore not considered to cause any significant departure from the present character.

3.12 The proposed materials of the extension 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

3.13 The site is bounded to the west by a road and footpath and to the south east a residential property. Given the nature and scale of the development, the immediate properties to the south have been taken into consideration in assessing the impact on residential amenity.

#### Flood and drainage impact of the development

3.14 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

- 3.15 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

- 3.16 The Ecological Survey confirms there is no bat roost and no signs of birds nesting.

### Conclusion

- 3.17 The application seeks full planning permission for a single storey side extension to 169 Palace Meadow.
- 3.18 The proposed design of the extension is considered to be sympathetic with the existing dwelling and that of the neighbouring properties.
- 3.19 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)

EN8 (Biodiversity Protection and Enhancement)

### National Planning Policy Framework

### National Planning Practice Guidance

## **5. CONSULTEES**

Environmental Health - Unsuspected Contamination condition requested

## **6. REPRESENTATIONS**

None to date

## **7. TOWN COUNCIL'S COMMENTS**

None to date

## **8. COMMUNITY INFRASTRUCTURE LEVY**

This development is not liable for CIL because it is less than 100m<sup>2</sup> 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**