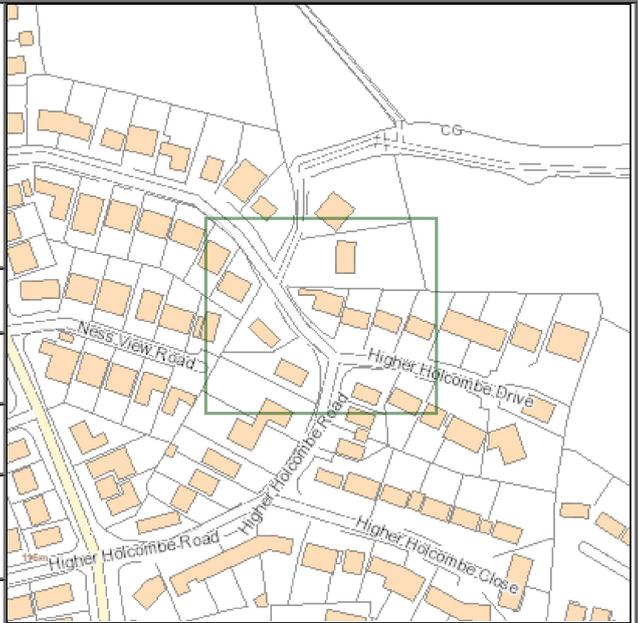


Planning Committee Report

Chairman: Cllr. Linda Goodman-Bradbury

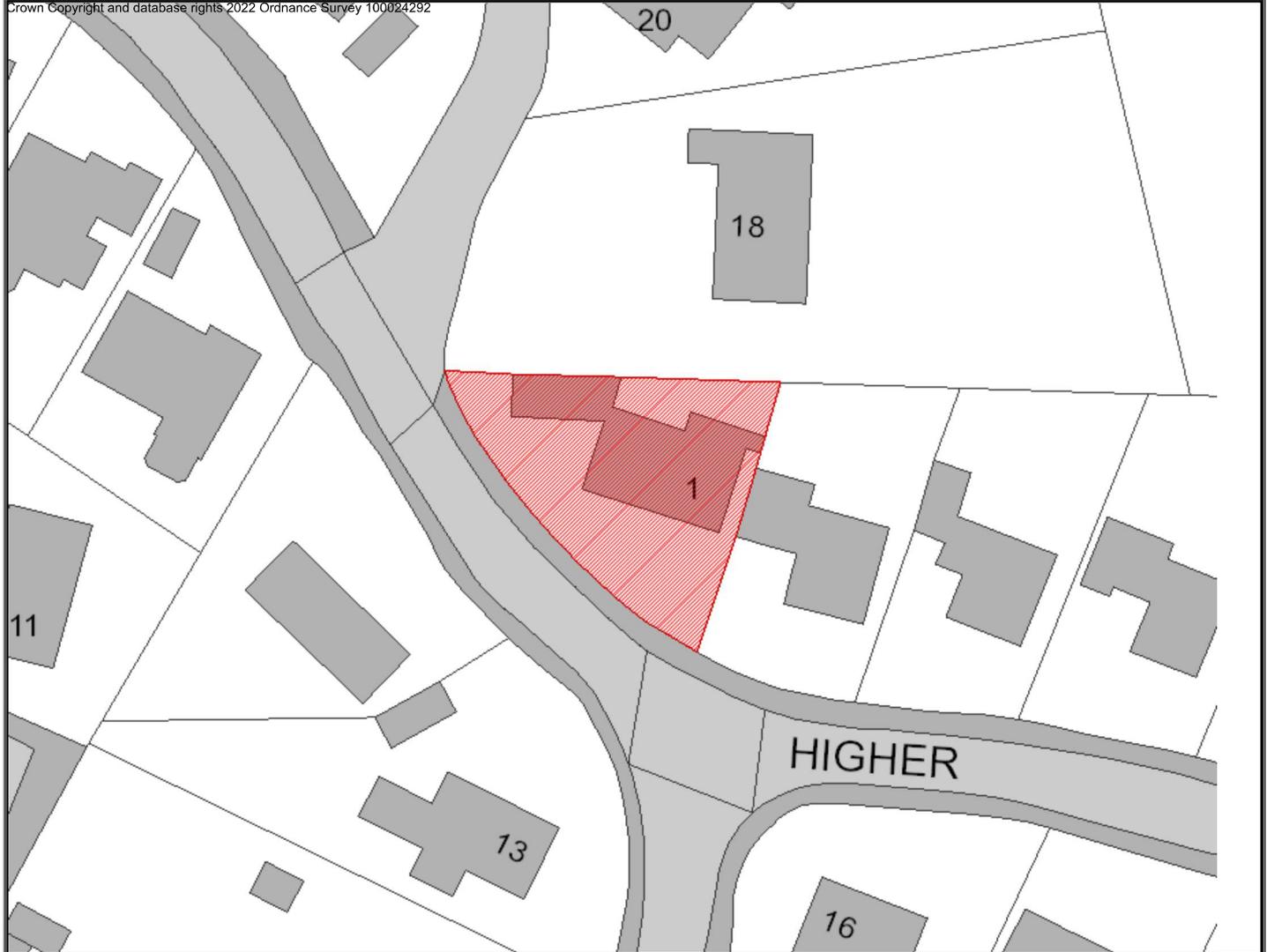


Date	27 September 2022
Case Officer	Gary Crawford
Location	1 Higher Holcombe Drive Teignmouth Devon TQ14 8RF
Proposal	Construction of first floor accommodation, extension to existing garage and associated works
Applicant	Mr & Mrs Bown
Ward	Teignmouth East
Member(s)	Cllr Robert Phipps, Cllr Sylvia Russell
Reference	22/00311/HOU

[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED - Indicative Plan

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1. REASON FOR REPORT

Teignmouth Town Council and Councillor Russell have requested that this application is referred to the Planning Committee for determination if the case officer is recommending the application for approval for the following reasons:

- Overdevelopment not in keeping with neighbouring properties and existing estate.
- Loss of light and amenity to neighbouring properties.
- The dwelling is on a prominent corner site at the junction with Higher Woodway Road and will intrude on the visibility and appearance of the approach to neighbouring properties.

(OFFICER NOTE: THE PROPERTY IS NOT AT THE JUNCTION WITH HWR – SEE MAP ABOVE)

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Time limit.
2. Works shall proceed in accordance with approved plans.
3. The recommendations set out in the Preliminary Ecological Appraisal shall be followed in full.
4. Prior to the occupation of the extensions hereby approved, bat and bird boxes shall be installed on the host property.
5. Prior to the first use of the first floor accommodation hereby approved, all of the rear first floor windows and the first floor window in the south east flank elevation of the dwelling shall be fitted with a minimum of level 3 obscured glazing over the entirety of the windows with no clear areas. These windows shall be fixed shut unless opening parts are located higher than 1.7m above finished floor level or they are fitted with a 100mm opening restrictor. The windows shall thereafter be permanently retained in that condition.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans, shall be constructed at first floor level in the rear elevation of the host property.

3. DESCRIPTION

The Site

- 3.1 The application site relates to No.1 Higher Holcombe Drive, Teignmouth, a detached bungalow with an existing attached garage. The host property is located on the corner of Higher Holcombe Drive and Higher Holcombe Road, whilst the driveway to Higher Holcombe Farm is situated immediately to the west of the application site. The site is located within the settlement limits of Teignmouth.

The application

- 3.2 This application seeks permission to construct first floor accommodation in the form of raising the ridge height of the existing property and erecting a flat roofed rear dormer to both the front and rear elevations. In addition, this proposal seeks permission to extend the existing garage, to erect a single storey side lean-to, to construct a patio area to the front and to provide an area of hardstanding for off-street parking.

The Principle of Development

- 3.3 The application site is located within the defined settlement limits of Teignmouth where Policy S21A is permissive of new development providing that the proposal accords with other relevant policies of the Local Plan. Given the domestic nature of the proposal and location within a residential area it is considered that the principle of this development is acceptable, subject to the provisions of policy WE8.

Impact upon the character and visual amenity of the area

- 3.4 Policy S1 (Sustainable Development Criteria) of the Local Plan requires proposals to maintain or enhance the character and appearance of settlements and street scenes. Policy S2 (Quality Development) of the Local Plan requires development to utilise high quality design by responding to the characteristics of the site, its wider context and surrounding area by making the most effective use of the site, integrating with and, where possible, enhancing the character of the adjoining built environment. Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Local Plan is of key relevance to this proposal and states:

“To ensure existing dwellings can be adapted and improved while complementing the character of existing residential areas and protecting the living conditions of neighbours, minor developments within residential curtilages such as extensions, outbuildings, other means of enclosure and renewable energy installations will be permitted if:

- a) the design and materials are complementary to the existing building.”
- c) the scale is appropriate to the existing building and would not:
 - i. overdevelop the site or result in the provision of insufficient amenity space”.

- 3.5 The proposed development largely remains within the existing footprint of the current dwelling, with the exception of the minor additions to the garage and utility/boot room. It is therefore considered that the site would adequately accommodate the proposed development without compromising on amenity space or resulting in an overdevelopment of the site.
- 3.6 It is acknowledged that the increase in ridge height of the host dwelling would have an impact on the character and appearance of both the host property and streetscene. However, the increase in ridge height of No.1 Higher Holcombe Drive would be more in line with the roof form of many of the existing dwellings found within Higher Holcombe Drive, specifically on the northern side of the road. At present, the dwelling’s roof profile is the exception rather than the norm and therefore it is considered that the change in pitch would not appear unacceptably out of keeping with the streetscene. The addition of the flat roof dormers to the south west and north east elevations would largely replicate those found within the street and the wider area.

- 3.7 The addition of the first floor Juliet balcony in the north west gable end, extension to the garage, single storey side lean-to, front patio area and the provision of an area of hardstanding for off-street parking are all considered to be relatively modest alterations which would not result in any significantly detrimental impacts upon the character and appearance of the host property and streetscene.
- 3.8 It is proposed that grey composite cladding would be used on the external walls of the front and rear dormers. Given that the existing front dormers within the vicinity of the application site are clad in a variety of materials, it is considered that the proposed grey composite cladding would not be unacceptably out of keeping with the area.
- 3.9 Given that many of the existing properties within the vicinity of the site feature steeply sloping dual pitched roofs with dormer windows to form first floor accommodation, it is considered that the proposed development would not be unacceptably out of keeping with the character and appearance of the area and would be compliant with the provisions of Policies S1, S2 and WE8 on the Local Plan in respect of visual appearance and impact on the character of the area.

Impact of the residential amenity of neighbouring properties

- 3.10 Policy S1 requires proposals to consider the impact on residential amenity, particularly privacy, security, outlook and natural light.
- 3.11 Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) is of key relevance to this proposal and states:

To ensure existing dwellings can be adapted and improved while complementing the character of existing residential areas and protecting the living conditions of neighbours, minor developments within residential curtilages such as extensions, outbuildings, other means of enclosure and renewable energy installations will be permitted if:

- c) the scale is appropriate to the existing building and would not:
- i. overdevelop the site or result in the provision of insufficient amenity space
 - ii. result in the undue loss of outlook or light to habitable rooms of neighbouring properties
 - iii. reduce the level of privacy enjoyed by neighbouring properties
 - iv. have a dominant or overbearing impact on neighbouring properties or the street-scene.

- 3.12 The increase in ridge height of No.1 Higher Holcombe Drive would result in some overbearing and loss of light impacts upon No.18 Higher Holcombe Road which is located immediately to the north of the application site. However, given the approximate 12m distance between No.1 Higher Holcombe Drive and No.18 Higher Holcombe Road, it is considered that the proposal would not result in any significantly harmful overbearing or loss of light impacts upon No.18 Higher Holcombe Road. Whilst the proposal would result in some overshadowing impacts upon the garden area to the side of No.18 Higher Holcombe Road, given the size of

the rear garden of No.18 Higher Holcombe Road, it is deemed that the proposal would not adversely affect the amenity of the occupiers of No.18 Higher Holcombe Road to an unacceptable degree. In order to prevent any harmful overlooking or loss of privacy impacts upon No.18 Higher Holcombe Road from occurring, it is recommended that a condition is included with any approval requiring the first floor windows in the north east and south east elevation of No.1 Higher Holcombe Drive to be obscurely glazed.

- 3.13 Due to the distance between No.1 Higher Holcombe Drive and No.3 Higher Holcombe Drive, given the existing garage at No.3 and given that No.3 is set further forward within its plot than No.1, it is considered that the proposal would not result in any significantly harmful overbearing or loss of light impacts upon No.3. Again, in order to prevent any harmful overlooking or loss of privacy impacts upon No.3, it is recommended that a condition is included with any approval requiring the first floor windows in the north east and south east elevation of No.1 Higher Holcombe Drive to be obscurely glazed.
- 3.13 Whilst the proposal may result in some intervisibility impacts from the windows in the first floor front dormer of No.1 Higher Holcombe Drive towards the windows in the front elevations of Nos. 13 and 15 Higher Holcombe Road, given the distances between the front elevation of No.1 Higher Holcombe Drive and the windows in the front elevations of Nos. 13 and 15 Higher Holcombe Road, it is considered that the proposal would not result in any significantly harmful loss of privacy impacts upon either Nos. 13 or 15 Higher Holcombe Road. Due to its distance from neighbouring properties, it is also considered that the proposed first floor Juliet balcony in the north west gable end would not result in any detrimentally harmful overlooking or loss of privacy impact upon any neighbouring properties.
- 3.14 Representations regarding the loss of views are noted, however, the loss of a view is not a material planning consideration.
- 3.15 It is deemed that the proposal would not result any detrimentally harmful impacts upon the residential amenity of neighbouring properties and the proposal is therefore compliant with the provisions of Policies S1 and WE8 of the Local Plan.

Impact on parking/highway safety

- 3.16 Representations regarding inadequate parking to serve the proposed development and highway safety impacts from the proposal are noted. The proposal involves widening the existing garage by 1.85m and providing a hardstanding parking area immediately to the south of the garage. As the proposed extension to the garage and the formation of hardstanding parking area would provide a betterment to the existing off-street parking provision at No.1 Higher Holcombe Drive, it is deemed that the proposed off-street parking provision is acceptable and the proposal would not result in any worse highway safety impacts than the existing situation.

Impact on biodiversity

- 3.17 A Preliminary Ecological Appraisal (PEA) has been submitted with this application which details that following a survey of the host property, there were few areas which would offer opportunities for use by bats and no evidence of use by bats was

found. In addition, the PEA sets out that there was no evidence to suggest that the property was being/had been historically used by nesting birds, with few opportunities available for this activity.

- 3.18 It is recommended that should planning permission be granted, conditions should be included requiring the development proceed in accordance with recommendations set out in the PEA and prior to the occupation of the first floor accommodation, bat and bird boxes shall be installed on the host property in order to provide biodiversity net gain.

Carbon/climate impact

- 3.19 The submitted Design and Access Statement details that the client and architect are looking to reduce carbon emissions as much as possible by providing a well-insulated and airtight form of construction. The Design and Access Statement sets out that the new construction will be designed to allow year-round use with large areas of south facing glazing to capture solar gain in the winter months.

Conclusion

- 3.20 Having considered what may be permissible through permitted development rights in relation to alterations to the roof / the addition of a storey on the property and with the proposals having been considered compliant with the relevant policies of the Local Plan, subject to the recommended conditions, on balance, approval is recommended.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S7 Carbon Emission Targets

S21A Settlement Limits

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN3 Carbon Reduction Plans

EN8 Biodiversity Protection and Enhancement

EN11 Legally Protected and Priority Species

5. **CONSULTEES**

No consultation responses sought.

6. **REPRESENTATIONS**

A site notice was erected and neighbouring properties were consulted via letter.

17 letters of objection have been received which raised the following concerns:

- Overdevelopment.
- Visual impact
- Overlooking/Loss of privacy.
- Loss of light/overshadowing.
- Overbearing.
- Inadequate parking.
- Highway safety impacts.
- Not in keeping with existing properties in the area and detrimental effect on the neighbourhood.
- Set a precedent.
- Would reduce the stock of bungalows.
- Does not comply with Policy WE8 of the Teignbridge Local Plan.
- Loss of views.

7. **TOWN / PARISH COUNCIL'S COMMENTS**

Teignmouth Town Council: Object; overdevelopment not in keeping with neighbouring properties and the existing estate. The proposed roofline is 1.4m higher than prior applications and 4m above existing. It will cause loss of light and amenity to neighbouring properties.

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. 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