

PLANNING COMMITTEE REPORT

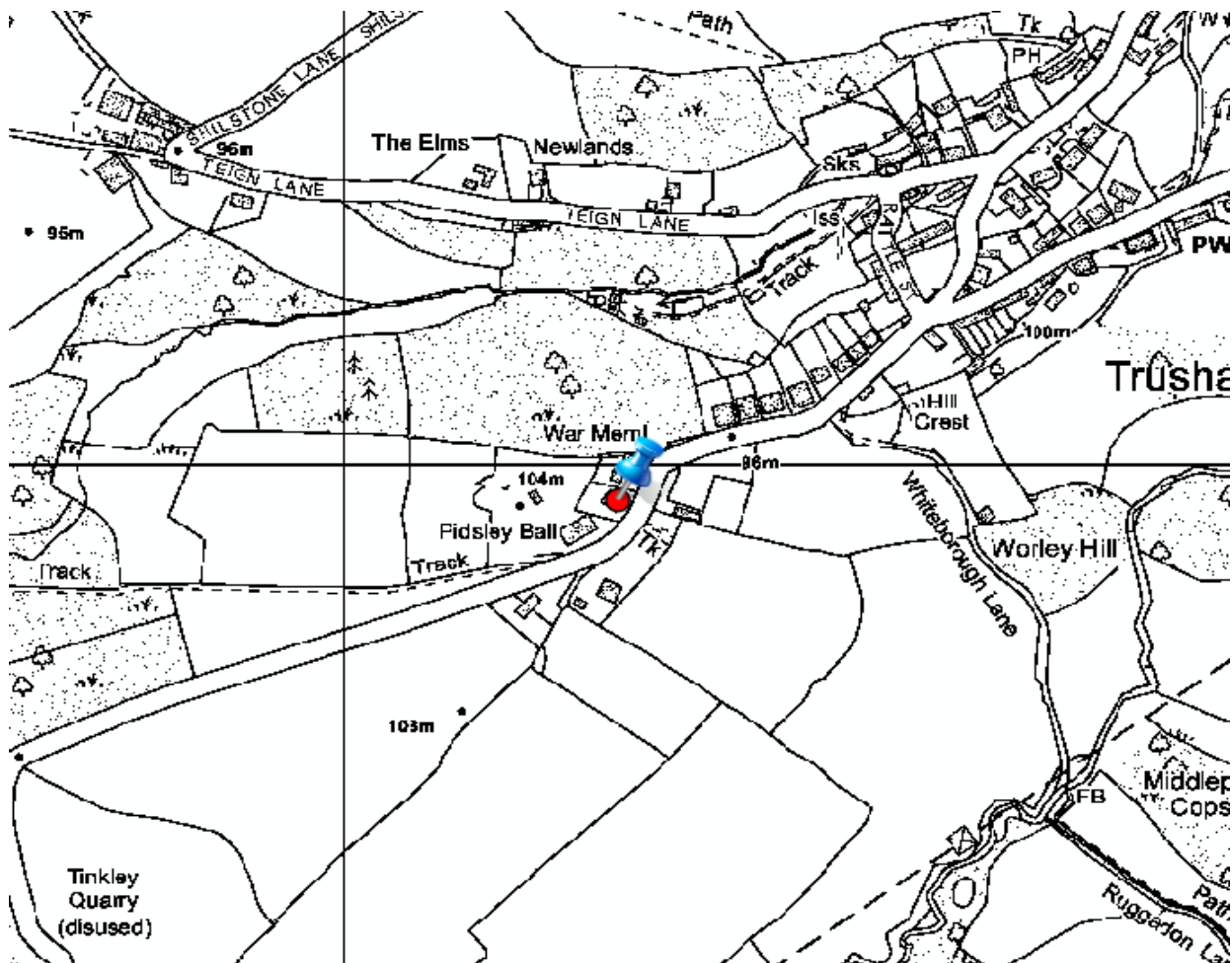
25 September 2018

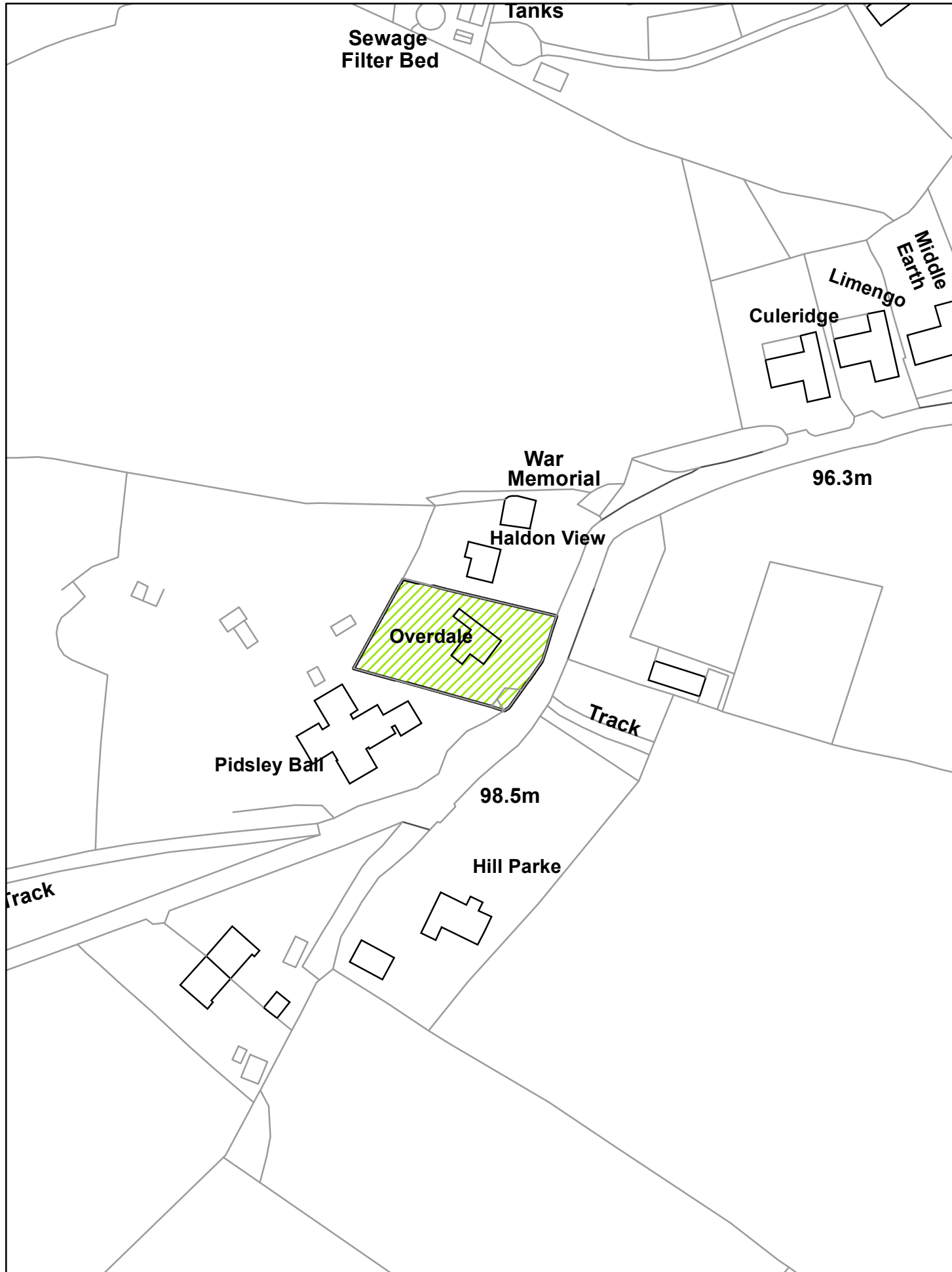
CHAIRMAN: Cllr Dennis Smith



Teignbridge
DISTRICT COUNCIL
South Devon

APPLICATION FOR CONSIDERATION:	TRUSHAM - 18/00856/FUL - Overdale, Trusham Hill - Raising roof to form additional accommodation, single storey rear extension, new garage and alterations for access and parking	
APPLICANT:	Mr & Mrs Slatcher	
CASE OFFICER	Eve Somerville	
WARD MEMBERS:	Councillor Ford	Teign Valley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=18/00856/FUL&MN	





1. REASON FOR REPORT

Councillor Ford has requested that this application be decided at Committee if the Case Officer recommendation is approval, for the following reasons:

- Overbearing nature and lack of privacy this plan will have on the occupiers of the two neighbouring residences
- Scale and height is not representative of the existing dwellings
- Does not meet Policies WE8 and S1
- Impact on the amenity for occupiers of neighbouring properties

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 the approved plans
3. Details of external materials to be submitted for approval

3. DESCRIPTION

- 3.1 The application site consists of a single storey residential property with generous garden space surrounding the property, and associated off-street parking. There is a range of outbuildings to the rear of the dwelling.
- 3.2 The boundary is constructed of hedging and a metal fence to the front of the property forming the access, along with a low-rise stone garden wall.
- 3.3 The site lies in the Countryside as defined by the Teignbridge Local Plan (TLP), but there is a loose scatter of dwellings in the locality with a mix of architectural designs of single and two storey, both modern and traditional.
- 3.4 The nearest neighbours are Haldon View and Pidsley Ball, which would be approximately 3 metres and 13 metres respectively from the dwelling as extended, when measured on the proposed plans from building to building. The properties are at angles to each other fronting the highway which leads through Trusham where there is a mix of two storey and single storey buildings such as the neighbouring properties, Coleridge and Limengo, which are both set over two levels and are larger properties. There is no clear architectural design style in this part of Trusham.

The Proposal

- 3.5 The application seeks permission to raise the ridge line of the roof from 5 metres above floor level to 6.5 metres to include dormer windows to form additional living accommodation; a single storey rear extension; a new garage and alterations to the existing access and parking.
- 3.6 No window openings are proposed to the flanks of the proposed roof or dormers, with all first floor openings being directed to the rear and front of the building.

Sustainability/Principle of the Development

- 3.7 The application site is located within the open countryside and outside any defined settlement limit as depicted in the Teignbridge Local Plan 2013-2033. Policies S1A, S1, S22 and WE8 of the Teignbridge Local Plan 2013-2033 are permissive of extensions and alterations to existing residential properties, subject to policy criteria being met. Thus, the principle of development can be acceptable, subject to compliance with policy.

Design and visual impact

- 3.8 The site lies within an Area of Great Landscape Value (AGLV) and open countryside, therefore the design and visual impact of the development needs to be carefully considered. In assessing the design of the proposal, the existing street and area character and materials should be taken into consideration to ensure that the proposal harmonises with that of the existing development.
- 3.9 The property is set back from the highway behind a natural boundary, with the area being predominantly characterised by residential development set within a rural context, which comprises a mixture of bungalow and two storey properties. Development is a mixture of modern and traditional build, with new housing reflecting the scale and design of older buildings. Render is used widely in the area, with stone and natural planting also featuring on boundary treatments. The surrounding area is predominately characterised by residential development, with housing generally laid out in a sporadic linear formation, with pockets of open space lying amongst development, with open countryside extending beyond.
- 3.10 The entrance to the site falls between two existing properties: to the north, land is occupied by a bungalow property (Haldon View) which is rendered and which makes use of the roof space through the addition of dormer windows, whilst a detached single storey property (Pidsley Ball) featuring the characteristic stone occupies the land to the south west, which is taller than a typical single storey dwelling. The design of these properties is characteristic of the area, with the majority of properties typically featuring prominent dormer windows and or additions and being two storey.
- 3.11 The proposed development comprises a single storey extension to the north west of the existing property and a raising of the ridge line by 1.5 metres. The design of the proposed extension is considered to be sympathetic to the existing character of the property, with materials proposed to match the existing. The vertical extension as proposed will elevate the roof in order to allow for two dormer windows to the front and one longer dormer to the rear. The angle of the elevated roof is a little steeper than the angle of the existing roof, although going from hipped to gable, and is not considered to have a harmful impact on the overall design and appearance of the existing property. The flat roofed extension will be set back at a distance from the principal elevation of the property, and will not therefore be a prominent feature in the street scene.
- 3.12 As discussed above there is no uniform architectural design style for this part of Trusham, with development being organically progressing and changing. The proposed design uses a gable end roof design with rendered and timber elevations, which can be found within the wider area.

- 3.13 The site is considered to be of sufficient size to accommodate the alterations and the development is not considered to result in overdevelopment of the site, leaving sufficient amenity space for the occupiers.
- 3.14 The design and scale of the proposed development is therefore considered to be appropriate and will not cause a significant impact on the appearance or character of the immediate or wider area. The proposed development is therefore considered to be in accordance with Policies S2 and EN2A.
- 3.15 The proposed garage will replace the existing garage, although there is sufficient off-street parking provision through a driveway. The proposed sewage treatment plant replaces an existing septic tank within the same location, and is therefore not deemed to raise any concerns.
- 3.16 At the time of the site visit, it was noted that the access is tight and requires the user to inch forward for a safe egress. The widened access is therefore welcomed and, along with the additional hardstanding, will provide an area for the user to turn, leaving the site in a forward gear. Highway safety will therefore be improved through the proposed scheme.

Impact on neighbouring amenity

- 3.17 Comments received from neighbouring residents have been taken into consideration in preparing the recommendation on this application. The ridge line will be raised, which will have a visual impact upon the occupiers of those neighbouring properties, in particular Haldon View, which sits closer to the subject site than Pidsley Ball does. The proposal is larger than the existing dwelling, but this is a large plot that is clearly capable of accommodating a larger dwelling than the existing modest bungalow.
- 3.18 The rear dormer is to be set away from the side flanks by 1.3 metres, and will be at an angle to the neighbouring properties, and some 10 metres to the nearest south elevation of Haldon View. Two of the three windows in the dormer will serve bathrooms and all three are shown to be obscure glazed to a height of 1.8 metres. The bedroom window will be 18 metres from Haldon View. The nearest dormer window will be 10 metres away from the boundary of Pidsley Ball and 15 metres from the dwelling and at a very acute angle. Thus the proposed rear dormer windows are not considered to result in significant overlooking to the occupiers of neighbouring properties in the context of Policy WE8 of the Local Plan. It should also be noted that the remaining works are single storey, set behind existing boundary treatments, and no additional first floor openings are proposed to the gable ends of the proposal.
- 3.19 Once again, due to the distance, height, design and siting of the proposal, this is not considered to result in an overbearing presence to neighbouring properties in the context of Policy WE8 of the Local Plan. The existing plot size is deemed to be significant, given the modest scale of the existing dwelling, and sufficient to carry a larger dwelling leaving sufficient amenity space for the occupiers whilst respecting the residential amenity of adjacent properties.
- 3.20 The design and scale of the proposed development is therefore considered to be appropriate and will not cause a detrimental impact on the amenity of the immediate area or neighbouring residents. It is recognised that the proposal will result in a

change to the site and will convert the single storey dwelling to a 1.5 storey property. However, the proposed development can be satisfactorily accommodated within the plot and will not be significantly harmful to the residential amenity of the occupiers of adjacent properties. It is therefore considered to be in accordance with Policy WE8 of the TLP.

Ecology

- 3.21 No evidence of bats was recorded within the ecological survey, with the buildings offering negligible bat roosting potential.

Conclusion

- 3.22 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality. The proposal is considered to represent an appropriate form of development and the balance of considerations weighs in favour of granting planning permission. There is therefore a recommendation to approve subject to conditions.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A (Presumption in favour of Sustainable Development)

S1 (Sustainable Development Criteria)

S2 (Quality Development)

S22 (Countryside)

EN2A (Landscape Protection and Enhancement)

WE8 (Domestic Extensions)

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

None.

6. REPRESENTATIONS

Letters of objection have been received from 12 people raising the following planning issues:

1. Loss of light, outlook and privacy
2. Not in scale with the existing property
3. Not in keeping with the wider area

One letter of comment has been received raising the following issues:

1. Trusham consists of an eclectic mix of housing, it is difficult to see how Overdale will make a great difference.
2. Trusham is situated on sloping land, this means there are very few houses that are not overlooked by neighbours.

One letter of support has been received raising the following issues:

1. Existing bungalow is dilapidated and ugly being turned into a building with improved design is a benefit
2. The proposed design is commonly seen in rural England and would sit comfortably in Trusham, which already has houses of many different finishes
3. The size does not look too dissimilar to Haldon View

7. PARISH COUNCIL'S COMMENTS

I am writing to advise Teignbridge District Council of our interest in the development of a Neighbourhood Plan for Trusham. As part of the Teignbridge Local Plan Review 2020 - 2040 roadshows that took place between 2 – 27 June, I met with Alexis Marsh, Neighbourhood Planning Officer and have expressed an interest in the development of a Neighbourhood Plan for Trusham. Alexis has offered to attend a future Parish Meeting to advise on the development process and what the Plan is likely to include. Following this, we will consult with the wider Parish to assess the appetite for the development of such a Plan.

We expect the Neighbourhood Plan to provide a strategy for the future development of our area, considering the allocation of land for specific use, safeguarding assets and green spaces as well as directing locally specific design requirements. We are aware that if there is a parish appetite for such a Plan it will take time to develop and adopt, but it will result in the Parish Meeting taking more of an active involvement in the assessment of planning applications against the approved Neighbourhood Plan.

I cannot say at this stage whether there will be wider parish support for the development of a Neighbourhood Plan as we have yet to consult, but the number of comments in relation to the Overdale application seems to suggest a wider interest. Without looking to support or object to the Overdale application, my concern is that this and future applications are consented during the Neighbourhood Plans development period, which potentially will conflict with its content, particularly in relation to design requirements.

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