

# PLANNING COMMITTEE REPORT

## 25 September 2018

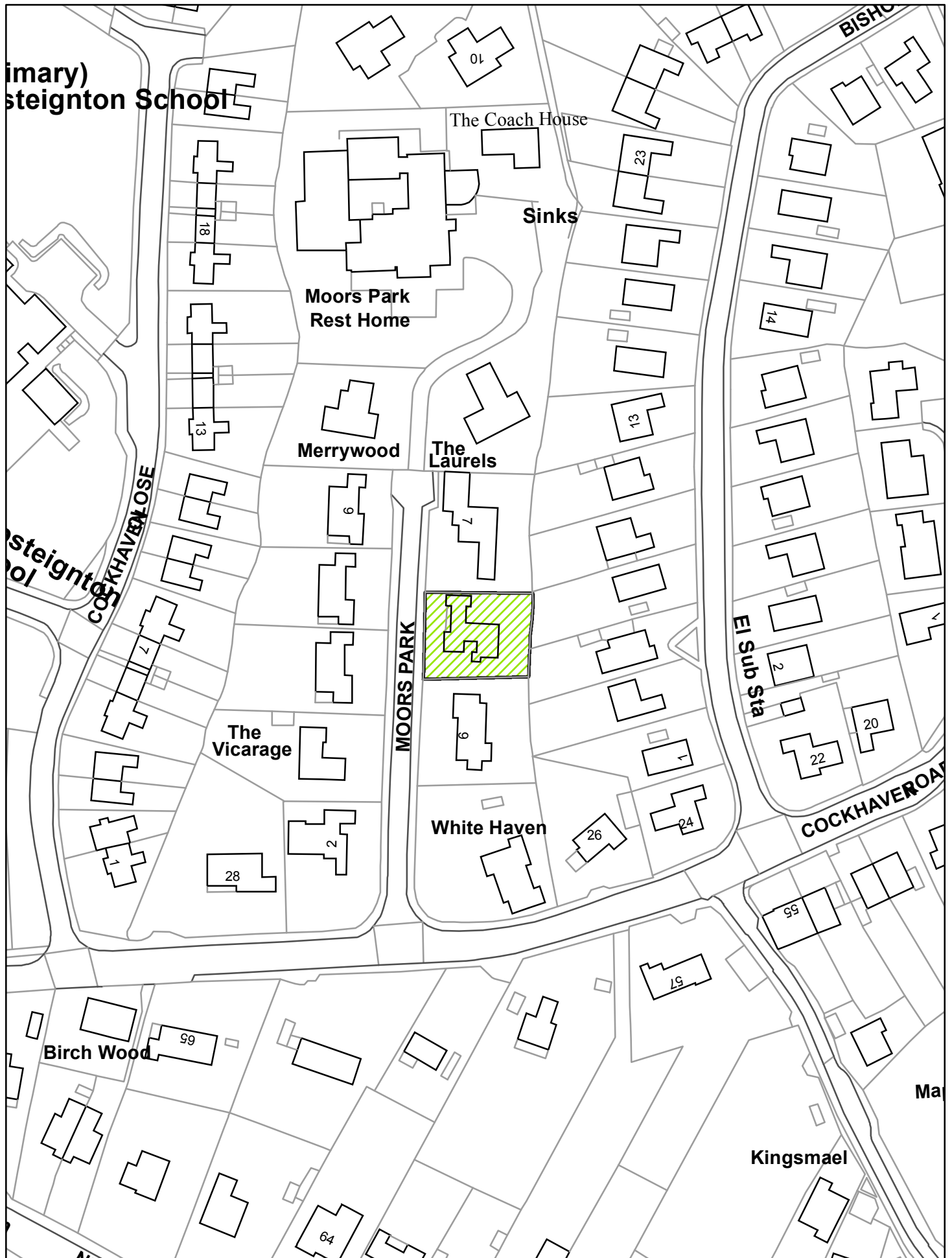
CHAIRMAN: Cllr Dennis Smith



<b>APPLICATION FOR CONSIDERATION:</b>	<b>BISHOPSTEIGNTON - 18/01319/FUL - 8 Moors Park - Replacement of existing flat roof with extended soffit, alteration to existing fenestration, creation of rear patio and porch extension</b>	
<b>APPLICANT:</b>	<b>Mr &amp; Mrs I Leat</b>	
<b>CASE OFFICER</b>	<b>Estelle Smith</b>	
<b>WARD MEMBERS:</b>	<b>Councillor Golder</b>	<b>Bishopsteignton</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/01319/FUL&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=18/01319/FUL&amp;MN</a>	



Primary)  
Steignton School



## 1. REASON FOR REPORT

Councillor Golder requested Committee consideration if the Case Officer is recommending approval because he has concerns about the effect on the street scene and loss of light and privacy to the occupiers of the neighbouring property.

## 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 approved plans (received 7 September 2018)

## 3. DESCRIPTION

### Principle of the development/sustainability

- 3.1 Teignbridge Local Plan Policy S1A (Presumption in Favour of Sustainable Development) sets the criteria against which all proposals will be expected to perform well. It advises that the Local Planning Authority should take into account whether the adverse impacts of granting permission would outweigh the benefits of the development. In this case it is considered that the principle of the development is sustainable.
- 3.2 The application site lies within the settlement limit of Bishopsteignton on the eastern side of Moors Park on gently sloping land which rises up from south to north.
- 3.3 The application site is a detached bungalow, set in a row of three similarly-sized bungalows, but with much differing designs. Both the application site and the property to the north, 7 Moors Park, have flat roofed elements which appear to be features of their original design. Both numbers 7 and 8 were given planning approval in 1966.
- 3.4 This is a revised proposal (received after Cllr Golder's request for Committee consideration). The application seeks to remodel the bungalow by creating a more substantial front wall at ground floor level and to provide some internal changes to convert the existing lobby and kitchen rooms into an open plan kitchen/dining room together with a more visible front entrance lobby. It is also proposed to replace the original flat roofed element which also runs over the attached single garage with a new flat roof with an increase in height of 250 mm in order to allow for modern standards of insulation, together with an extended soffit.
- 3.5 It is proposed to re-use original stone within the development and to insert new doors and windows in a grey composite material.

### Impact upon the character and visual amenity of the area/open countryside

- 3.6 The existing flat roof is of its time in design terms, the replacement flat roof will, it is considered, continue to blend sympathetically with the style and appearance of the dwelling and other dwellings in the street which have similar features. It therefore accords with Policy S1 (Sustainable Development Criteria) and S2 (Quality Development) of the Teignbridge Local Plan.

### Impact on residential amenity of the occupiers of surrounding properties

- 3.7 Due to the fact that the application dwelling is lower than the dwelling at 7 Moors Park and, due to the only modest increase (250 mm) in the height of the flat roof, it is considered that loss of outlook and light to the main bedroom of that property, (which is much closer to the common boundary than the lounge is) is negligible.
- 3.8 The proposal therefore accords with Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan.

### Impact on ecology/biodiversity

- 3.9 The submitted preliminary ecological assessment reports no evidence of bats or nesting birds on the site.
- 3.10 The proposal therefore accords with Policies EN8 (Biodiversity Protection and Enhancement), EN9 (Important Habitats and Features) and EN11 (Legally Protected and Priority Species) of the Teignbridge Local Plan.

### Conclusions

- 3.11 This is a modest proposal that will have a negligible impact on the street scene and will not adversely affect the residential amenity of adjacent properties. It is therefore recommended that planning permission is granted.

## **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)

EN8 (Biodiversity Protection and Enhancement)

EN9 (Important Habitats and Features)

EN11 (Legally Protected and Priority Species)

### Bishopsteignton Neighbourhood Plan

National Planning Policy Framework

### National Planning Practice Guidance

## **5. CONSULTEES**

None

## **6. REPRESENTATIONS**

4 letters of objection were received raising the following points: (Made prior to the revisions being received on 7 September 2018)

1. No objection in principle but objects to pitched roof
2. Suggests changes to include a lower roof with velux windows or a flat roof with roof lights
3. Loss of character to street scene
4. 7 and 8 are an iconic example of 1960's architecture and proposals will destroy this
5. Loss of view
6. Points out recent changes to 4 Moors Park opposite
7. Overbearing effect
8. Overshadowing of bedroom and garden
9. Overlooking from rear velux windows
10. Restrictive covenant about structural alterations

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

Bishopsteignton Parish Council have concerns that the proposed development will cause a loss of natural light and privacy to the occupiers of the neighbouring property. Proximity of the shared boundary is already close and the proposed increase to the roof height could be overbearing.

## **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**