

# PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

**DATE:** 26 September 2017

**REPORT OF:** Business Manager – Strategic Place

**ITEM:** 1.

**CASE OFFICER** Eve Somerville

**APPLICATION FOR CONSIDERATION:** NEWTON ABBOT - 17/01773/FUL - 6 Belvedere Road - Proposed timber decking and pergola in rear garden of property

**APPLICANT:** Miss T Pike

**WARD MEMBERS:** Councillors Bullivant and Hocking, Bradley

## 1. REASON FOR REPORT

The applicant is a member of staff.

## 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

## 3. DESCRIPTION

The site

- 3.1 6 Belvedere Road is a single storey, detached residential property located within the settlement limit of Newton Abbot. The site is on the edge of the settlement limit and fronts an area which is in predominantly residential use, with open countryside to the north.
- 3.2 The property sits in a row of nine dwellings forming a linear formation near the end of the cul-de-sac. The wider streetscene is constructed of similar properties, being mainly single storey with hipped roofs and gable ends to the front.
- 3.3 The property sits forward on the site with a detached garage, driveway and garden space to the front and rear. There is existing terracing to the rear of the property directly abutting the rear elevation of the dwelling, with the boundary consisting of timber fencing over a block work wall.

- 3.4 Due to the topography of the site the land gently slopes from east to west, with the neighbouring property to the east sitting above the subject site, which is repeated down the road.

#### The proposal

- 3.5 The application seeks permission for timber deck and a pergola to the rear of the dwelling within the garden space. The decking is to be 835mm at its highest point and 10mm at its lowest which is to the east extent of the dwelling, and extend 4.5 metres out from the rear elevation. The pergola is to be constructed of timber and is to run along the east wall abutting the neighbour some 6 metres, 1.5 metres in depth, and 2.4 metres in height.
- 3.6 The pergola is to be set below the eaves of the existing dwelling and is intended to act as some level of privacy screening for the applicant.

#### Sustainability/principle of the development

- 3.7 The application site is located within the Newton Abbot Settlement Limit as depicted in the Teignbridge Local Plan 2013-2033. Policies S1A, S1 and WE8 of the Local Plan 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.

#### Impact on the wider streetscene and open countryside

- 3.8 In assessing the design of the proposal, the existing street character and materials should be taken into consideration to ensure that the proposal harmonises with that of the existing development.
- 3.9 As discussed above the works are to be set to the rear of the dwelling, which ensures that there is no visual impact upon the existing streetscene. However, the property sits on the border of the open countryside, therefore the design and visual impact of the development upon the countryside needs to be carefully considered.
- 3.10 The view from the rear of the property is across the clay pit and clay works, with the nearest road being near Forches Cross, which is approximately 1,071 metres as the crow flies. This is considered to be far enough to ensure that the proposed minor works are not detrimental to the countryside.
- 3.11 Therefore, the design and scale of the proposed development is 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 Policy S2.

#### Impact on neighbours

- 3.12 The nearest neighbouring properties are numbers 5 and 7 Belvedere Road, with number 5 sitting some 4.6 metres to the west and number 7 approximately 5.9 metres to the east. Although the pergola is to sit above the existing boundary

fencing, its very nature and topography of the land ensures it will not be overbearing or result in overlooking to the nearest neighbour to the east.

- 3.13 The nearest neighbours to the east and west are at such a distance that the height, design and siting of the proposed extension would not cause any negative impacts on amenity in the context of Policy WE8 of the Local Plan.

#### Conclusions

- 3.14 The proposal does not materially affect the amenities of neighbouring occupiers or the character and visual amenities of the locality.
- 3.15 This is considered to represent an appropriate form of development whereby the Local Planning Authority determines that the balance of considerations weigh in favour of granting planning permission. There is therefore a recommendation to approve subject to standard conditions.

#### **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)

##### Newton Abbot Neighbourhood Plan

NANDP2 (Quality Design)

##### National Planning Policy Framework

##### National Planning Practice Guidance

#### **5. CONSULTEES**

No consultations

#### **6. REPRESENTATIONS**

The neighbours at 5 and 7 Belvedere Road were notified and no letters of representation have been received.

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

No objections

**8. COMMUNITY INFRASTRUCTURE LEVY**

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

**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.

