

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 26 September 2017

REPORT OF: Business Manager – Strategic Place

ITEM: 6.

CASE OFFICER Angharad Williams

APPLICATION FOR CONSIDERATION: DAWLISH - 16/02074/FUL - 1 Priory Park Road - Decking and parking bay at front of property

APPLICANT: Mr L Buckland

WARD MEMBERS: Councillors Hockin, Mayne and Price, Dawlish Central and North East

1. REASON FOR REPORT

The application has been called in by Councilor Price if the Officer is minded to recommend approval. There is no objection to the parking area but the Councillor is concerned about the decking element of the application because of an unwelcome negative impact on the street scene and also overlooking of Haldon Terrace properties opposite the site.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year time limit for commencement;
2. Development to proceed in accordance with the approved plans;
3. Details of the soft landscaping as illustrated on Plan 1503-01 100 Rev D to be submitted and approved in writing by the Local Planning Authority prior to the provision of the decking area.

3. DESCRIPTION

- 3.1 The application site relates to a detached dwelling within the settlement limits of Dawlish. The site benefits from a moderately-sized curtilage to the front and rear, but due to the topography of the area, the garden slopes steeply at the front and at the rear.
- 3.2 The site is bound in all directions by further residential dwellings, with Priory Park Road to the south, which is set at a much lower level. Along Priory Park Road, the character of the area is defined by the presence of garages which face directly onto the road, with the dwellings set back at a distance behind. Because of the rising

topography, the front garden areas of the dwellings are predominantly screened from eye level, with only the house in full view.

- 3.3 The site falls just outside the Dawlish Conservation Area and a number of listed buildings known as Haldon Terrace lie to the south.

The Proposal

- 3.4 The application seeks full planning permission for the provision of decking to the front of the property in addition to the provision of a parking bay at the front which will lie adjacent to the existing garages. New steps up to the property will then be incorporated to the rear of the parking bay together with a new retaining wall with a painted render finish.
- 3.5 The decking will extend approximately 3.7 metres to the front and will end just before the start of the garages. The applicant proposes a 1.2 metres high obscure glass privacy screen that will be positioned on the western part of the decking.
- 3.6 Following submission of the initial plans, concerns were raised about the materials proposed for the decking and the impact this had on the appearance. The wooden appearance was considered to be out of character with the existing development, and appear heavy and bold in an area that needs to be sensitive to the presence of the listed buildings to the south. It was considered that, given that there are other dwellings within the area that have balconies, the use of glass with dwarf walls painted with a render to match the existing dwellings, would be more appropriate. Following an on-site meeting with the applicant, it was agreed to revise the designs, and this has been done accordingly.
- 3.7 The applicant also proposes some soft landscaping to the east of the decking with low level shrubs to assist in screening the dwarf walls and soften the appearance of the development.

Planning History

- 3.8 There is one planning application that is relevant to the site, 02/02948/FUL. This was a full planning application for a dwelling adjacent to the subject site with two garages and parking spaces. This was approved on 25 September 2002.

Key Considerations

- 3.9 The application seeks full planning permission for the provision of decking to the front and rear of the property, together with a parking bay.
- 3.10 The key considerations in the determination of this application are:
- The principle of the development/sustainability;
 - Impact of the development upon the character and visual amenity of the Conversation Area and listed buildings;
 - Impact of the development upon the character and visual amenity of the area;

- Impact of the development upon the amenity of the occupants of the surrounding properties;
- Impact on biodiversity;
- Impact on highways.

Principle of the development

- 3.11 The application site falls within the Settlement Limits of Dawlish. Within Settlement Limits, development proposals are permitted where they are consistent with the provisions and policies of the Local Plan.
- 3.12 The application seeks full planning permission for the provision of decking to the front of the property together with the introduction of a parking bay.
- 3.13 Policy WE8 allows development including extensions, alterations and boundary alterations, and therefore, in principle, the development is considered acceptable. Matters such as design and appearance, however, must also be considered, and in this instance, the potential impact of the development on the character and appearance of the Conservation Area, in addition to that of the listed buildings. In accordance with Policy WE8, development proposals must be complementary to the existing building, and the character of the area; the scale must be appropriate to the existing building and must not overdevelop the site or have an adverse impact on the occupiers of neighbouring properties.
- 3.14 It is considered that, following discussion with the applicants and revision of their materials for the proposal, the development would be acceptable. This is discussed in detail below under the relevant sections.

Impact of the development upon the character and visual amenity of the Conservation Area and listed buildings

- 3.15 The site falls just outside the Dawlish Conservation Area. The character and appearance of the Conservation Area has still to be taken into consideration when assessing the proposal, ensuring that the development would not have a significant impact on the area or that of the listed buildings.
- 3.16 In accordance with Policy EN5 of the Local Plan, development proposals should respect and draw inspiration from the local historic environment, responding positively to the character and distinctiveness of the area.
- 3.17 The Grade II Listed Buildings of Haldon Terrace lie just to the south of the site and constitute a row of terraced buildings that are three storeys in height with slate roofs and rendered walls.
- 3.18 In assessing the initial proposals, it was considered that the parking bay would be acceptable as the provision of this element is not dissimilar to that already seen along Priory Park Road; however, the provision of the decking with the bold use of wood was considered to be too dense and out of character, having an impact on the surrounding area.

- 3.19 Following a site meeting with the applicant, it was agreed that the material could be altered to be more sympathetic with the surrounding area, and more in keeping with the materials used on balconies within the immediate surroundings. The applicant now proposes to increase the use of glass and to have a dwarf wall with painted render base to match the existing garages to the front of the property. This is considered to be more appropriate, and is not considered to detract significantly from the character of the Conservation Area or that of the listed buildings.
- 3.20 The use glass and render are materials that are already incorporated along Priory Park Road and therefore the development will sit more comfortably within the existing surroundings. Given that the neighbouring property to the immediate west of the site already benefits from a large balcony, the provision of the decking together with the proposed landscaping on the subject property is not considered to have such a significant impact that it would warrant refusal of the application.

Impact of the development upon the character and visual amenity of the area

- 3.21 As noted above, the character of Priory Park Road is defined by its high rising boundary treatments and garages that front directly onto Priory Park Road, with the steep incline of front gardens. Consequently, the majority of properties are only reached via steps that wind their way up to the front façade.
- 3.22 In its existing state, the property features a rather large front garden area, which is currently not landscaped. A large existing garage sits at the foot of the garden and immediately to the side of this is a large empty space which is proposed for the off-road parking bay. There is already a dropped kerb at this point on the pavement and the provision of a car parking space is not considered to cause any significant impact here on the character or appearance of the street scene.
- 3.23 In terms of the decking, this will see the front garden somewhat improved in appearance given that at present the garden area is not landscaped. Whilst the neighbouring property to the immediate west does not have a large area of decking, there is already a balcony in place, which again uses glass. As this is on the front of the property, the proposed development is not considered to be of a nature that is so significantly different that it should warrant refusal.
- 3.24 Given the presence of the existing garages, it is considered that the base of the decking will be largely screened from view, with only the glass balustrade on view.



- 3.25 The introduction of soft landscaping with low level shrubs will also assist in softening the development.
- 3.26 It is considered that the revised selection of materials for the decking area is more appropriate and is more sympathetic to the existing surroundings.

Impact of the development upon the amenity of the residential occupants of the surrounding properties

- 3.27 The nearest residential properties to the site include that of:
- Priory Lodge (to the immediate west of the site);
 - No. 12 Stockton Hill (to the immediate east of the site)
 - The Grade II Listed Buildings of Haldon Terrace lie to the south of the site.

Priory Lodge

- 3.28 This property lies to the immediate west of the site and is situated at an angle which looks across at the front garden area of the subject site. Due to this arrangement of the properties, there is already a degree of overlooking that occurs between both properties. Whilst it is acknowledged that the proposed decking will raise the level of land in order that it is level, it is considered that in the existing situation, the owners of the subject site when using their front garden, can still see across into the front garden and across to the balcony.

- 3.29 The applicant proposes a 1.8 metres high obscured glass privacy screen to be positioned at the western end of the decking, which will prevent the applicant from looking across to this property.

No. 12 Stockton Hill

- 3.30 This property lies to the immediate east of the site, but is set back at a slightly further distance than that of the subject site given that it is accessed off Stockton Hill, with the rear facing onto Priory Park Road. Given this situation, there are no concerns in respect to overlooking on the property itself as the decking will extend further out to the front of the subject site, lying adjacent to the rear garden of no. 12.
- 3.31 The rear garden is already predominately bound by the presence of timber fence which screens the garden from view. Whilst again, it is acknowledged that the provision of the decking would raise the land to a point where it is level, it is not considered that there will be a significant impact on the privacy of the occupiers given that the fencing already in place should continue to assist in screening the garden.

Properties of Haldon Terrace

- 3.32 Whilst the properties of Haldon Terrace lie to the south of the site at a lower level, there is not considered to be any significant additional impact on these properties than that already experienced.
- 3.33 The properties lie approximately 25 metres away from the point where the proposed decking would end. This is considered to be a reasonable distance in terms of proximity to limit the level of overlooking that could occur.

Parking bay

- 3.34 It is considered that the provision of the parking bay will not have any significant impact on either of the above properties given that it will just result in the addition of a new parking space that is off-road and not near any of the other properties.

Impact on biodiversity

- 3.35 The site falls within the following Council-designated areas:
- HRA Dawlish Warren;
 - HRA Exe Estuary;
 - Bat Corridors;
 - Cirl Buntings Winter Zone.
- 3.36 Given the scale and nature of the application, the above areas are not considered to be significantly impacted on by the development and no survey work has been requested.

Impact of the development on highways

- 3.37 The proposal to introduce a parking bay at the front of the property is considered to improve the situation in relation to highways. Whilst there are a number of existing garages, there are still a number of cars that parallel park along Priory Park Road, causing difficulty for vehicles to manoeuvre and pass. The provision of the additional parking bay will assist in reducing the number of cars parked alongside the road. Visibility in and out of the parking bay should not be significantly different to that achieved when using the existing garage even with the provision of the new retaining wall.
- 3.38 In terms of the proposed decking area, this will not have any impact on the highway given its proposed location.
- 3.39 There are therefore no concerns in relation to highways as a result of the development.

Conclusion

- 3.40 The application seeks full planning permission for the provision of decking to the front and rear of the property, together with a parking bay, also to the front of the property.
- 3.41 Following Officer concerns about the materials proposed for the front decking area, and subsequently its appearance, the applicant has submitted revised designs which are considered to be more appropriate.
- 3.42 There is therefore 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)

EN2A (Landscape Protection and Enhancement)

EN5 (Heritage Assets)

EN10 (European Wildlife Sites)

EN11 (Legally Protected and Priority Species)

National Planning Policy Framework

National Planning Practice Guidance

Listed Buildings and Conservation Areas Act 1990

5. CONSULTEES

Conservation Officer - Has advised that they did not wish to comment on the application and would accept the Case Officer's decision.

Wales and West Utilities - Advised that there may be gas pipes owned by other gas transporters or privately owned and the promoter of the works must not build over any of their plant or enclose their apparatus.

6. REPRESENTATIONS

A site notice was displayed along Priory Park Road on 21 June 2017. Direct notification of the development was also submitted to the occupiers of 12 Stockton Hill and 17 Stockton Hill.

At the time of writing, no representations have been received.

7. TOWN COUNCIL'S COMMENTS

No objection.

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.

