

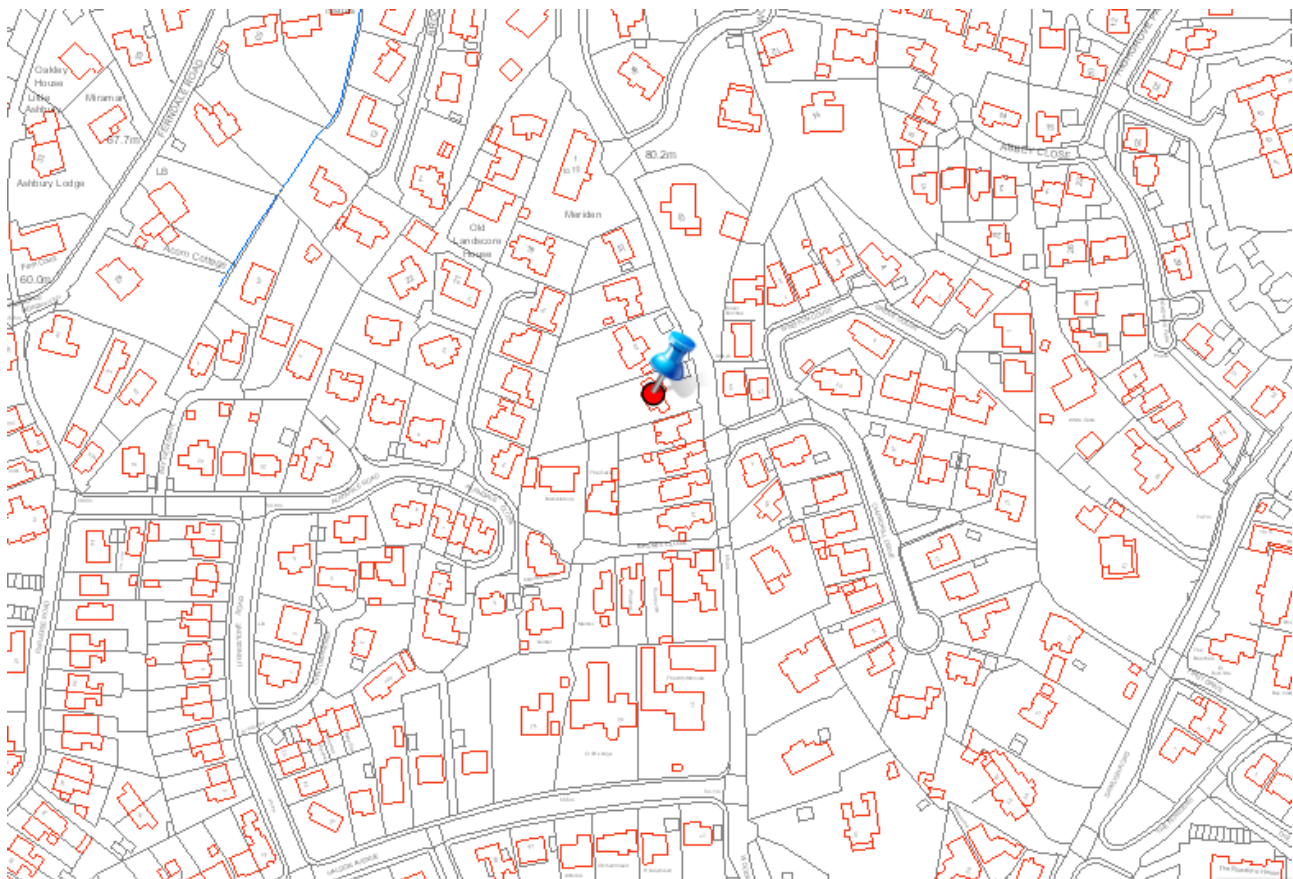
PLANNING COMMITTEE REPORT

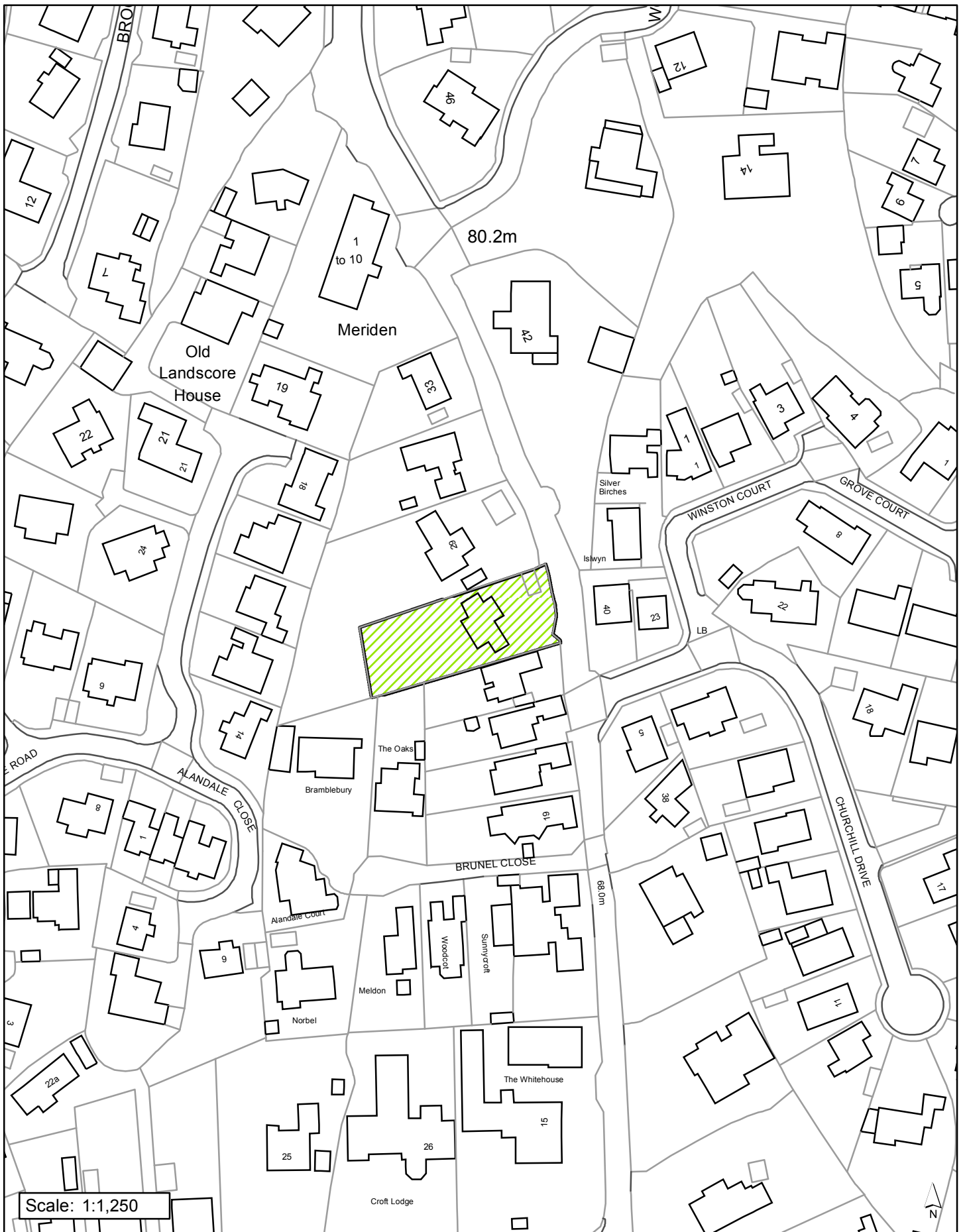
26 November 2019

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 19/01479/FUL - Welim Lodge , 27 Woodway Road - Two storey side extension and replacement garage	
APPLICANT:	Mr M Baldwin	
CASE OFFICER	Claire Boobier	
WARD MEMBERS:	Cllr Robert Phipps Cllr Sylvia Russell	Teignmouth East
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=19/01479/FUL&MN	





**19/01479/FUL Welim Lodge, 27 Woodway Road,
Teignmouth, TQ14 8QB**



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1. REASON FOR REPORT

Cllr Phipps has requested that this application be referred to Planning Committee for determination if officer recommendation is one of approval. The reason given for this request is that Cllr Phipps considers the application to be overbearing and intrusive.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Time limit for implementation (3 years);
2. To be built in accordance with approved plans;
3. Garage to be constructed using pile and beam foundation, details of which shall be submitted and agreed before constructing the garage;

3. DESCRIPTION

Site and proposal

- 3.1 27 Woodway Road is a detached two-storey residential property set back from the highway located within the settlement limit of Teignmouth. The property benefits from a detached garage to its frontage.
- 3.2 The area is residential in character with properties of varying design and scales along Woodway Road.
- 3.3 Planning permission is sought for a two-storey side extension in place of the existing single-storey side extension and a replacement garage.

Principle of the development/sustainability

- 3.4 The application site is located within the Teignmouth settlement limit as depicted in the Teignbridge Local Plan 2013-2033. Policies S1A, S1 and S21A of the Local Plan are permission of development within settlement limits, subject to policy criteria being met and policy WE8 sets out the criteria against which new house extensions and ancillary domestic curtilage buildings should be considered against.
- 3.5 The principle of a first floor extension to the side of the application property has previously been established through the grant of consent 16/01530/FUL. The current application seeks to demolish the existing single-storey building to the side of the property and erect a two-storey extension in its place. A two storey feature in largely the same location therefore already benefits from planning permission.
- 3.6 The difference between the current application and the previous approval (16/01530/FUL) is that this proposal seeks to demolish the existing single-storey extension and build a two-storey extension in its place, projecting approximately 1m further forward on the principal elevation than the previous approval. The new application also proposes a replacement garage that was not previously applied for.

Impact upon setting of listed buildings and Conservation Area

- 3.7 The site is not in a Conservation Area. The nearest listed building is Old Landscore House which is some 90m north west of the site. It is considered that the siting of the proposed is not deemed to represent harm to this legally protected building given the scale, design, and distance of the proposed works to this property.

Impact of the proposal on the character and visual amenity of the area

- 3.8 The design of the proposed side extension is considered to be compatible with the host property and would not adversely impact on the character and visual amenity of the area.
- 3.9 The property has an existing garage to its frontage, it is not considered that replacing the garage with another garage to its frontage would adversely impact the character and appearance of the street scene which has other examples of garages adjacent to the road frontage. The materials proposed for the garage are also assessed to be compatible with the host property.

Impact of the proposal on residential amenity

- 3.10 Planning permission has been granted at this property for a first floor extension over the existing single-storey side extension (Consent reference: 16/01530/FUL). The difference between the current application and the previous application is that the proposal now plans to demolish the existing single-storey extension and replace with a two-storey extension which would project 1m further forward of the principal elevation than the current single-storey extension and the extension granted consent under 16/01530/FUL.
- 3.11 It is not considered that a refusal on the grounds of the overbearing and intrusive concerns raised in relation to the side extension could be justified on the basis of the additional 1m projection proposed in this application compared with the approved scheme (which could still be implemented). Furthermore, it is not considered that this additional 1m projection would have a significant impact on outlook from 25 Woodway Road to justify a refusal on this ground.
- 3.12 The siting of the garage and its scale and massing will ensure that this replacement building would not adversely impact neighbouring amenity in terms of being overbearing or resulting in unacceptable loss of light to neighbours.

Impact on Trees

- 3.13 Concern has been raised in one of the representations received with regard to the impact of the proposed garage on Cypress Trees located on the boundary between the application property and 29 Woodway Road.
- 3.14 The Council's Tree Officer has visited the site and advised that the garage should be constructed using an agreed pile and beam foundation to safeguard the roots of these trees.
- 3.15 The applicant's agent has advised via email that they would be happy to accept a condition for pile and beam foundation to be used if minded to approve.

- 3.16 It is recommended that if Members are minded to approve a condition be applied for the garage to be constructed using a pile and beam foundation the details of which should be submitted and agreed prior to the construction of the garage. With this condition in place the Council's Tree Officer is satisfied that the proposal would not attract an Arboricultural objection.

Flood Risk/Drainage Considerations

- 3.17 The site is not located in a high risk flood zone (i.e. flood zone 2 or 3) and therefore in flood control terms is an appropriate site for development.
- 3.18 It is proposed that the new extension and garage will connect into the existing surface and foul water systems at the site. The surface water would be dealt with by soakaway in the garden of the property and the foul water would connect into the public sewer located in the main road.

Highway Safety Considerations

- 3.19 The proposal makes no alterations to access arrangements to the site from Woodway Road.
- 3.20 It is considered that there is adequate space on site to access the garage and turn around on site to enter and exit the site in a forward gear. In any event, in light of the existing use of the site and the relatively lightly trafficked nature of the road, occasional reversing manoeuvres are unlikely to cause any highway safety issues.
- 3.21 No highway concerns are therefore raised.

Impact on Ecology

- 3.22 An assessment for Bats and Nesting Birds has been submitted with this application this found no evidence of bat use in association with the roof or eaves of the property and concluded that the proposed works are unlikely to impact on bats. The survey also found no evidence of nesting bird activity in association with the roof or eaves of the property.
- 3.23 No ecological concerns are therefore raised with regard to the proposed works.

Carbon reduction

- 3.24 Policy WE8 of the Local Plan allows for existing dwellings to be adapted to meet the occupiers' needs to enable them to remain in their dwelling, this adaption of existing properties may help to reduce the demand for the construction of new dwellings to provide the accommodation sought. It is considered that this proposal represents a sustainable development which meets the aims of EN3. The need for the new extension and garage to meet current building regulations should also improve the energy efficiency of the dwelling as a whole.

Conclusion

- 3.25 Officer recommendation is one of approval

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

EN3 Carbon Reduction Plans

EN8 Biodiversity protection and enhancement

EN9 Important habitats and features

EN11 Legally Protected and Priority Species

EN12 Woodlands, Trees and Hedgerows

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Teignbridge District Council Tree Officer:

There appears to have been a degree of excavation undertaken within and adjacent to the proposed garage site. Provided no more excavation is undertaken and the garage is constructed on an agreed pile and beam foundation, the proposal would not attract an Arboricultural objection.

6. REPRESENTATIONS

Three letters of objection have been received, two from Highclere, 25 Woodway Road, Teignmouth occupant and one from The Gables, 29 Woodway Road, Teignmouth. Their objections/concerns are summarised below (see case file for full representations):

- Overlooking concern to Highclere, 25 Woodway Road;
- Concern with regard to the probability of water runoff onto the pathway at Highclere, 25 Woodway Road, garden and house foundations of this property;
- Concern with regard to change of outlook from Highclere, 25 Woodway Road;
- Believe this is not at all in keeping with the period and visual nature of the area;
- I feel this extension would be very intrusive on Highclere, 25 Woodway Road and overbearing, being higher than and very close to the border fence of this property;
- There is a row of 4 mature and well established Cypress trees along my boundary with the property, one of which sits directly behind the proposed garage. I am concerned that no arboricultural information has been provided to confirm that the proposals will not affect the roots or how these will be protected. This is of particular alarm considering the floor level of the garage is to be lowered to match the excavations which have already taken place in levelling the drive area of the applicant's property;
- The plans do not show the difference in levels between the proposed garage and The Gables, 29 Woodway Road, Teignmouth;

- I would question whether the garage sited 472mm from the boundary with The Gables, 29 Woodway Road, Teignmouth provides enough space for any retaining wall and associated footings without crossing over the boundary and without detrimentally effecting the Cypress trees.

7. TOWN / PARISH COUNCIL'S COMMENTS

Teignmouth Town Council consider the application to be overbearing and intrusive. For these reasons the committee recommends that the Ward Member representing Teignmouth East Ware recommends Cat 'B'. Unanimous Decision.

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