

# PLANNING COMMITTEE REPORT

## 9 June 2020

CHAIRMAN: Cllr Mike Haines



<b>APPLICATION FOR CONSIDERATION:</b>	<b>NEWTON ABBOT - 19/01667/FUL - 3 Coombeshead Road, Newton Abbot - Two storey side extension</b>	
<b>APPLICANT:</b>	<b>Ms Boardman</b>	
<b>CASE OFFICER</b>	<b>Eve Somerville</b>	
<b>WARD MEMBERS:</b>	<b>Cllr Philip Bullivant Cllr Mike Hocking</b>	<b>Bradley</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=19/01667/FUL&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=19/01667/FUL&amp;MN</a>	





Coombeshead A

33.8m

26.5m

TCB

Ward Bdy  
CR

27.4m

ASHBURTON ROAD

Scale:  
1:625

19/01667/FUL

3 Coombeshead Road, Newton Abbot TQ12 1PT



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## 1. REASON FOR REPORT

This application is being presented to committee as the applicant is a member of Teignbridge District Council staff.

## 2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year timescale
2. Works in accordance with approved details
3. Removal of PD rights (Classes B&C) from the south east elevation
4. If not matching materials, permission is required from the LPA

## 3. DESCRIPTION

### 3.1 The Site

The application site is a semi-detached, two storey residential property occupying a corner plot. Although the dwellinghouse occupies a corner location, it sits in a linear formation with a mix of terraced, detached and semi-detached dwellings. These properties are set back and above from the two roads that frame the estate, Ashburton Road and Coombeshead Road.

The subject site benefits from having garden space to the front, side and rear bounded by stone and block walls with timber fencing.

The nearest neighbouring properties that directly adjoin the subject site are as follows, when measured from the nearest elevation to the south east elevation are approximately:

- 1 Coombeshead Road – 3.6m
- 5 Coombeshead Road – 8.6m
- 4 Ashburton Road – 12.8m
- 6 Ashburton Road – 15.6m
- 8 Ashburton Road – 22.8m

3.2 Due to their angle, design and topography, these properties all share close borders, with a level of overlooking between them internally and from garden space.

### 3.3 The Proposal

The application seeks permission for a two storey side extension to the south east elevation, being some 6.5m in overall height, 5.7m in depth, and 2.2m in width. The extension is stepped down from the existing ridgeline by 1m with a hipped concrete roof, over rendered and clad elevations and white upvc fenestration to match the existing. Windows are proposed to the front and rear at first floor level creating bedroom space, with a window and a door at ground floor level for utility space. No openings are proposed to the south east elevation.

### 3.4 Principle of development

The application site is located within the Newton Abbot settlement limit as depicted in the Local Plan 2013. Policies S1A, S1, S21A 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.

3.5 Impact upon the character and visual amenity of the area

The surrounding area is predominantly characterised by residential development, with housing generally laid out in a linear formation wrapping around the highway. Properties have been extended and altered over time in a variety of ways however the semi detached rhythm and character of the area does remain.

3.6 The proposed extension incorporates materials to match those of the existing dwelling, whilst being set down with a subservient appearance. The roof is to benefit from a hipped design which again is consistent with the existing, which reduces the overall visual impact.

3.7 Due to the topography, the property is set above the highway and back from the road, this makes the site visible from the highway. However, the property is read in context with the existing development, and sits behind well-established tall planting.

3.8 From the highway the only visible element of the extension would be the 2.2m of elevation and the hipped roof, as shown here.



3.9 The site is considered to be of sufficient size to accommodate the extension, and is not considered to result in overdevelopment.

3.10 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 WE8.

3.11 A matching materials condition has been applied to this application to ensure matching materials are used, as the plans show cladding but the application form states the extension would be rendered and this has been confirmed by the applicant. A rendered finish is preferred and it is considered reasonable to address this by condition.

3.11 Impact on residential amenity

As discussed above there is a high level of overlooking between this collection of dwellings due to their proximity to each other.

3.12 The nearest properties to the extension are 1 Coombeshead Road and 4 Ashburton Road. There are no openings proposed to the side of the extension, which ensures no loss of privacy to the neighbouring residents.

3.13 The roof is hipped, sloping towards the boundary, and the extension is at such a distance that the proposed extension is not deemed to be overbearing to neighbouring properties.

3.14 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. The proposed development is therefore considered to be in accordance with Policy WE8. Certain permitted development rights have been proposed to be

removed from the south east elevation relating to works to the roof in particular, to ensure the residential amenity can be protected..

### 3.15 Conclusion

The proposal does not detrimentally affect the amenities of neighbouring occupiers or the character and visual amenities of the locality.

This is considered to represent an appropriate form of development whereby the Local Planning Authority considers that the balance of considerations weigh 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  
WE8 Domestic Extensions  
S21A Settlement Limits

### Newton Abbot Neighbourhood Plan

### National Planning Policy Framework

### National Planning Practice Guidance

## **5. CONSULTEES**

None

## **6. REPRESENTATIONS**

Application advertised by way of a site notice on 5 February 2020.

### Neighbours notified:

6 Ashburton Road  
4 Ashburton Road  
1 Coombeshead Road  
5 Coombeshead Road

No letters of representation have been received.

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

No objection

## **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.

## **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**