

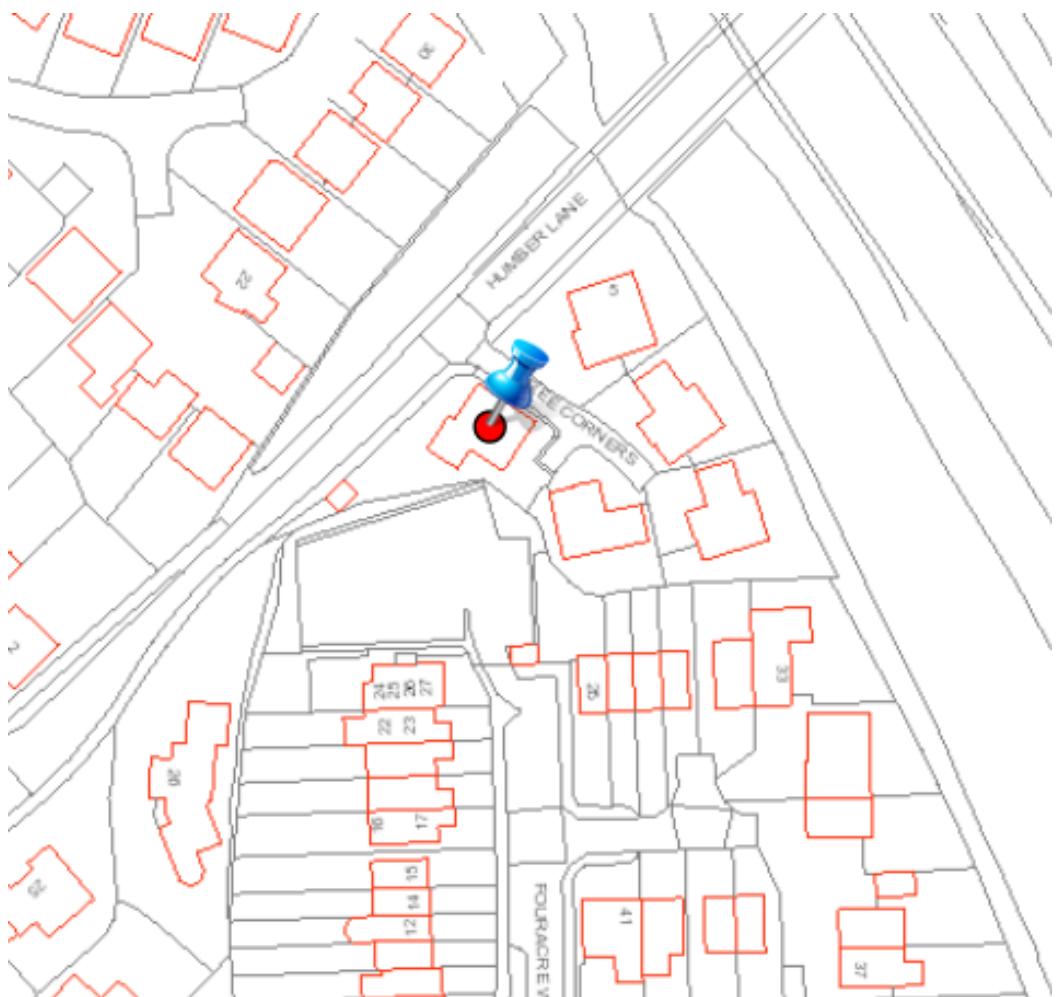
PLANNING COMMITTEE REPORT

23 June 2020

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	KINGSTEIGNTON - 20/00466/FUL - 1 Three Corners, Kingsteignton - Change of use of part of private car park to domestic curtilage	
APPLICANT:	Mr R Coleman	
CASE OFFICER	Eve Somerville	
WARD MEMBERS:	Cllr Beryl Austen Cllr Ron Peart	Kingsteignton East
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application- details/?Type=Application&Refval=20/00466/FUL&MN	





Scale: 1:1,250

20/00466/FUL - 1 Three Corners, Kingsteignton, TQ12 3HP



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1. REASON FOR REPORT

This application is being presented to committee due to the applicant being related to a member of TDC staff.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard three year timescale
2. Works in accordance with approved details

3. DESCRIPTION

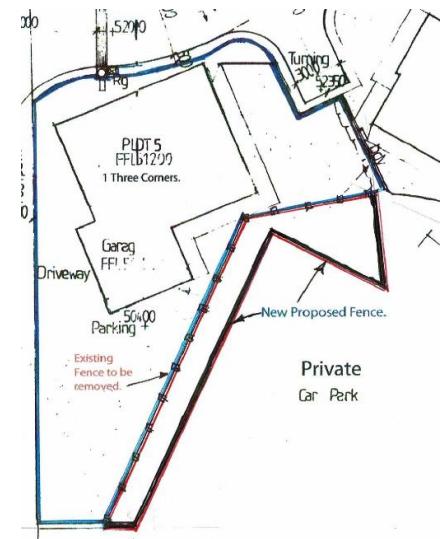
3.1 Site description

The application site is a parcel of scrub land that runs along the rear of 1 Three Corners, and terminates in a larger section of land to the rear of 2 Three Corners, which forms an L shape. The subject site physically connects to a car park used by surrounding residents, but is owned by the applicant and is made up of planting, creating a border for the parking allocation.



3.2 The proposal

The application seeks permission to use the section of land in between Three Corners and the hard standing used for off-street parking, as part of the domestic curtilage of 1 Three Corners. To delineate the car park from the curtilage, it is proposed to move the timber fencing and block wall forward, by approximately 1.7m to enclose the new domestic land as part of 1 Three Corners.



3.3 Principle of development and Use

The application site is located within the Kingsteignton settlement limit as depicted in the Local Plan 2013. Policies S1A, S1, S21A and WE8 of the Local Plan are permissive of domestic use and alterations to existing residential properties, subject to policy criteria being met. Thus, the principle of the extension of residential use and development can be acceptable, subject to compliance with policy.

3.4 Impact on the character and visual amenity of the area

The existing section of land is modest in scale and, having not been within the garden of its owner, it has had a somewhat tired appearance for some time.

3.5 The boundary is to be moved abutting the parking allocation. The materials proposed reflect the immediate area.

3.6 The design, materials and scale of the proposed development are 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.

3.7 Impact on residential amenity

The impact on residential amenity would effectively be to number 1 Three Corners, as the land runs behind this property and the corner terminating at number 2 Three Corners. Incorporating this area of land within the garden will provide a greater sense of separation / spaciousness within the garden area to the betterment of the amenity of that property whilst not impacting negatively on any other property's amenity.

3.9 Impact on the parking allocation

As discussed above, the boundary is to be moved approximately 1.7m against the parking bays and at the eastern extent form a triangle shape. The loss of this land does not see the loss of any parking spaces, and the fence is to sit on the land owned by the applicant.

3.11 Conclusion

The proposal does not materially affect the amenities of neighbouring occupier, the character and visual amenities of the locality or result in a loss of off-street parking allocation.

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.

For the above reasons, having considered the development plan as a whole, the approach in the NPPF, and all other relevant considerations, we conclude that the application should be approved.

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 and Boundary Treatments

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Devon County Highways do not wish to comment on the application.

6. REPRESENTATIONS

The following neighbouring properties were consulted, with no letters of representation being received.

- 20 Abbotswood
- 28 Fouracre Way
- 27 Fouracre Way
- 26 Fouracre Way
- 25 Fouracre Way
- 24 Fouracre Way
- 2 Three Corners

7. TOWN / PARISH 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.

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