

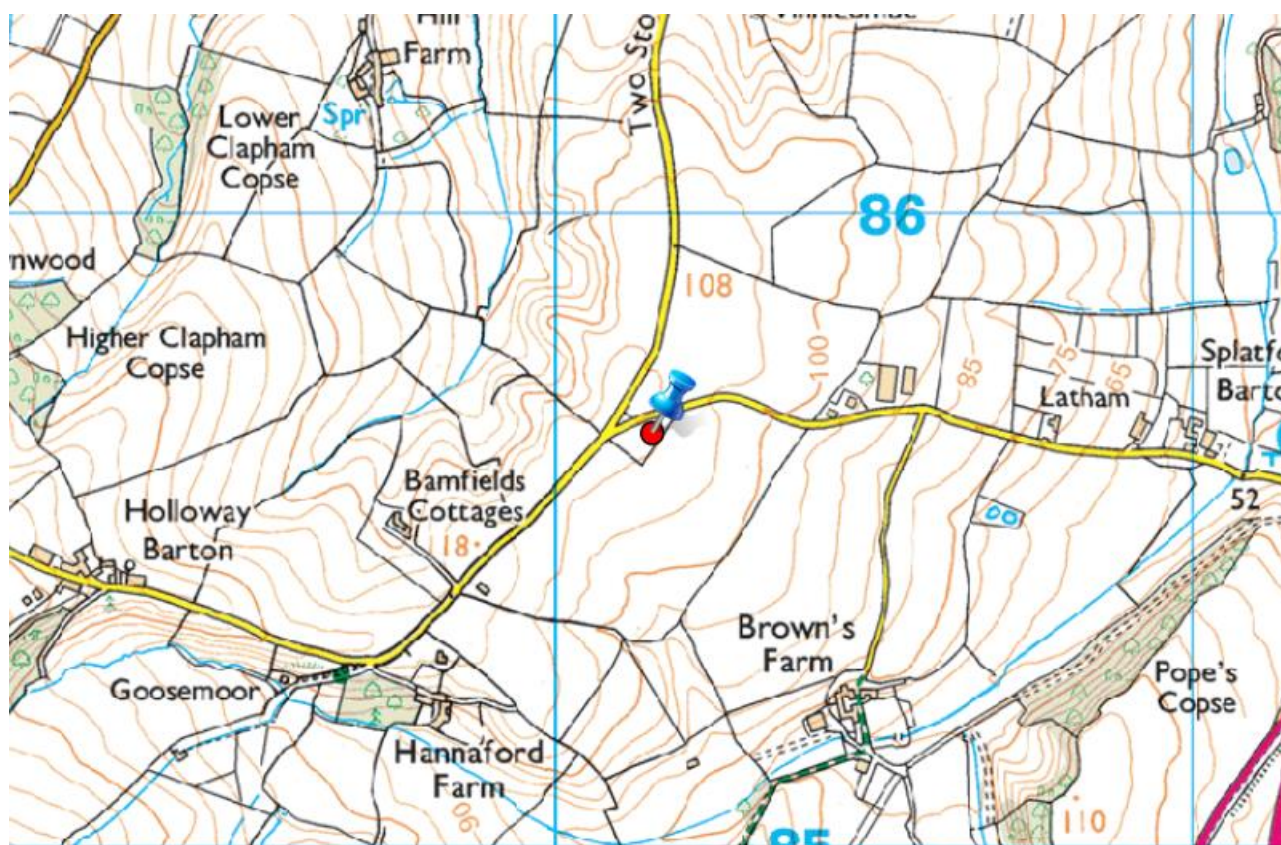
PLANNING COMMITTEE REPORT

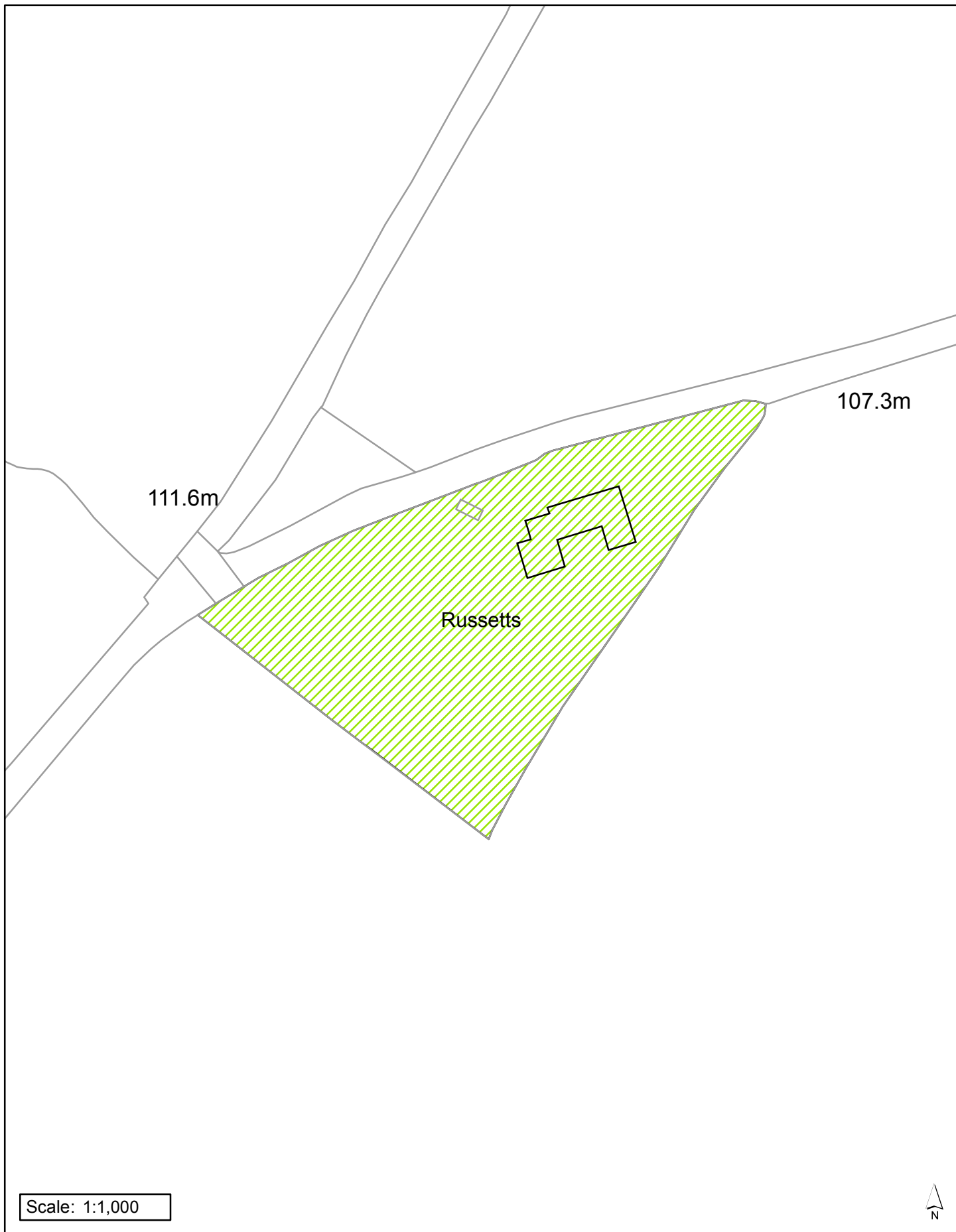
2 September 2020

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	KENN - 20/00891/HOU - Russetts, Kennford - 1.5 storey side extension, front porch, single storey rear extension and a detached garage with office above	
APPLICANT:	Miss K Grunnill	
CASE OFFICER	Eve Somerville	
WARD MEMBERS:	Cllr Alison Foden Cllr Charles Nuttall Cllr Andrew Swain	Kenn Valley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00891/HOU&MN	





**20/00891/HOU - Russetts, Kennford, Devon
EX6 7XY**



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1. REASON FOR REPORT

The Applicant is a member of staff.

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. Compliance with the ecological report for biodiversity enhancement
4. Materials condition as submitted
5. Ancillary condition for the garage and extension
6. PD removal– visual amenity
7. Landscape, all existing boundaries are to be retained

3. DESCRIPTION

- 3.1 The application site is a triangular parcel of land occupied by a single storey dwellinghouse and flat roof attached garage, surrounded by garden space and natural boundary.
- 3.2 The dwellinghouse creates a loose u shape with tiling over a mix of brick and white cladding elevations and white upvc fenestration.
- 3.3 Access is taken from a narrow country road to the north of the site, with limited visibility of the dwellinghouse which is modest in scale and is of unremarkable design.
- 3.4 The application seeks permission for a 1.5 storey side extension, front porch, single storey rear extension and a detached garage with office above. There is a piece of outdoor space to the rear that brings the dwelling together, creating a rectangular shaped residential property.
- 3.5 Principle of development/sustainability
The application site is located within the open countryside and outside any defined settlement limit as depicted in the Teignbridge Local Plan 2013-2033. Policies S1A, S1, S22 and WE8 of the Local Plan are permissive of additions to existing residential development within the open countryside, subject to policy criteria being met. Thus, the principle of the proposed development can be acceptable, subject to compliance with policy.
- 3.6 Impact on the open countryside
Comments received by the landscape officer have been carefully considered, and balance must be given to the discussed concerns in context with permitted development rights, functionality and design impact.
- 3.7 As the case officer is recommending approval, the following element of the landscape officers comments are considered to be relevant: *should the planning officer be minded to approve the application, conditions requiring the omission of the first floor glazed projecting balcony and reduction in the size of the first floor glazed opening would be required as a minimum. A condition that requires the submission of a landscape management plan that ensures that the existing*

boundaries are conserved and enhanced in a way that screen the lower elevation would also be desirable.

- 3.8 In response to the comments made by the council's Landscape Officer, a condition has been included in the recommendation to secure all existing boundary planting. The possibility of scheme amendments was discussed with the applicant however on balance, they preferred to proceed with the submitted proposals.. Therefore, only the original design can be considered here.
- 3.9 As discussed below, the balcony and glazing scale are set behind the main frontage which cannot be seen from the significant public vantage points. The introduction of contemporary design elements is not necessarily at odds with the rural setting and in this instance is, on balance, considered to be acceptable. In addition, some of the works / elements proposed could be installed using the property's current PD rights, and the balcony, if applied for at a later date would likely be approved. Overall therefore, this element of the proposal is not considered to be detrimental enough to the site and wider locale to justify refusal.
- 3.10 The proposal comprises a significant extension, porch and detached garage, which would change the character of the existing dwelling completely. However, given the relative containment, seclusion of the site by existing landforms, well-established boundary and contemporary design, it is not considered that the development would be detrimental to the wider landscape or countryside. Whilst the size and scale of the proposed extension and garage is of concern, on balance given the site context described above, a recommendation to approve would be appropriate – in this instance.

- 3.11 The existing property is some 4.6m at its highest point, with the proposed extended dwelling being approximately 6.6m. The two storey element incorporates rooms in the roof of the extension minimising the overall height of the resultant dwelling.



- 3.12 The garage/office space is to be set at a distance to the dwellinghouse but close enough to appear ancillary, with the scale and materials breaking the mass of the garage and office space up. The roof has been designed to relate to the proposed extension, to ensure this reads in context. The proposed porch relates well to the proposal, and is modest in scale. The balcony is located to the rear of the property, as are the glazed openings, and these cannot be seen from the frontage, where visibility is limited to none.
- 3.13 This is a finely balanced recommendation, as the significant increase in the size of the property from a small and unobtrusive property to the larger dwelling proposed would have a different visual relationship to the landscape, therefore, it is recommended that any approval should be subject to a condition removing permitted development rights so that the proposal does not grow in any additional / further manner without the prior approval of the LPA.
- 3.14 There would also be no loss of hedgerows, trees or other key features that contribute to the character of visual amenities of the area, as requested by the

landscape officer; a landscaping report has been conditioned to ensure the existing boundary is retained.

3.15 The design and scale of the proposed development is therefore considered to be appropriate and will not cause a detrimental 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 EN2A

3.16 There is an existing telegraph pole next to the property, this is to be removed and taken underground, as agreed with the relevant bodies.

Residential amenity

3.17 The isolation of the site is such that there are no amenity concerns arising from the proposal.

Impact on ecology/biodiversity

3.18 An ecological appraisal was submitted with this application. It found no evidence of bat use and roosting potential was considered low. There was also no evidence of bird nesting activity. The report however does make recommendations of good practice for undertaking the works as well as the installation of bat and nest boxes which it is recommended be added as an informative and secured by condition if minded to approve. This condition has been added.

Highways/Access

3.19 No changes to access proposed.

Drainage

3.20 Drainage will not change from the existing arrangement.

Conclusions

3.21 The proposal will have a visual impact on the immediate and wider locale, however, this is not considered to be detrimental enough to justify a refusal.

Whilst it is finely balanced, in this instance the proposal is considered to represent an acceptable 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

S22 Countryside

WE8 Domestic Extensions

EN2A Landscape protection and enhancement

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTees

Landscape Officer

No objection, in principle, to the enlargement of the dwelling and creation of a new garage, however the design of the extension includes elements that will make the building particularly eye catching and alien in character and I am concerned that this will conflict with the landscape setting, which is one where: development is generally sparse; vernacular in character; and there is a strong sense of tranquillity and dark night sky.

The site is within an Area of Great Landscape Value and, in order to comply with local plan policy EN2a, development proposals should conserve and enhance the qualities, character and distinctiveness of the locality.

Changes could be made to the design to make the development less conspicuous, with some changes being necessary and some changes being desirable, however, a revised approach that responded better to the character of the context would be preferred.

As the proposals stand, they conflict with local plan policies EN2a and S2 and paragraphs 127 and 130 of the NPPF and, as a consequence, there is a landscape objection.

However, should the planning officer be minded to approve the application, conditions requiring the omission of the first floor glazed projecting balcony and reduction in the size of the first floor glazed opening would be required as a minimum. A condition that requires the submission of a landscape management plan that ensures that the existing boundaries are conserved and enhanced in a way that screen the lower elevation would also be desirable.

Landscape Officer – revised response

I have read the response to my comments and I have added some further comments on what was said, please find enclosed a marked up pdf. I have conceded some of the points raised and appreciate and accept the reasoning behind others, however I maintain some of my concerns.

Although I appreciate that the applicant has tried to enlarge the property in a way that they consider best assimilates the changes, I am afraid that I remain of the opinion that aspects of the design, most notably the glazed projecting balcony and to a lesser extent the large first floor window, give rise to a building design that I consider will be overly conspicuous for the character of the landscape setting. Such elements would be acceptable in other, more developed, more urban and more coastal parts of the Teignbridge District but, in the Haldon Hills, they would amount to an unsympathetic response to the context in design terms and be perceived to, albeit in a small way, erode the rural character of the area. Such an outcome would be at variance with the aims of policies S2 and EN2a

6. REPRESENTATIONS

No letters of representation have been received,

7. TOWN / PARISH COUNCIL'S COMMENTS

No objection

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 388.03m². The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 173.13m². The CIL liability for this development is £60,064.10. This is based on 214.9 net m² at £200 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL. The proposal would be likely to benefit from a CIL exemption however.

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