

# PLANNING COMMITTEE REPORT

## 02 SEPTEMBER 2020

CHAIRMAN: Cllr Mike Haines



|                                       |   |                           |
|---------------------------------------|---|---------------------------|
| <b>APPLICATION FOR CONSIDERATION:</b> | <b>DAWLISH - 20/00451/FUL - Grattons , Langdon Lane - Extensions to bungalow to include raising of ridge to provide for second storey and construction of rear single storey extension and solar panels</b>   |                           |
| <b>APPLICANT:</b>                     | <b>Mr M King</b>  |                           |
| <b>CASE OFFICER</b>                   | <b>Eve Somerville</b>   |                           |
| <b>WARD MEMBERS:</b>                  | <b>Cllr Linda Goodman-Bradbury<br/>Cllr Linda Petherick<br/>Cllr Martin Wrigley</b>   | <b>Dawlish North East</b> |
| <b>VIEW PLANNING FILE:</b>            | <a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=20/00451/FUL&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=20/00451/FUL&amp;MN</a> |                           |





**20/00451/FUL - Grattons, Langdon Lane, Dawlish  
EX7 0QY**

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 **Teignbridge**  
DISTRICT COUNCIL  
South Devon

## **1. REASON FOR REPORT**

This application is being presented to committee as the Applicant is a relative of a Cllr.

## **2. RECOMMENDATION**

PERMISSION BE GRANTED subject to the following conditions and informative:

1. Standard 3 year time limit for commencement
2. Development to be carried out and retained in accordance with approved plans including materials
3. The approved solar panels shall be removed from the property when they are no longer in use.
4. Materials condition

Informative:

Although the protected species survey found no evidence of roosting bats or nesting birds, there remains a possibility that they might be present at the time that works take place. All bats and nesting birds are protected by law. The works, including any demolition, timber treatment and under-felting, should therefore proceed following suitable precautions and measures to prevent risk of harm, for example gentle lifting tiles rather than sliding them. If bats are found, works must cease immediately and further advice be obtained from Natural England and / or a licensed bat consultant. Works must not resume until their advice has been followed. If any nesting birds are discovered in the course of the demolition, works should cease until the fledglings have departed the nest. Teignbridge District Council's Biodiversity Officer (tel. 01626 215794) can provide further information.

## **3. DESCRIPTION**

- 3.1 The application site falls outside of any settlement limit, as depicted on the Teignbridge Local Plan 2013-2033 Proposals Map.
- 3.2 The site is located within the following constraints:  
  
Bat SAC Landscape Connectivity Zone 2019;  
Cirl bunting wintering zone;  
Critical drainage area:  
HRA – Dawlish Warren;  
HRA – Exe Estuary;  
Open countryside.
- 3.3 'Grattons' lies on the outskirts of Dawlish, with panoramic views. The surrounding area is composed of farmland, dotted with agricultural buildings and a handful of two-storey properties. The nearest residential buildings are circa 200m away with their views towards the property broken by dense mature trees. The adjoining fields rising to the south-west of the property belong to the applicant's family and are currently used for equestrian purposes.
- 3.4 The property is an un-extended 1950's bungalow, with shallow pitched & flat roofs. It comprises two offset rectangular blocks, the north-east block containing a kitchen/diner and lounge and the south-west block containing two bedrooms and a

bathroom. The applicant has supplemented this accommodation with the temporary addition of a static caravan to provide a dedicated space for home working.

- 3.5 The application seeks planning permission for extensions, to include raising of ridge to provide for second storey and construction of rear single storey extension, as well as the installation of solar panels.

#### Sustainability/Principle of the Development

- 3.6 The application site is located outside of the Dawlish settlement limit as set out in the Teignbridge Local Plan 2013-2033.
- 3.7 Under Teignbridge Local Plan Policy S22 (Countryside) development is strictly managed to uses that meet the overall aim of the policy, to protect the countryside with unsustainable development such as open market properties being steered toward settlements such as Dawlish; however, there are exemptions such as replacement dwellings. Policy WE8 also permits the extension of existing dwellings including in countryside locations.
- 3.8 The principle of the development is therefore considered to be acceptable, and can be shown to be sustainable, subject to compliance with other relevant Local Plan policies.

#### Impact on open countryside

- 3.9 Due to the topography of the area, the subject property does occupy a prominent location within the area, and the existing property is not considered to have much architectural merit. It is however modest in scale with limited visual impact, which a single storey property offers.
- 3.10 Although the proposal discusses extensions, the property is on the whole being completely changed, and reads as a replacement dwelling due to the extent of the changes, the design and change in materials. It has therefore been considered against both relevant policies. The proposed design is considered acceptable - being raised at roof height to introduce variation and although it will have a more visual impact on the countryside, is not considered to be negative to such a degree as would warrant a refusal.
- 3.11 Different materials are being introduced such as stone and timber, with solar panels to the roof slope – which will be natural slate. These are not materials wholly inappropriate for the area, and are not new additions to the wider locale. Revised plans were submitted to address minor design such as adding the solar array. The use of larch cladding, which will silver over time, and soften, is considered acceptable. There is however a question over the quality of the proposed material for the stone elements of the building as these are noted as stone / composite stone. There is therefore a condition proposed to ensure the quality of the proposed materials is acceptable. Officers would prefer to see the stone elements being a natural sandstone such as has been used successfully elsewhere in Dawlish in recent years.
- 3.12 overall and on balance, the design and scale of the proposed development is 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 S22 and EN2A

#### Impact on neighbouring amenity

- 3.13 The nearest neighbours are at such a distance that the height, design and siting of the proposed extension would not cause any negative impacts on amenity in the context of Policy within the Local Plan.

#### Impact on ecology

- 3.14 The site falls within several “zones” of ecological interets. Whilst the importance of these areas cannot be disregarded, the scale of the proposed development is not considered to impact on Cirl Buntings, therefore no further assessment has been undertaken. Furthermore, the proposal does not increase he number of dwellings on site and so will have no greater impact on the nearby European sites. The council’s ecologist has requested an informative be added to an approval, as shown above.

#### Summary and Conclusion

- 3.9 The Planning Act, the National Planning Policy Framework (NPPF) and Policy S1A of the Teignbridge Local Plan require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.10 It is considered that this proposal accords with Policy S22 and Policy EN2A and it is therefore concluded that the proposal is acceptable and 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

S22 Countryside

EN2A Landscape protection and enhancement

EN8 Biodiversity protection and enhancement

EN9 Important habitats and features

EN10 European wildlife sites

EN11 Legally protected and priority species

EN3 Carbon Reduction Plans

#### National Planning Policy Framework

#### National Planning Practice Guidance

## **5. CONSULTEEES**

Ecologist:

Please attach the following Informative:

Although the protected species survey found no evidence of roosting bats or nesting birds, there remains a possibility that they might be present at the time that works take place. All bats and nesting birds are protected by law. The works, including any demolition, timber treatment and under-felting, should therefore proceed following suitable precautions and measures to prevent risk of harm, for example gentle lifting tiles rather than sliding them. If bats are found, works must cease immediately and further advice be obtained from Natural England and / or a licensed bat consultant. Works must not resume until their advice has been followed. If any nesting birds are discovered in the course of the demolition, works should cease until the fledglings have departed the nest. Teignbridge District Council's Biodiversity Officer (tel. 01626 215794) can provide further information

Drainage Engineer:

I have no objection to the surface water drainage proposal to discharge the surface water runoff from the development to a soakaway within the application site.

## **6. REPRESENTATIONS**

The application was advertised by way of site notice, but no letters of representation have been submitted.

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

No objection

## **8. COMMUNITY INFRASTRUCTURE LEVY**

The proposed gross internal area is 244.72m<sup>2</sup>. 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 104.70m<sup>2</sup>. The CIL liability for this development is £39,135.29. This is based on 140.02 net m<sup>2</sup> at £200 per m<sup>2</sup> and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

## **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**