

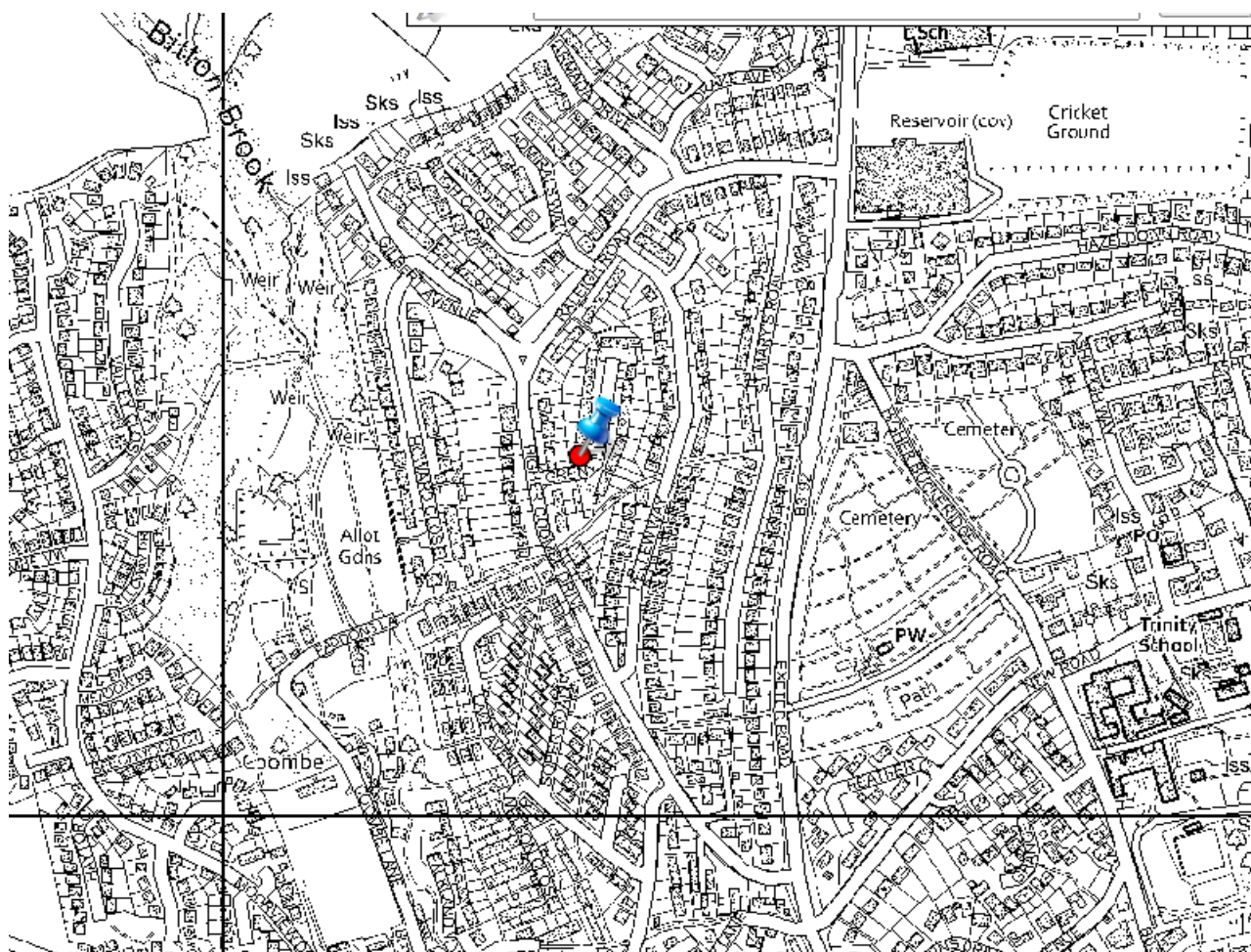
PLANNING COMMITTEE REPORT

2nd SEPTEMBER 2020

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 20/00429/FUL - 2 Grenville Avenue, Teignmouth - New attached dwelling and fenestration alterations to existing dwelling	
APPLICANT:	Mr Heritage And Ms Quinell	
CASE OFFICER	Artur Gugula	
WARD MEMBERS:	Cllr Alison Eden Cllr Jacqui Orme	Teignmouth Central
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00429/FUL&MN	





**20/00429/FUL - 2 Grenville Avenue, Teignmouth
TQ14 9NJ**



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1. REASON FOR REPORT

Teignmouth Town Council have requested the application to be considered by the Planning Committee due to their view that the proposal constitutes overdevelopment.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the below conditions:

1. Time limit for commencement (3 years).
2. To be built in accordance with the approved plans.
3. Car parking to be maintained and retained as per the approved plans.
4. Materials to match the existing dwelling.
5. The boundary treatments to be reinstated following the completion of construction and any changes to boundary treatments shall be agreed in writing by the LPA.
6. Proposal to adhere to enhancement recommendations of the submitted ecological report.

3. DESCRIPTION

Site Description and Proposal

1. The proposal site is located in the north western part of Teignmouth in an area surrounded by residential uses. The site is a corner plot located along Grenville Avenue and currently accommodates a semi-detached two storey property with an attached flat roof garage. Given that this is a corner plot the total amenity space appears to be larger than those of surrounding properties. The frontage of the property is open and makes provision for two parking spaces and a grassed area. There is a side and rear garden surrounded by a timber fence.
2. The proposal put forward seeks approval for a new attached dwelling to the south side of the existing property. The existing garage is proposed to be removed in order to provide space for the new dwelling with two parking spaces per property proposed to the frontage. The design of the house is proposed to match the existing with matching materials and an addition of a pent roofed extruded single storey feature to accommodate a ground floor W/C and utility room for the new dwelling

Relevant Planning History

3. 19/02139/PE – New dwelling – Support for the principle of the development given

Main Issues

The main issues for consideration:

- The principle/sustainability of the development
- Impact on the character of the area and the street scene
- Impact on residential amenity
- Parking provision
- Impact on biodiversity

Principle of the Development

4. The application site is located within the defined Settlement of Teignmouth. As set out within Policy S21A proposals located within the Settlement Limits would be permitted in principle as these locations have been identified as suitably sustainable to accommodate development. On this basis the principle of a new dwelling on this site has been considered acceptable given the residential nature of the area.
5. The size of the corner plot with the plans put forward would provide adequate amenity space for both the existing and the proposed dwelling.

Impact on the character of the area

6. The proposal put forward seeks to mirror the design and materials of the existing dwelling creating a three property terrace. The materials used in the construction of the dwelling have been proposed to match the existing which will be secured via a suitable condition requesting submission of further details should the materials not be matching.
7. There are examples of end of terrace dwellings with planning consent to form an additional dwelling in the side garden in proximity to the site in particular 64 Higher Coombe Drive. Whilst the street scene is characterised by semi-detached dwellings due to sympathetic design and similar arrangements at 64 Higher Coombe Drive the proposed dwelling would assimilate appropriately within the street scene.
8. The boundary treatments surrounding the site currently are proposed to be reinstated following the construction phase. A suitable condition to ensure that the boundaries become reinstated is proposed to ensure appropriate separation between the back to back gardens and parking area at 64/64A Higher Coombe Drive.

Impact on the residential amenity of surrounding properties

9. The proposal has been revised following advice provided under the previous pre-application enquiry (19/02139/PE). The rear raised terrace has been omitted in order to bring forward a proposal acceptable in residential amenity terms. The area is characterised by back to back arrangements with some potential for mutual overlooking between properties on Grenville Avenue and Higher Coombe Drive. The distance between the proposed dwelling and 64/64A Higher Coombe Drive would be approximately 16m and with the existing fence reinstated preventing some overlooking the proposal is consequently acceptable in respect of impact on neighboring residential amenity.

Parking provision

10. Anecdotally, the area often suffers from parking pressures especially in the evenings therefore provision of sufficient parking has been requested from the pre-application stage. The proposal brings forward 4 (2 per dwelling) parking spaces to the frontage of the existing and proposed dwelling which is considered acceptable in order to release on street parking pressures.

Impact on biodiversity

11. The application has been accompanied by an ecological report which has concluded that there is no evidence of bat or nesting bird presence within the site. In order to achieve the desired biodiversity gain resulting from the development the ecology report has suggested the instalment of a bat box, nesting terrace and a bee brick. In order to secure the enhancements a suitable condition is proposed to be imposed ensuring compliance with the recommendations of the report.
12. The site is located within 10 kilometers of the Exe Estuary SPA and Dawlish Warren SAC with the subsequent Appropriate Assessment showing that there would be Likely Significant Effect resulting from the development. The applicant has provided a standard contribution to mitigation measures through a Unilateral Undertaking. The Appropriate Assessment concludes that there would be no effect on the integrity of the European site as the mitigation contribution provided is sufficient.

Conclusion

Overall it has been considered that sub-dividing the application site and erecting a new dwelling is acceptable and conforms to the provisions of policies S1 and S2 of the local plan. The site provides sufficient amenity space to accommodate two dwellings with the proposed parking arrangements mitigating the impact of additional vehicles within the area. The matching design and materials of the new dwelling to the existing ensure that the development would be in-keeping with the character of the street scene. Consequently approval is recommended.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

Policy S1A Presumption in favour of Sustainable Development
Policy S1 Sustainable Development Criteria
Policy S2 Quality Development
Policy S21A Settlement Limits
Policy EN8 Biodiversity Protection and Enhancement
Policy EN9 Important Habitats and Features
Policy EN10 European Wildlife Sites
Policy EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Full text of consultation responses can be found on the application file.

Devon County Council Highways

Recommend that the Standing Advice issued to Teignbridge District Council is used to assess the highway impacts.

South West Water

No objection subject to prior consent from South West Water if any part of the building would fall within 3 meters of the public sewers

6. REPRESENTATIONS

The application has been advertised via seven neighbor notification letters and no third party contributions have been received.

7. TOWN / PARISH COUNCIL'S COMMENTS

Teignmouth Town Council

Category B if planning officer is minded to approve.

8. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 94.03m². The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceeding this grant of planning permission is 0 m². The CIL liability for this development is £16,425.74. This is based on 94.03 net m² at £125 per m² 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