

13 April 2026

PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Tuesday, 21st April, 2026** in the Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX at **10.00 am**

PHIL SHEARS
Managing Director

Membership: Councillors Sanders, Cox (Vice-Chair), Bradford, Bullivant, Hall, Horner, Nutley, P Parker, Palethorpe, K Smith and Williams

Substitutes: Councillors Atkins, Clarence, Hook, Parrott, J Taylor and MacGregor

Please Note: The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting \(public-i.tv\)](#) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

Please Note: Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. This meeting will be livestreamed on Public-i. By entering the meeting's venue you are consenting to being filmed.

Public Access Statement

Information for the Public

There is an opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at www.teignbridge.gov.uk/planningcommittee.

Please email democraticservices@teignbridge.gov.uk or phone 01626 215112 to request to speak by **12 Noon** two clear working days before the meeting. This will be on a Thursday before the meeting if the meeting is on a Tuesday.

This agenda is available online at www.teignbridge.gov.uk/agendas five clear working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail democraticservices@teignbridge.gov.uk

General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at www.teignbridge.gov.uk/planningcommittee

The Local Plan 2014-2033 is available at <https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf>

A G E N D A

PART I

(Open to the Public)

Terms of Reference

Public participation and attending meetings

Information pertaining to public participation rules and attending Council and Committee meetings can be found on the following webpage: [Public participation and attending meetings - Teignbridge District Council](#)

1. Apologies for absence.
2. Chairs' Announcements
3. Minutes (Pages 7 - 14)
To confirm the minutes of the last meeting.

4. Declarations of Interest.

If Councillors have any questions relating to predetermination or interests in items on this Agenda, please contact the Monitoring Officer in advance of the meeting.

Information pertaining to the Members' Code of Conduct and guidance relating to

declaring interests can be found on the following webpage:

<https://www.teignbridge.gov.uk/council-and-democracy/district-councillors/councillor-conduct/>

5. Public Participation

The Chairman to advise the Committee on any requests received from members of the public to address the Committee.

6. Planning applications for consideration

To consider applications for planning permission as set out below.

Any representations or information received after the preparation of the reports and by noon on the Friday before the planning committee will be included in the late updates sheet.

All documents relating to planning applications can be viewed online at www.teignbridge.gov.uk/planningonline. In the case of sensitive applications representations are not placed on the website. All representations are read by the case officer and a summary of the planning matters raised is placed online instead.

a) 6a - 26.00071.HOU - 39 Yannon Drive, Teignmouth (Pages 15 - 22)

7. Appeal Decisions (Pages 23 - 24)

To note appeal decisions made by the Planning Inspectorate

8. S73 Major Decisions Summary (Pages 25 - 26)

For Information - Upcoming Site Visit Dates

6 May, 18 June, 16 July

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3.7 Planning Committee

3.7.1 Membership: The Committee has eleven members who are elected councillors. The Committee is politically balanced. Each member of the committee is required to complete in full an induction programme; undertake regular mandatory training; and attend development updates in relation to the planning function. Any member not undertaking these training activities will be unable to serve (or continue to serve) on the Committee until such time that the full training requirement has been met. Up to three substitute members may be appointed by each political group (see paragraph 3.13 for requirements regarding such appointments).

3.7.2 Areas of Work: The Committee deals with the Council's local planning authority function in respect to the determination of development and other applications requiring a formal determination by the Council and other planning matters set out in the Town and Country Planning Act 1990 (including subordinate and related legislation) other than those applications delegated to officers under delegated powers. This works includes the determination of:

- (a) applications for planning permission, consent under the building regulations and other building control matters, listed buildings consent, advertisement consent, hazardous substances consent;
- (b) consultations from the Dartmoor National Park Authority, other adjoining authorities and Devon County Council;
- (c) modification of planning permissions and non-material amendments;
- (d) certificates of lawful use and development;
- (e) tree preservation orders;
- (f) building preservations;
- (g) breaches of planning, listed building, conservation area, advertisement control including requisite legal action;
- (h) planning obligations;
- (i) prior approvals and notifications;
- (j) screening and scoping opinions for environmental impact assessments; and
- (k) high hedges complaints.

3.7.3 Site Inspection Teams: The Committee may appoint such teams to view the sites the subject of applications to help inform debate at the committee by submitting a report (including verbal) on its findings. These reports are for guidance and the site inspections are informal with no public right of access. The procedure for site inspections is as follows:

- (a) **Attendance:** The only people authorised to attend a site inspection are:
 - Members of the Site Inspection Team
 - Ward Members
 - Up to two persons authorised to represent the Parish/Town Council for the application site
 - Planning Officer
 - County Environment Director's representative and/or other statutory consultees

- Other Teignbridge Members (as observer).

Applicants/Agents, objectors and members of the public are excluded.

(b) Procedure:

- The Planning Officer outlines the proposal and Members may ask any questions of the officer.
- Other attendees may give their view and Members may ask any questions of them

PLANNING COMMITTEE**24 MARCH 2026**Present:

Councillors Sanders (Chair), Bradford, Bullivant, Hall, P Parker, Palethorpe, K Smith, Hook (Substitute) and Parrott (Substitute)

Members in Attendance:

Councillors MacGregor, Nuttall and G Taylor

Apologies:

Councillors Cox, Nutley and Williams

Officers in Attendance:

Trish Corns, Principal Democratic Services Officer
Charlie Fisher, Democratic Services Manager and Monitoring Officer
Christopher Morgan, Assistant Democratic Services Officer
Tom Jones, Area Team Manager
Artur Gugula, Senior Planning Officer

141. MINUTES

It was proposed by Councillor Palethorpe, seconded by Councillor Hall and

RESOLVED

The Minutes of the meeting held on 17 February 2026 be agreed as a correct record and signed by the Chair.

(6 votes for, 0 against and 3 abstentions)

142. DECLARATIONS OF INTEREST

None.

143. PUBLIC PARTICIPATION

None.

144. PLANNING APPLICATIONS FOR CONSIDERATION

Applications for planning permission were considered as set out below.

a) Kingskerswell - 25/01632/FUL - Stables and Sand Ring South of Saturdays Lane

It was noted that the objector registered to speak under the public participation

scheme had withdrawn advising that having read the agenda report they considered sufficient conditions would be applied to the application.

The Senior Planning Officer presented the application and agenda report.

It was proposed by Councillor Bullivant, seconded by Councillor Hall and unanimously,

RESOLVED

PLANNING PERMISSION be granted subject to the following conditions:

Standard conditions

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:

Date Received	Drawing/Reference Number	Description
28 Jan 2026	1652 PL3 REV F	Proposed Site Plan
28 Jan 2026	1652 S1 REV B	Location Plan
28 Jan 2026	1652 PL4 REV F	Proposed Hut Plan & Elevations
28 Jan 2026	1129/01 REV B	Landscape Plan
28 Jan 2026	1129/02 REV A	Landscape Specification
28 Jan 2026	1129/03	Landscape Sections

REASON: In order to ensure compliance with the approved drawings.

Prior to commencement conditions

3. Notwithstanding the hereby approved plans and documents, prior to commencement of the hereby approved development a Landscape Ecological Management Plan (LEMP) for the maintenance and management of on-site habitats and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The LEMP shall be prepared with any future approved Biodiversity Gain Plan and the hereby approved landscaping details and shall include:

- (a) A non-technical summary;
- (b) The roles and responsibilities of the people or organisation(s) delivering the LEMP;
- (c) The planned habitat creation and enhancement works to create or improve

habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan, and the approved landscaping scheme;

(d) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30-years from the completion of development; and

(e) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Works shall proceed in accordance with the approved details or in accordance with revised details which shall have first been submitted to and approved in writing by the local planning authority. The approved habitat creation and enhancement works shall be maintained for a period of 30-years.

REASON: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, and to ensure that the new landscaping is managed appropriately for the benefit of visual amenity. The details are required to be approved prior to the commencement of development to ensure that the actions needed to create and enhance habitat onsite as well as maintain it for 30 years from the completion of development have been appropriately secured.

Prior to the sitting of hut

4. Prior to the first sitting of the hereby approved huts on the site, details including specification, material and finishes for the elevational timber cladding and the roof covering for each of the huts shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

REASON: In the interest of ensuring that the development has an acceptable landscape impact.

Prior to first use conditions

5. Prior to the first use of the hereby approved development a maintenance and management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following:

(a) Security measures that would be deployed on the site;

(b) Procedures for checking-in and checking out of guests;

(c) Procedures and timings for ongoing cleaning, upkeep and maintenance of the site and facilities;

(d) Details of waste management including, the responsible body, frequency of management, recycling regimes and size of any containers required.

The development shall thereafter be carried out and operated for its lifetime in accordance with the approved maintenance and management plan

REASON: In the interest of ensuring that permanent management presence on site is not required, for the benefit residential amenity of surrounding properties, and to ensure that waste is managed on site appropriately.

6. Prior to the first use of the hereby approved development the new access

gate and associated boundary treatment as defined on the Landscape Plan referenced 1129/01 REV B shall be installed, maintained, and retained for the life of the development. Notwithstanding the hereby approved plans the new access gate, and all other new non-vegetated boundary treatments shall be installed in accordance with details that shall have been first submitted to and approved in writing by the Local Planning Authority. The details shall include elevational details, materials, finish, height, and location. The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interest of ensuring that the proposed boundary treatments are appropriate for their rural setting and to ensure that the enhancement resultant from the removal of the existing gate is delivered for the benefit of the local landscape.

7. Prior to the first use of the hereby approved development a new boundary treatment within the site shall be installed, maintained and thereafter retained in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority under Condition 5 of this permission.

REASON: In the interest of ensure that lightspill from the development is managed to an acceptable level in the interest of legally protected South Hams SAC bat species.

8. Prior to the first use of the hereby approved development the surface water management scheme and the foul water management scheme shall be installed, maintained and thereafter retained to serve the development for its lifetime in strict accordance with the hereby approved Storm Drain Report Percolation Testing & Soakaway Design referenced REV A JAN 2026 and Foul Percolation Testing Report Drawings Calculations referenced REV A JAN 2026 both received on 28th January 2026.

REASON: In the interest of ensuring that surface water from the development is appropriately managed, to ensure that floor risk does increase on site or elsewhere, and to ensure that foul water is dealt with appropriately to avoid pollution.

9. Prior to first use of the hereby approved development, an electric vehicle charging point shall be installed at the site and shall be commissioned and available for use. The charging point shall as a minimum be a 32A (7.3kW) Mode 3 unit and shall be maintained in good working order thereafter as specified by the manufacturer.

REASON: In the interest of carbon reduction.

Compliance conditions

10. The development hereby permitted shall be carried out strictly in accordance with the Biodiversity Gain Plan, which shall be prepared in accordance with the submitted BNG Metric received on 3rd February 2026, and shall be approved under the General Condition relating to Biodiversity Gain.

REASON: To ensure the development delivers biodiversity net gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.
NOTE: Please refer to the Informatives attached to this decision.

11. The holiday unit hereby permitted shall only be used for holiday purposes and not for any other residential use falling within Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Statutory Instrument revoking and re-enacting that Order with or without modification. For the avoidance of doubt 'any other residential use' includes a person's or persons' main residence, or a permanent residential unit of accommodation.

A register of all occupiers, detailing dates, names and usual addresses shall be maintained by the site owner and shall be kept up-to-date and available for inspection by the Local Planning Authority. The register of occupiers above shall be collected by the landowner or their nominated person.

REASON: To ensure that the accommodation is not used for permanent occupation and to prevent the establishment of a permanent dwelling in the countryside contrary to local planning policy.

12. The sitting, design and appearance of the hereby approved huts shall be implemented, maintained and thereafter retained for the lifetime of the development in strict accordance with the hereby approved Proposed Site Plan referenced 1652 PL3 REV F and Proposed Hut Plan & Elevations referenced 1652 PL4 REV F.

REASON: In the interest of ensuring that the proposal has an acceptable impact on the local landscape and to ensure that the impact lighspill is appropriately managed for the benefit of legally protected South Ham SAC bat species.

13. The development hereby permitted shall be carried out in strict accordance with the hereby approved Ecology Report referenced SWE 2319 VERSION 3 and received on 2nd October 2025.

REASON: In order to secure biodiversity enhancements required that local plan policies that do not otherwise fall within the remit of Biodiversity Net Gain.

14. No external lighting shall be installed on, or in association with the new building, at any time, except for low-intensity, PIR motion-activated lights on a short timer (maximum 2 minutes), sensitive to large objects only (to avoid triggering by bats or other wildlife). Any lights should be mounted at a height no greater than 1.9m from ground level, directed/cowled downwards and away from hedges and trees. The lights should produce only narrow spectrum, low-intensity light output, UV-free, with a warm colour-temperature (2,700K or less) and a wavelength of 550nm or more.

All internal lighting shall be designed to have low illuminance output, no UV component, maximum colour temperature of 2,700 Kelvin and minimum light

wavelength of 550 nanometres. Lighting units shall be recessed ceiling mounted and directed/cowled away from windows and glazed doors.

REASON: For protection of legally protected light-sensitive bats.

15. Any contamination that is found to be present at the application site during construction of the development hereby permitted shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where any unacceptable risk is found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development or relevant phase of development is resumed or continued.

REASON: To ensure that any contamination found during site works is dealt with appropriately.

145. PLANNING ENFORCEMENT

a) Littlehempston - 20/00025/ENF - Land by Jacobs Barn Committee Update

The Chair referred to the agenda report, which detailed the decision made at the meeting on 18 November 2025 authorising enforcement action in relation to the unauthorised use of the land should a valid planning application not be received by a particular date. The application had subsequently been received and refused.

The Planning Area Team Manager advised on the reasons for the refusal of the planning application and that medical issues had been taken into account during consideration of the application.

During the discussion at the 18 November meeting, it was raised that enforcement action should follow if an application is submitted and subsequently refused.

The current use of the land remained unauthorised and approval to progress due procedure and serve an enforcement notice was sought.

It was proposed by Councillor Sanders, seconded by Councillor Parrott and

RESOLVED

That an Enforcement Notice be served to cease the use of the land for the siting of a coach for residential purposes; and remove from the land the unauthorised coach along with any other items associated with the unauthorised residential use from the land with a 6 month compliance period.

In the event of the Notice not being complied with, within 6 months, the Solicitor

be authorised to take further action as necessary under Section 179 of the Act.

(7 votes for and 2 against)

146. APPEAL DECISIONS

Appeal decisions made by the Planning Inspectorate were noted.

147. S73 MAJOR DECISIONS SUMMARY

Noted.

CLLR S SANDERS
Chair

The meeting started at 10am and finished at 10.27am

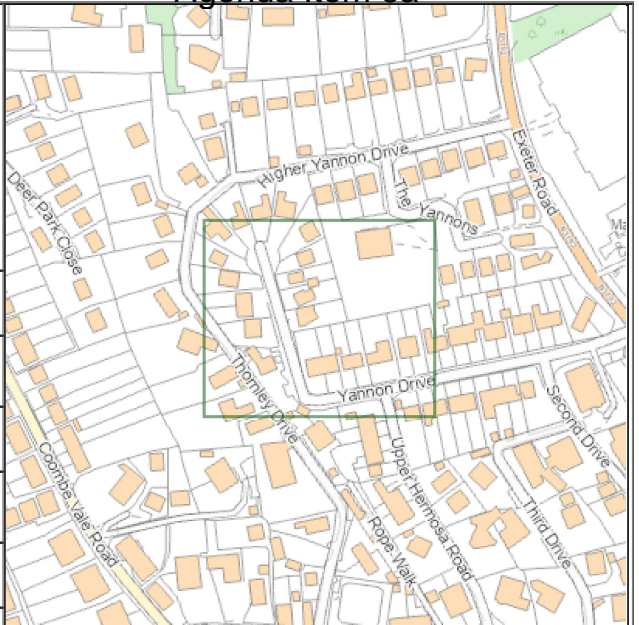
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Planning Committee Report

Chair: Cllr David Cox

Date	21 April 2026
Case Officer	Anna Lepehne
Location	39 Yannon Drive Teignmouth Devon TQ14 9JP
Proposal	Two storey rear extension and single storey side and rear extensions
Applicant	Mr & Mrs D Brooks
Ward	Teignmouth Central
Member(s)	Cllr Joan Atkins, Cllr David Cox
Reference	26/00071/HOU



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED

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1. REASON FOR REPORT

The applicant is related to a Teignbridge District Councillor

2. RECOMMENDATION

PLANNING PERMISSION be granted subject to the following conditions:

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:

Date Received	Drawing/Reference Number	Description
16 Jan 2026		Preliminary Ecological Assessment 'Bat and Bird Survey'
16 Jan 2026	025-034-I-A	Elevations, Floor Plans and Site/Location Plans

REASON: In order to ensure compliance with the approved drawings.

3. The works, including any demolition, vegetation clearance or timber treatment, shall proceed in strict accordance with the precautions, measures and enhancements described in the Preliminary Ecological Assessment 'Bat and Bird Survey' (Wills Ecology, dated 30 September 2025), unless otherwise agreed in writing by the Local Planning Authority. The development shall include the installation of the recommended bat and bird boxes.

REASON: For the benefit of legally protected species and to provide biodiversity enhancements.

4. Prior to the commencement of above-ground construction of the development hereby permitted, a sample of the proposed roofing material to the new kitchen shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure the materials are appropriate to the character of the area and to safeguard the neighbours' concerns of possible glare and the subsequent impact upon amenity.

5. Prior to the commencement of above-ground construction of the development hereby permitted, full details of the boundary treatment to the southern boundary of the site shall be submitted for approval in writing to the Local Planning Authority. The approved boundary shall be in place prior to first use of the extensions hereby approved and shall thereafter be so retained and maintained.

REASON: In order to minimise overlooking of dwellings to the south.

3. DESCRIPTION

3.1. Planning History

3.2. 25/01809/HOU - Alterations and extensions including two storey side and rear extension – Withdraw

3.3. The application was withdrawn after realising the northern wall is shared with neighbours' number 38 and overbearing/overlooking concerns from other neighbours.

3.4. The revised application has addressed the previous concerns.

Site Description

3.5. The application site relates to a detached two-storey dwelling located at 39 Yannon Drive, Teignmouth, within an established residential area characterised by detached and semi-detached dwellings of a similar scale and form. The property benefits from off-street parking to the front and a large rear garden area.

3.6. Planning permission is sought for a two-storey rear extension together with single storey side and rear extensions. The proposed development would extend the footprint of the dwelling to the rear of the property, providing an enlarged kitchen and dining area at ground floor level and additional bedroom accommodation at first floor level.

Proposal Description

3.7. The proposal includes a single storey extension along the northern boundary, and a further single storey pitched roof element along the eastern elevation. A two-storey extension is proposed to the rear (north-east elevation) which follows the existing ridge orientation of the dwelling.

3.8. The proposal has been amended from a previous withdrawn scheme in order to reduce the scale of development and address neighbour concerns.

Design Scale and materials

3.9. The proposed extensions are located primarily to the rear and side of the property and would therefore have limited visibility from the public realm along Yannon Drive. The scale and form of the extensions are considered proportionate to the host dwelling and remain subservient to the original building.

3.10. The two-storey element follows the existing ridge orientation and roof form, while the single storey elements incorporate lower roof heights and sit comfortably within the established built form of the property. As such, the development would not appear incongruous within the streetscene.

3.11. The proposal is therefore considered to accord with Policies S1, S2 and WE8 of the Teignbridge Local Plan and emerging Policies DW2, DW3 and H11.

- 3.12. The submitted drawings indicate that the extensions would utilise materials to match the existing dwelling, including render and roof tiles. Matching materials will ensure that the extensions integrate appropriately with the host dwelling and surrounding development.
- 3.13. The only material which differs from the existing is the proposed kitchen roof which is shown to be either VMZinc or Catnic SSR standing seam metal in dark grey or anthracite. To ensure that this material complements the existing material palette a condition to submit a sample for approval is recommended to be added; this also relates to a residential amenity point discussed below.
- 3.14. Subject to the roofing material condition, the proposal is considered acceptable in accordance with Policy WE8 of the Teignbridge Local Plan and emerging Policy H11 Household development.

Residential amenity

- 3.15. Neighbours at 38 Yannon Drive have raised concerns regarding potential overlooking and impacts on residential amenity. From the site visit and assessment of the submitted plans, the proposed extensions would maintain a separation distance of approximately 20 metres from this neighbouring property.
- 3.16. The single storey extension along the northern boundary would sit largely behind an existing parapet wall and would extend only approximately 200mm above this wall, limiting its visual impact. In addition, the pitched roof element to the eastern elevation would be lower than the existing conservatory.
- 3.17. Neighbours at 46 Yannon Drive have also expressed concerns regarding potential overlooking and impacts on residential amenity. Following further discussion with the applicant, they note that the revised proposal represents a reduction in scale compared to the previously withdrawn application and consider this to be a positive improvement. They have suggested that the height of the boundary fence could be increased to help mitigate any potential overlooking towards their kitchen window. Additional concerns were raised regarding the potential for glare from the proposed roof material and possible flooding issues. In order for the applicant to consider what form the boundary treatment may take to limit the overlooking a condition has been included in the recommendation.
- 3.18. While the two-storey extension would be visible from neighbouring properties, the separation distances and existing boundary relationships are such that any impacts on light, outlook or privacy are considered limited and are acceptable with suitable improvement to the southern boundary.
- 3.19. The proposal is therefore considered to comply with Policy S1 of the Teignbridge Local Plan 2013–2033 and emerging Policy H12 relating to residential amenity.

Avoid overdevelopment and overbearing development.

- 3.20. The single storey extension sits along the northern boundary of the site adjacent to an existing parapet wall. The proposed extension would extend approximately 250mm above this wall and is therefore considered to have a minimal impact.

- 3.21. The pitched single storey element along the eastern elevation would be lower than the existing conservatory roof and is therefore considered to represent an improvement in terms of neighbouring amenity.
- 3.22. The two-storey extension on the north-east elevation will extend into the view from the neighbouring property at No. 38. However, due to the separation distance of approximately 7 metres between the extension and the neighbouring windows, the proposal is not considered to result in an unacceptable impact on outlook or light. The scale and location of the development is therefore acceptable and in accordance with Policy WE8 of the Teignbridge Local Plan and emerging Policy H11 Household development.

Effect on the setting of a Listed Building

- 3.23. The site is within close proximity to a listed building, Yannon House, located to the east of the application site.
- 3.24. NPPF CHAPTER 16 Conserving and enhancing the historic environment (specifically paragraphs 207-221) provides the key national policy of relevance to decision making through development management.
- 3.25. In coming to this decision the council must be mindful of the duty as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings, their setting and any features of special architectural or historic interest which they possess, and have given it considerable importance and weight in the planning balance.
- 3.26. Yannon House has views towards the application property. The proposed extensions are positioned to the rear and side of the dwelling and are modest in scale relative to the host building. The design adopts simple forms and materials that reflect those of the existing dwelling.
- 3.27. Given the scale, design and materials proposed, the development is not considered to result in harm to the setting of the listed building or its significance. The extensions would be viewed within the context of the existing residential development along Yannon Drive and would not materially affect views from the listed building.
- 3.28. Officers therefore conclude that the proposal would preserve the setting of the nearby listed building in accordance with Policy EN5 of the Teignbridge Local Plan 2013–2033, emerging Policy EN17, and Chapter 16 of the National Planning Policy Framework.

Drainage

- 3.29. The site is not located within Flood Zones 2 or 3. In accordance with Teignbridge District Council Standing Advice, minor developments which increase impermeable area by less than 20 square metres may rely on standing advice.
- 3.30. The proposed extensions are predominantly located on an existing patio area, with approximately 14 square metres of the single storey extension extending onto existing grass. As the increase in impermeable area remains below the 20 square

metre threshold, the development is considered acceptable under the Council's standing advice.

Biodiversity

- 3.31. A Preliminary Ecological Assessment including bat and bird survey has been submitted with the application. The survey concluded that there was no evidence of bats within the property and that the building offered limited potential for bat roosting.
- 3.32. The report recommends the installation of biodiversity enhancement measures including bat and bird boxes. These measures can be secured by condition and would provide a biodiversity enhancement in accordance with Policy EN8 of the Teignbridge Local Plan and emerging Policy EN10.
- 3.33. The site lies within 0.5 km of the Exe Estuary SPA / Ramsar site and Dawlish Warren SAC.
- 3.34. The development relates to minor extensions to an existing dwelling and does not result in the loss of foraging habitat, impact on commuting routes, or increased illumination of habitat used by Greater Horseshoe Bats. The proposal also does not increase recreational pressure, disturbance, or pollution that could affect the Exe Estuary SPA / Ramsar site or Dawlish Warren SAC.
- 3.35. Therefore, the proposal is not considered likely to result in a Likely Significant Effect on any European site, either alone or in combination with other development. A detailed Habitat Regulations Assessment is therefore not required.

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, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN4 Flood Risk

EN5 Heritage Assets

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN10 European Wildlife Sites

EN11 Legally Protected and Priority Species

Emerging Local Plan

The Final Inspectors' Report on the Examination of the emerging Teignbridge Local Plan 2020-2040 has been published and finds the Plan, as amended by the Main Modifications in the Appendix, sound and legally compliant. A report will be taken to Full Council on 19 May 2026 recommending adoption of the modified Local Plan. As such, due to the

advanced stage of the plan and in accordance with the requirements of paragraph 49 of the NPPF considerable weight is given to relevant emerging local plan policies.

The following emerging policies are considered relevant to the proposed development:

- GP1: Sustainable Development
- GP2: Development in Teignbridge
- GP3: Settlement Limits and the Countryside
- CC1: Resilience
- DW2: Development Principles
- DW3: Design Standards
- H11: Householder Development
- H12: Residential Amenity
- EN6: Flood Risk and Water Quality
- EN10: Biodiversity and Geodiversity
- EN11: Important Habitats and Features
- EN12: Legally Protected and Priority Species
- EN13 European Wildlife Sites
- EN17: Heritage Assets

Teignmouth Neighbourhood Plan
Policy BE7 – Protecting Local Amenity

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Drainage Officer

- 5.1. The Drainage Officer provided standard advice relating to the use of soakaways and infiltration testing. Given the amount of additional impermeable surface is less than 20sqm this is not necessary.

Historic England

- 5.2. No comments received.

6. REPRESENTATIONS

- 6.1. Publicity undertaken by way of:
- 6.2. Site notice displayed on 11 November 2025 and letters were sent to 18 neighbours.
- 6.3. 2 representations have been received commenting on the proposed development. The concerns raised are summarised as follows:

- Concern regarding potential overlooking.
- Concerns regarding overbearing and impact of outlook of neighbors.
- Concern regarding the roof material (zinc) and the potential glare from sunlight.
- Concern regarding possible flooding or drainage issues and whether the soakaway provision will be adequate.
- Concerns with inaccuracies of the drawings.

7. TOWN / PARISH COUNCIL'S COMMENTS

- 7.1. Applicant attended the meeting and discussed the expressed concerns on the planning portal. They explained that the size of the proposed plans had been revised.

8. COMMUNITY INFRASTRUCTURE LEVY

- 8.1. This development is not liable for CIL because it is less than 100m² 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. BIODIVERSITY NET GAIN (BNG)

Biodiversity net gain is a legal requirement for planning permissions. Planning applications are required to either provide detailed information proving there will be a biodiversity increase of 10% or explain why they are exempt from doing so. Unless exempt, planning permission is subject to the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)).

This development is exempt from the general Biodiversity Gain Condition as it is a Householder Application

11. 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.

Head of Development Management

PLANNING COMMITTEE

CHAIR: Cllr David Cox

DATE:	21 April 2026
REPORT OF:	Head of Development Management
SUBJECT:	Appeal Decisions received during previous calendar month - March

24/00064/REF **IDEFORD** - Little Haven Higher Sandygate
 Appeal against the refusal of planning application 20/01018/FUL
 Change of use of agricultural land to boat storage (Use Class
 B8), siting of 14 shipping containers, a portable office and garage

 Appeal Dismissed. To Committee if recommended for approval

24/00065/ENFA **IDEFORD** - Little Haven Higher Sandygate
 Appeal against ground G against Enforcement Notice
 20/00316/ENF

 Appeal Dismissed.

25/00021/REF **DAWLISH** - Land Adjacent To The Beeches At Ngr297467
 80562
 Appeal against the refusal of planning application 24/02021/PIP
 Permission in Principle for a residential development of one
 dwelling

 Appeal Dismissed. Delegated Decision

25/00022/REF

DAWLISH - Land Adjacent To The Beeches At Ngr297467
80562

Appeal against the refusal of planning application 24/01948/PIP
Permission in Principle for a residential development of one self-
build dwelling

Appeal Dismissed. Delegated Decision

26/00005/FAST

DAWLISH - 10 Oak Park Villas Dawlish

Appeal against the refusal of planning application 25/01733/HOU
for Increasing existing roof pitch to increase overall ridge height
by 600mm and new flat roof dormer to rear

Appeal Dismissed. Delegated Decision

**PLEASE NOTE THAT THE FULL TEXT OF THESE APPEAL DECISIONS IS
AVAILABLE ON THE COUNCIL'S WEBSITE**

TEIGNBRIDGE COUNCIL DISTRICT

PLANNING COMMITTEE

CHAIR: Cllr David Cox

DATE:	21 April 2026
REPORT OF:	Head of Development Management
SUBJECT:	Major variation applications approved in previous calendar month - March

**THERE WERE NO SUCH APPLICATIONS DETERMINED IN THE MONTH OF
MARCH**

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