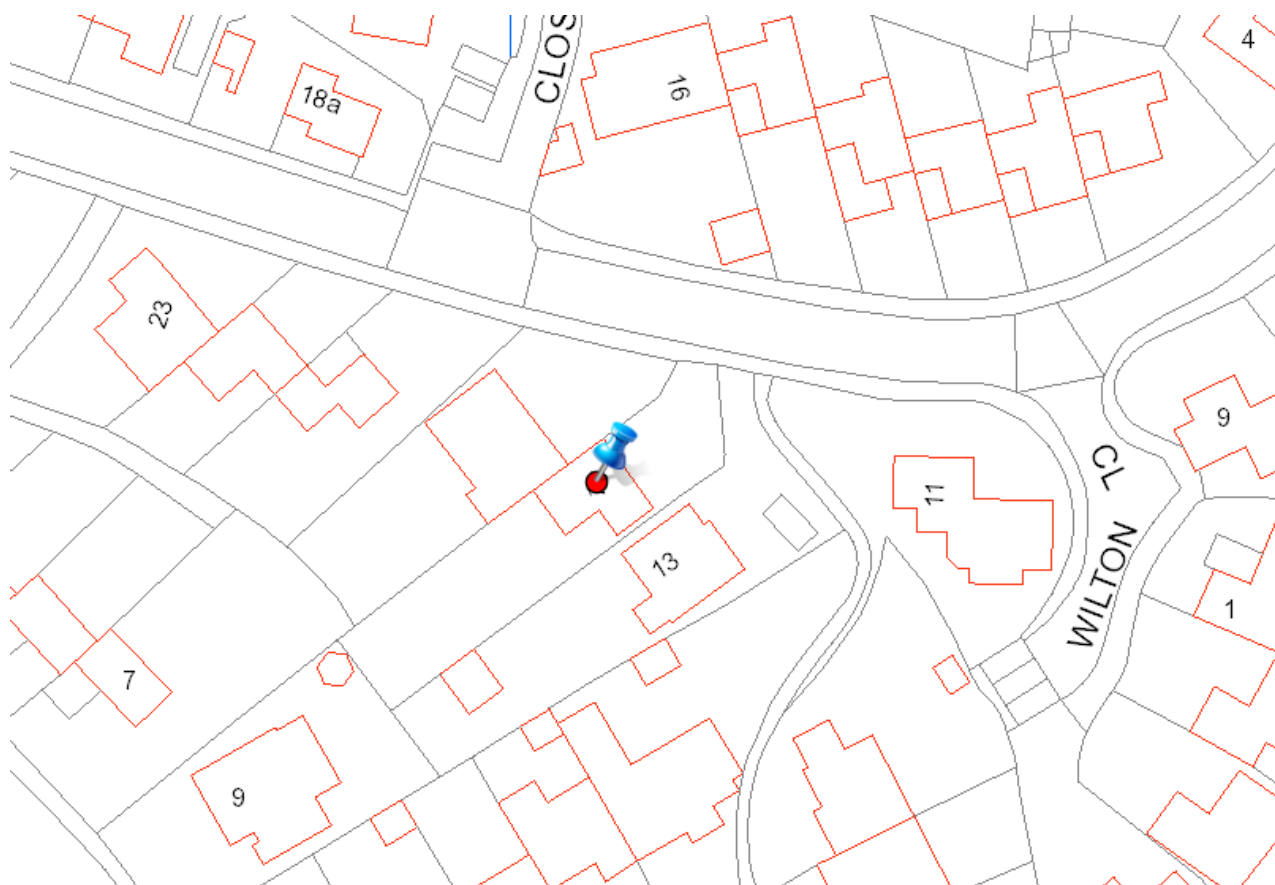


PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	ABBOTSKERSWELL - 20/01259/HOU - 15 Wilton Way, Abbotskerswell - Proposed ground and first floor extensions	
APPLICANT:	D & H Plummer	
CASE OFFICER	Artur Gugula	
WARD MEMBERS:	Cllr Mary Colclough Cllr Richard Daws	Ambrook
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/01259/HOU&MN	





1. REASON FOR REPORT

The application has been put forward to be determined by the Planning Committee due to the applicant being related to a Council Officer.

2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard time limit for commencement (3 years)
2. Strict accordance with the approved plans

3. DESCRIPTION

Site Description and Proposal

The application site is located in a residential area of Abbotskerswell and is part of a 1960s housing estate with characteristic mono-pitched roofs utilising brick and render as facing materials.

The plot has a large rear garden and an open frontage accessed from Wilton Way with a parking area to accommodate at least 3 cars. The property is semi-detached and is situated forward of the attached 17 Wilton Way to the north side. On the southern boundary the site is adjacent to a slightly larger detached dwelling.

The first part of the proposal to the frontage of the property is a porch and garage extension to accommodate a new garage door. The extension will accommodate a small hipped roof with the front slope imitating an appearance of a 'lean-to' design.

The development at the rear of the property proposes a two storey extension incorporating a single storey lounge extension. The two storey proposed extension is proposed to introduce a mono – pitch roof design projecting higher than the existing roof by approximately 0.8m. The projecting part introduces high level windows facing the frontage of the property. The single storey lounge extension proposes a hipped roof design with velux windows and glazed bi-fold doors to the rear elevation.

The materials put forward have been proposed to match the existing.

Relevant Planning History

10/02465/FUL - Porch and garage extension to the front and two storey extension to the rear with ground floor to be used as an annexe ancillary to the property – APPROVED

Main Issues

- Impact on the character of the area
- Impact on the residential amenity of surrounding properties

Principle of Development

The application site is located within the defined Settlement Limits of Abbotskerswell therefore as set out in policy WE8, alterations to the property can be considered acceptable in principle, subject to compliance with detailed design criteria.

Impact on character of the area

The area in which the site is located has a somewhat uniform appearance. Nevertheless, it is apparent that various alterations have been undertaken to properties within the vicinity.

The proposed alterations to the front elevation appear to have the most potential impact on the character of the area as would be most visible from the road. The proposal to extend the porch and the garage is relatively modest and has been considered to be acceptable in a visual context. Various properties within the area appear to have similar arrangements in place. In addition the extension would bring forward a desired enhancement to the property as the proposal will cover the visually unsympathetic first floor overhang.

Another part of the proposal which can maybe visible from the front of the property is the projecting upwards high level windows from the rear extension. Having visited the site it is considered this part of the development will have a limited impact on the character of the area given the limited visibility from the road as a consequence of levels / separation etc. The property is set back from the road with a shallow roof pitch meaning that the proposed windows will appear set back from the road reducing the prominence of the feature therefore the design has been considered acceptable.

The proposed changes to the rear are quite large however it is noted that the plot can accommodate this development comfortably due to the size of the rear garden. The rear two storey extension will have little impact on the general character of the area. The existing single storey extension will be replaced with the windows and doors re-arranged. The proposed doors and windows will overall form a better balanced arrangement and would contribute positively to the appearance of the rear of the property. In respect of the rear single storey lounge extension it is welcomed to see a hipped roof which corresponds to the roof of the proposed front extension. Being single storey in nature it is considered that the single storey extension has minimal impact on the overall character of the area therefore overall the proposals at the rear of the property have been considered acceptable in line with Local Plan policy WE8, S2 and S21.

Impact on residential amenity of surrounding properties

The most potential neighboring impact arises from proposed rear two storey extension in particular on the residential properties to the north and south. The dwelling at 13 Wilton Way is set forward of the property at the proposal site with no windows to the adjacent elevation therefore considering the scale of the proposal the relationship between the properties has been considered acceptable with limited overbearing impact. The properties are separated via a timber fence therefore much

of the single storey extension will be concealed within the site preventing any detrimental impact on neighbouring amenity with sufficient.

In respect of 17 Wilton Way which is the property adjacent to the north, the dwelling is set back in relation to the application property with the adjoining side wall raising above the existing extension. The proposal will meet the rear two storey extension with the two storey wall of the neighboring property (note that the wall will not be attached) therefore it is considered that there will be no overbearing impact. In terms of the proposed single storey extension this is located away from the northern boundary and does not cause any overbearing or privacy concerns with the most part being concealed by the existing block boundary wall.

Impact on biodiversity

The application site is located within the Bat SAC Landscape Connectivity Zone and Strategic Flyway therefore the application has been accompanied by an Ecological Appraisal. The document has concluded that no bat or nesting birds activity is present within the site with the property offering very few suitable opportunities for use by bats. Given that the area is located in an already built up and well-lit location it is considered that no further mitigation is required.

Conclusion

In conclusion the proposal has been considered to take residential amenity and visual impact into account with some aspects of the development putting forward a positive change in the appearance of the property. On this basis the development has been considered with various policies of the Local and Neighbourhood Plans with a consequent approval recommended.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2014-2034

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S21 Villages

S21A Settlement Limits

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN8 Biodiversity Protection and Enhancement

EN11 Legally Protected and Priority Species

Abbotskerswell Neighbourhood Plan 2016-2033

BHE1 High Quality Design in Abbotskerswell

NE1 Development and the Natural Environment

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEEES

No consultations undertaken.

6. REPRESENTATIONS

The application has been advertised via neighbor notification letters.

No letters of representation have been received

7. TOWN / PARISH COUNCIL'S COMMENTS

Abbotskerswell Parish Council

No objections

8. COMMUNITY INFRASTRUCTURE LEVY

This development is not liable for CIL because:

The 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. 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