

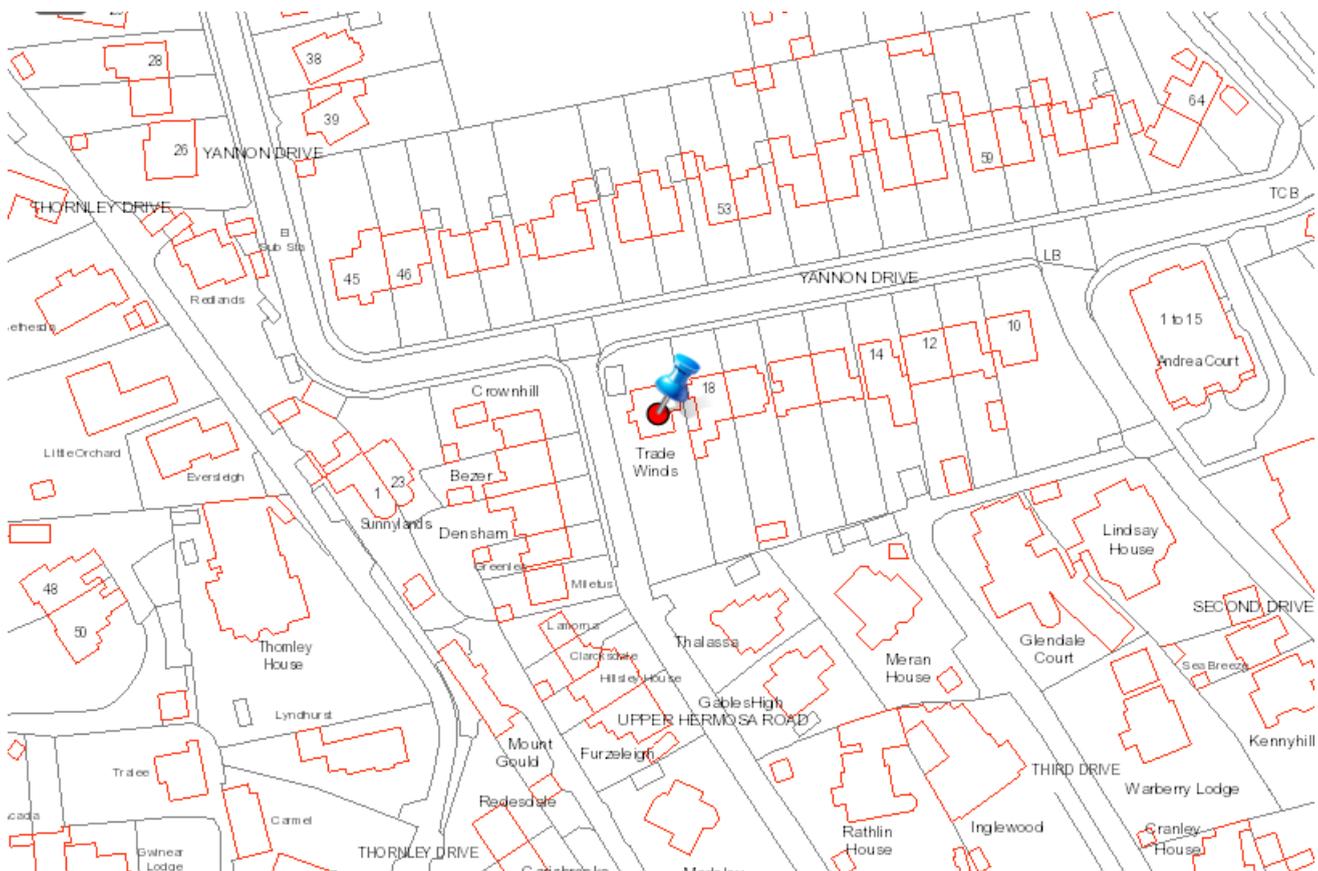
# PLANNING COMMITTEE REPORT

13 April 2021

CHAIRMAN: Cllr Mike Haines



<b>APPLICATION FOR CONSIDERATION:</b>	<b>TEIGNMOUTH – 20/02219/HOU - Trade Winds, Upper Hermosa Road</b> <b>- Hipped tiled roof over an existing flat roof, adaption of ground floor levels and raising of windows/doors</b>	
<b>APPLICANT:</b>	<b>Mr &amp; Mrs Phipps</b>	
<b>CASE OFFICER</b>	<b>James Joubert</b>	
<b>WARD MEMBERS:</b>	<b>Cllr Alison Eden</b> <b>Cllr Jacqui Orme</b>	<b>Teignmouth Central</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=20/01597/HOU&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=20/01597/HOU&amp;MN</a>	





## **1. REASON FOR REPORT**

This application has been brought to Planning Committee for determination as the applicant is an elected Councillor.

## **2. RECOMMENDATION**

PERMISSION BE GRANTED subject to the following conditions:

1. Development to commence within 3 years.
2. Development to be carried out in accordance with the approved drawings.
3. Undertake precautions and recommendations of the ecology report.

## **3. SITE DESCRIPTION**

- 3.1 The application site is a dwelling known as Trade Winds located on Upper Hermosa Road within Teignmouth. Tradewinds is a detached property on a 0.1ha plot.
- 3.2 Upper Hermosa Road is positioned to the west of the house and entry to the property is from the south.
- 3.3 The site is located on a hill side, sloping down from Yannon Drive to the north towards the end of the garden plot to the south. There is approximately a 7m height differential between the highest and lowest points of the site.
- 3.4 On all sides the site is surrounded by residential development.
- 3.5 Access to the site is via Upper Hermosa Road which is a single-width road.

## **4. APPLICATION PROPOSAL**

- 4.1 The application proposes a hipped tiled roof over an existing flat roof. The development will comprise:
  - The adaption of ground floor levels and the raising to windows/doors.
    - Raising of existing floor level to match main ground floor level.
    - Existing ceiling removed to increase headroom to u/s of first floor above.
    - Ground floor windows, doors, and exterior steps to be adjusted to suit new floor and ceiling levels.
  - Hipped tiled roof over existing flat roof on the eastern side of the property
    - Roof height will increase approximately 1.55m from current height (flat roof) from the south elevation.
  - The proposed materials are to match the existing dwelling, artificial slate (tiled roof) and white UPVC windows.
- 4.2 The submitted elevations do not show fenestration on the part of the house that will be unaffected by the proposals but Officers are content that the proposals and their implications can be understood from a combination of the submitted plans and the photographs shown in the presentation.

## 5.0 PLANNING HISTORY

- 5.1 In 2014 a planning application was filed and approved for the erection of a replacement fence along Yannon Drive and Upper Hermosa Road (14/00444/FUL).

## 6.0 KEY CONSIDERATIONS

- 6.1 The application seeks full planning permission for a hipped tiled roof over an existing flat roof, adaption of ground floor levels and raising of window and doors. The key issues in the consideration of the application are:

- Impact of the development upon the character and visual amenity of the area;
- Impact on the residential amenity of the occupiers of surrounding properties; and
- Ecological impact of the proposal.

### Impact upon the character and visual amenity of the area

- 6.2 Policy S1 (Sustainable Development Criteria) requires proposals to maintain or enhance the character and appearance of settlements and street scenes. Policy S2 (Quality Development) requires development to utilise high quality design by responding to the characteristics of the site, its wider context and surrounding area by making the most effective use of the site, integrating with and, where possible, enhancing the character of the adjoining built environment.
- 6.3 The site lies within a suburban setting on a hillside to the north of Teignmouth and the Teign estuary. The surrounding dwellings are predominantly detached bungalows and semi-detached two-storey dwellings. There are a range of development styles but the predominant building materials are face brick on the ground floor with a painted render first floor and grey /slate roof tiles.
- 6.4 Upper Hermosa Road is a single-width road with the dwellings located along both sides of the road. The dwellings sit either at or below the level of the road as it rises up the hillside to the north. Hipped roofs are common on both Upper Hermosa Road and Yannon Drive and therefore the proposal would be in character with its surroundings.
- 6.8 Taking in to account the provisions of Policy S1 and S2, the addition of the hipped tiled roof is not out-of-scale with the surroundings and it is not considered that it will lead to overdevelopment of the site. Indeed, it is usually preferable for a front elevation of a traditional style dwelling to be complemented by a pitched roof as opposed to a flat roof as is currently in situ.
- 6.9 The proposed materials are to match the existing dwelling with grey / slate roof tiles and white uPVC windows. These materials replicate those seen in the immediate area.
- 6.10 The addition of the tiled hipped roof will not adversely affect the character of the area and visual amenity of the area provided the materials and roofing are in line with the existing materials and design of the existing roof. The addition of the tiled hipped roof will contribute to the wider area's visual appeal as it will match the

existing designs of neighbouring dwellings as opposed to the flat roof design currently experienced.

- 6.11 In terms of impact upon the character and visual amenity of the area, the proposal is therefore considered in-keeping with its surroundings and in accordance with Policies S1 and S2.

Impact on the residential amenity of the occupiers of surrounding properties

- 6.12 Policy S1 requires proposals to consider the impact on residential amenity, particularly privacy, security, outlook and natural light.
- 6.13 Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) is of key relevance to this proposal and states:

To ensure existing dwellings can be adapted and improved while complementing the character of existing residential areas and protecting the living conditions of neighbours, minor developments within residential curtilages such as extensions, outbuildings, other means of enclosure and renewable energy installations will be permitted if:

- c) the **scale is appropriate** to the existing building and would not:
- i. **overdevelop the site** or result in the provision of insufficient amenity space
  - ii. result in the **undue loss of outlook or light to habitable rooms** of neighbouring properties
  - iii. **reduce the level of privacy** enjoyed by neighbouring properties
  - iv. have a **dominant or overbearing impact** on neighbouring properties or the street-scene
- d) there is no net loss of any trees, hedgerows or other key features (e.g. stone boundary walls) which contribute to the character and amenities of the property and/or area; and
- f) it can be demonstrated that the proposals are in a location that will not affect the integrity of the South Hams SAC.

**[emphasis added]**

- 6.14 Each of these criteria will be considered in turn.
- 6.15 The question of appropriate scale and overdevelopment of the site was reviewed above and it was considered that, in the context of the surrounding area, and given the plot size, overdevelopment would not occur.
- 6.16 It is noted that the neighbouring property on Yannon Drive has a first floor window on its western elevation. Given the hipped nature of the proposed roof and the intervening distance between the properties, impact on outlook nor light is anticipated. The dwelling located to the south of the site on Upper Hermosa Road sits below the dwelling on the slope and is a considerable distance away and will therefore not experience unacceptable loss of outlook or light.
- 6.17 It is recognised that the proposal will impact on views of the built form from the dwellings on the opposite side of Yannon Drive. Two objections regarding the loss of views have been received regarding this. However, a change to a view, rather than a definite impact on outlook, is not considered a reason to refuse the application.

- 6.18 The windows included in the application are existing and are only being amended to match floor level changes on the ground floor. No first floor window positions will be changed. No impact on privacy is therefore anticipated from these windows.

#### Impact of the proposal on biodiversity

- 6.19 The site has no ecology designations but an ecological survey was undertaken as the proposal involves work to the roof of Trade Winds and therefore has greater potential to impact bats or nesting birds.
- 6.20 Policies EN8, EN9 and EN11 of the Local Plan seek to protect and enhance biodiversity, taking into account the importance of any affected habitats or features.
- 6.21 The ecology survey found no evidence of bats or nesting birds. It identified several best practice recommendations. These recommendations will be secured through condition to ensure that, should bats or nesting birds be identified, protection measures are in place.
- 6.22 The application is therefore considered to satisfy the Local Plan, subject to the condition being applied.

#### Conclusion

- 6.23 The application seeks full planning permission for addition of a hipped tiled roof over an existing flat roof with the adaption of ground floor levels and raising of windows and doors (ground floor). It will have incidental benefits of improving the thermal efficiency of the property and an informative will be applied outlining other ways in which the property's overall carbon impact could potentially be reduced.
- 6.24 The application has been assessed against the relevant planning policy context and is considered to be acceptable. Whilst the scale of the development does impact on neighbouring views this is not a material consideration in planning terms. It is considered that the site can accommodate the additional massing and there will not be adverse impact on the qualities of the local area, residential amenity or ecology.

## **7. POLICY DOCUMENTS**

### Teignbridge Local Plan 2013-2033

S1A Presumption in Favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

## **8. CONSULTEES**

No consultation responses for this application were sought.

## **9. REPRESENTATIONS**

The original plans received two representations objecting to the proposals from two households.

The key points identified in the comments are as follows:

- Loss of views.
- No site notices or notifications made.

The loss of views has been addressed in section 6 of this report.

With regard to publicising the application, in accordance with our procedures, a site notice was not posted for this application, but neighbour letters were posted out to numbers 18, 50 and 51 Yannon Drive and Thalassa Upper Hermosa Road.

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

The Town Council have no objection.

## **11. COMMUNITY INFRASTRUCTURE LEVY**

This development is not liable for CIL because it is less than 100m<sup>2</sup> of new build that does not result in the creation of a dwelling.

## **12. 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.

## **13. 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**