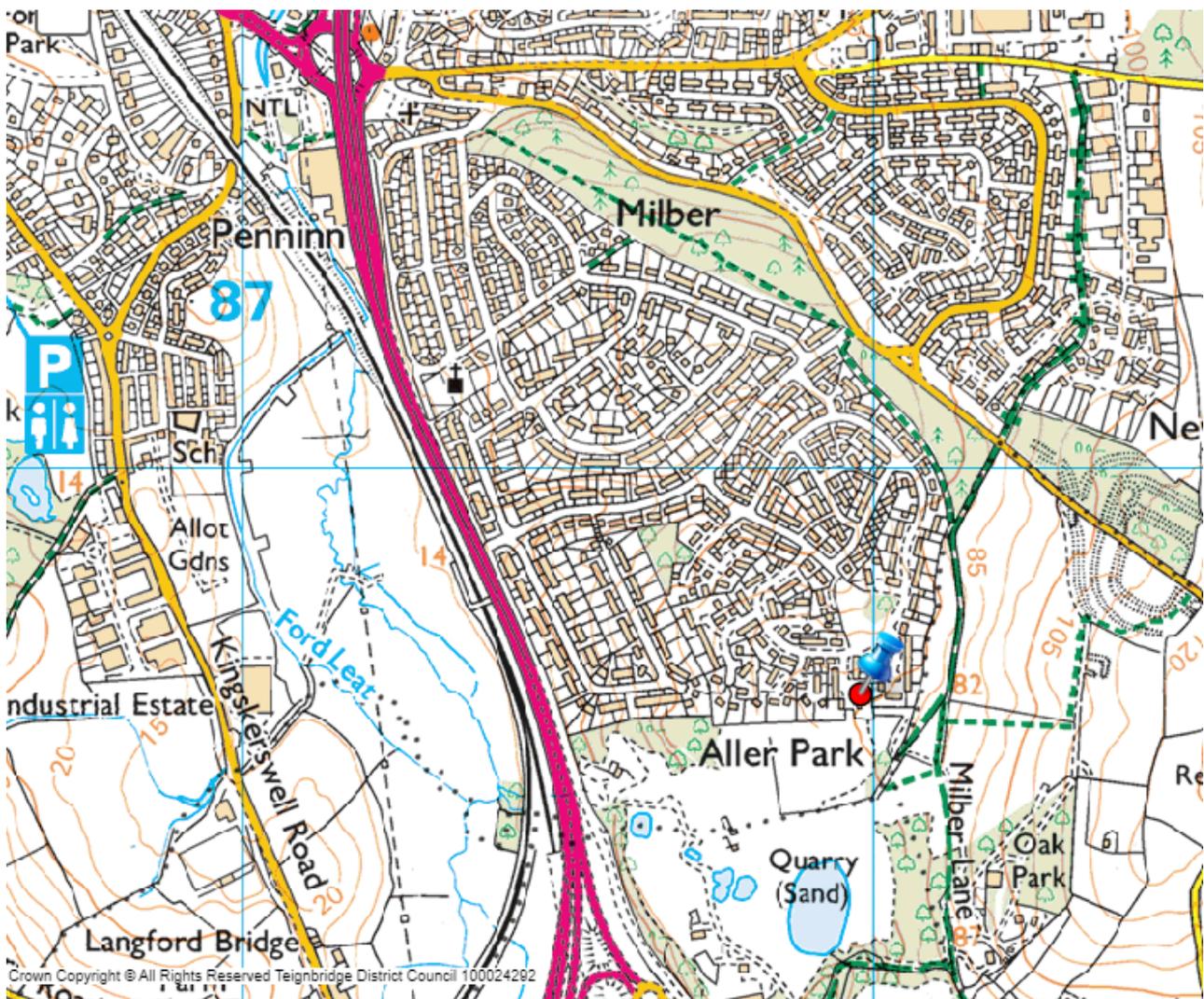


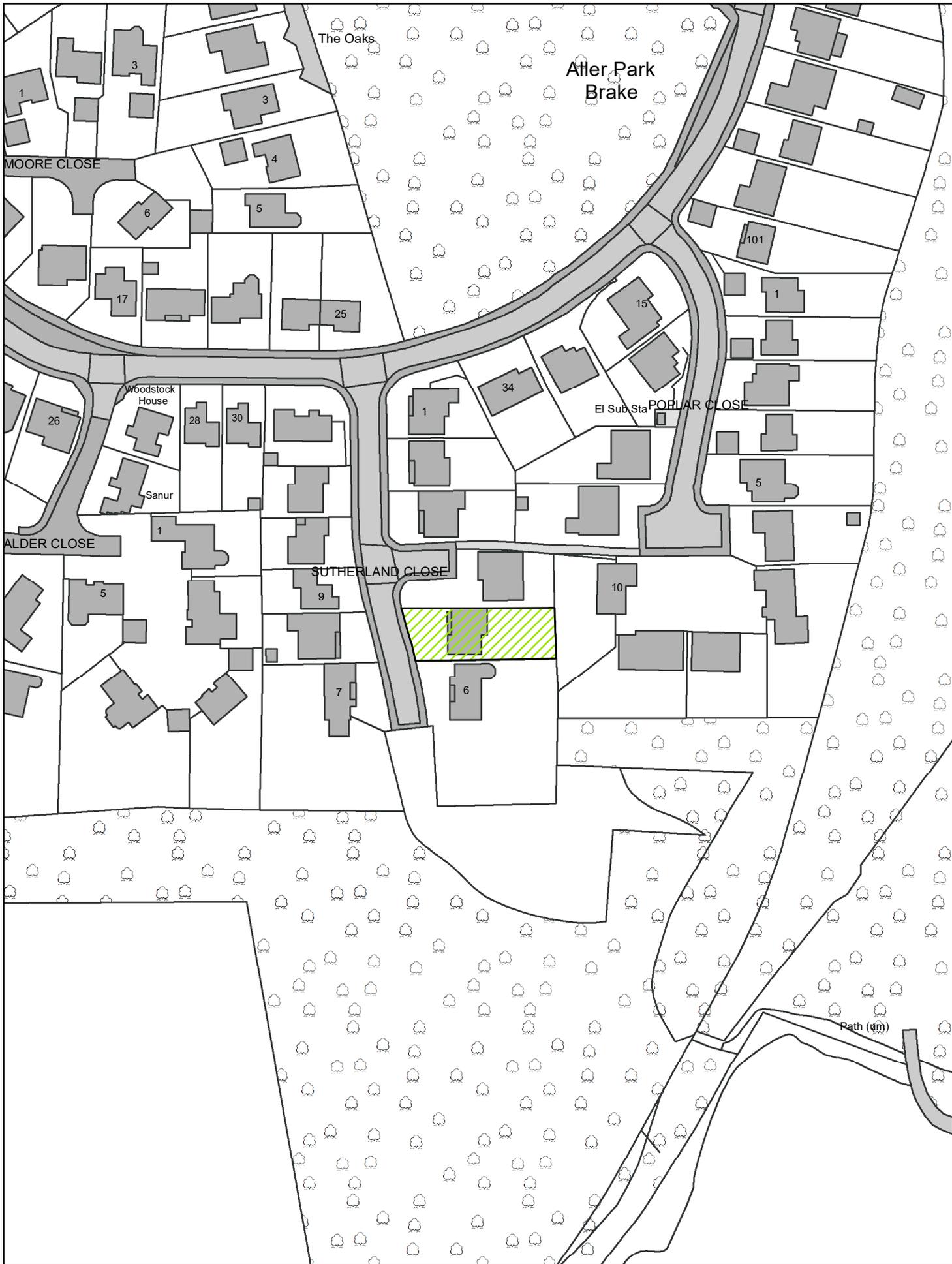
PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 21/00516/HOU - 5 Sutherland Close, Newton Abbot - Single storey rear extension, conversion of garage roof including roof lights and window, enlargement of driveway rear patio and landscaping	
APPLICANT:	Mrs C Millman	
CASE OFFICER	Artur Gugula	
WARD MEMBERS:	Cllr Gordon Hook Cllr Chris Jenks Cllr Colin Parker	Buckland And Milber
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/00516/HOU&MN	





Scale:
1:1,250

21/00516/HOU - 5 SUTHERLAND CLOSE NEWTON ABBOT TQ12 4TL



1. REASON FOR REPORT

- 1.1. The application has been put forward for determination by the Planning Committee due to the applicant being an employee of the Council.

2. RECOMMENDATION

PLANNING PERMISSION BE GRANTED subject to the following conditions:

- a. Standard 3 year for commencement condition
- b. Development to be carried out in accordance with the plans

3. DESCRIPTION

3.1. Description of the site and proposed development

- 3.2. The site is located in the south-eastern side of Newton Abbot within the Aller Park residential area. The plot is positioned along the terminus of Sutherland Close cul-de-sac and features a two storey detached property with an attached garage to the south elevation. The property is recessed back from the road with an open frontage accommodating a double drive and a lawn. To the rear the site features a good sized garden surrounded by timber fencing.

- 3.3. The proposal seek permission for a rear single storey extension, loft conversion in the garage roof and additional paving to the frontage

3.4. Principle of Development

- 3.5. The application site is located within the defined Settlement Limits of Newton Abbot where Policy S21A is permissive of new development providing that the proposal accords with other relevant policies of the Local Plan. Given the domestic nature of the proposal and location within a residential area it is considered that the principle of this development is acceptable.

3.6. Impact on the character of the area

- 3.7. The proposal is largely contained within the plot to the rear of the property with limited visibility from the road. The proposed flat roof extension is low level and proposes render as the facing material, in keeping with render on the host property. Due to the limited views of the extension it is considered that any impact on the character of the area is considered acceptable. The scale of the proposal is subservient to the host property issues of over-dominance are not raised.
- 3.8. The only potential visible changes are present at the frontage with the paving of part of the front lawn. The small scale change is considered acceptable given the varying sizes of driveways in the area. A strip of grass and planting is proposed to be retained to retain the visual appearance of the frontage.
- 3.9. In addition to the above the loft conversion within the garage roof will see the introduction of two roof lights to the front slope. These are considered acceptable and make a common appearance within the area. Furthermore, the addition of the roof lights is considered to fall under the provisions of Class C Part 1 Schedule 2 of the GPDO 2015 (as amended). There are no concerns regarding the garage

window to the flank elevation;. This is identified on the approved plans as obscured but this is not considered necessary for amenity / overlooking reasons.

- 3.10. One letter of objection has raised concerns regarding the overdevelopment of the site. Given the size of the plot and meaningful amenity space which will remain following the completion of development it is considered that the proposal will not result in overdevelopment of the plot.
- 3.11. Overall, given the scale and sympathetic nature of the proposal it is considered that the development is compliant with the provisions of Policies S2 and WE8 on the Local Plan in respect of visual appearance and impact on the character of the area.
- 3.12. Impact on residential amenity of neighboring properties
- 3.13. The general scale of the proposal does not pose reasons for concerns in respect of overbearing impact on neighboring properties due to the single storey nature of the development. The existing timber fencing already provides screening and sense of separation between the plots. The property to the south is positioned slightly higher than the proposed. In respect of the property to the north, the extension will be located level with a blank side wall and will be mostly screened by the existing fence.
- 3.14. Consideration has been given to the possible overlooking from new windows on the south elevation.
- 3.15. The new ground floor window in the south elevation of the garage together with the new door looks out on the mostly blank wall of the property to the south. It is noted that some existing potential for overlooking already exists from the neighboring conservatory and given the positioning of the new openings to the side of the house the impact on privacy is considered acceptable. In addition the proposed window and door are included on the plans for completeness but are considered Permitted Development.
- 3.16. In respect of the new ground floor window on the south elevation of the new extension; the submitted site photos indicate an existing fence which raises in height at the location of the window. The intention is to retain the height of the fence which will provide sufficient screening for the window and minimizing any potential overlooking.
- 3.17. Consequently it is considered that the proposal does not result in any unacceptable impact on residential amenity of neighboring properties and therefore is compliant with the provisions of Policy S1 and WE8 of the Local Plan.
- 3.18. Impact on biodiversity
- 3.19. The submitted plans indicate works to the garage roof accommodating the loft conversion and therefore the proposal has been accompanied via a Preliminary Ecological Assessment. The Assessment indicates no evidence of bats or nesting birds with low roosting potential. Consequently it is considered that the proposal will not impact negatively on bats and nesting birds. The Assessment will be made part of the approved plans to ensure the precautionary measures are complied with. On this basis it is considered that the development is compliant with Policies EN8 and EN11 of the Local Plan.

3.20. Surface water drainage

3.21. The proposed development is located outside Flood Zones 2 or 3 and is not located within a Critical Drainage Area. The scale of the development indicates that the existing surface water management system can be utilised. The applicant has confirmed that the proposed paving is to be constructed from permeable material.

3.22. Conclusion

3.23. In conclusion, as set out in the above report the proposal has been considered compliant with the relevant policies of the Local Plan. Consequently, subject to the recommended conditions approval is recommended.

4. **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

EN11 Legally Protected and Priority Species

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Policy Guidance

5. **CONSULTEES**

5.1. No consultations have been sought.

6. **REPRESENTATIONS**

6.1. One letter has been submitted raising the below issues:

- Detraction from desirability
- Unjustified over-development

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

7.1. Newton Abbot Town Council:

- No objection

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. CARBON/ CLIMATE IMPACT

As a householder application, an informative will be added to any permission granted, encouraging the use of sustainable construction techniques.

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.

Business Manager – Strategic Place