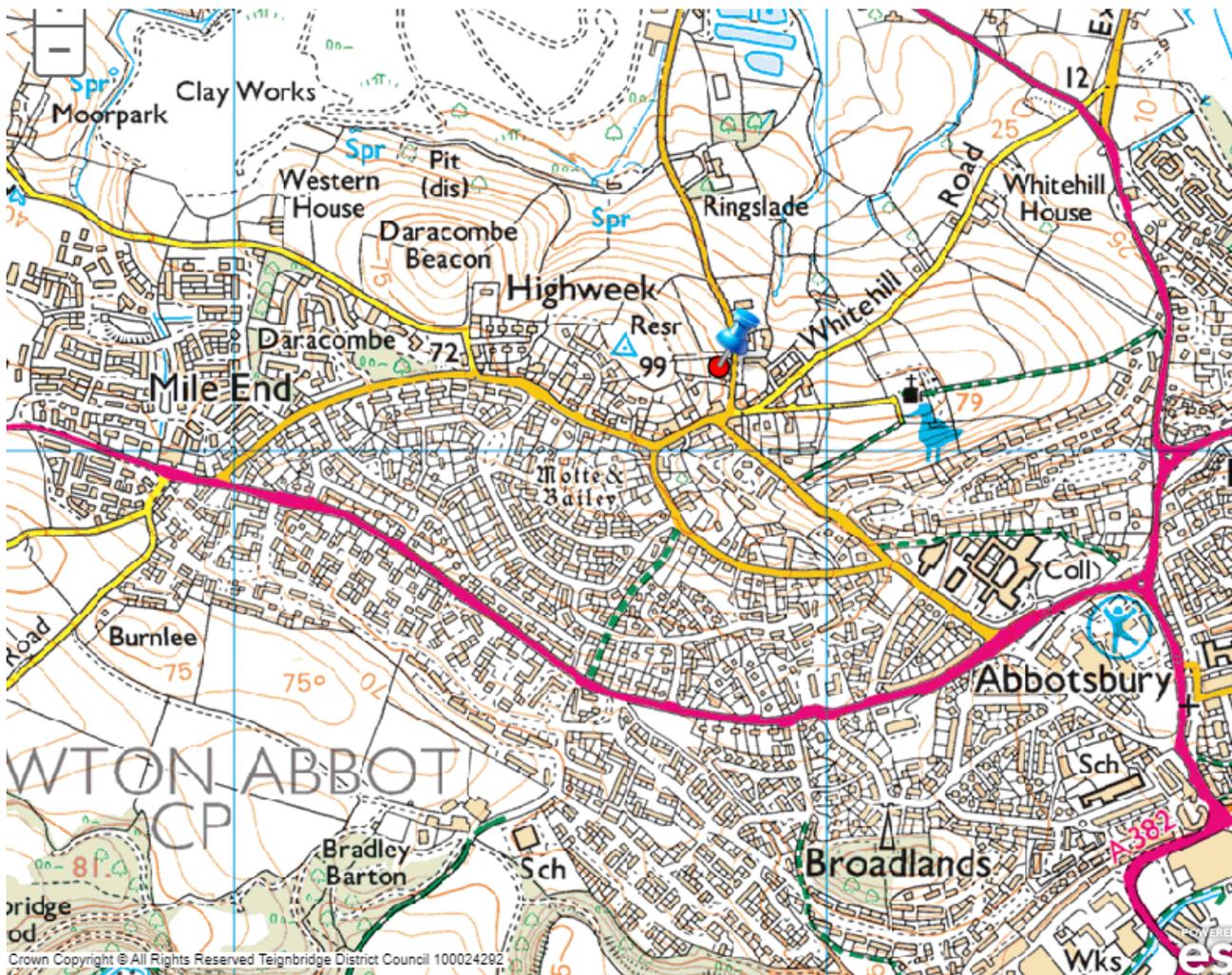


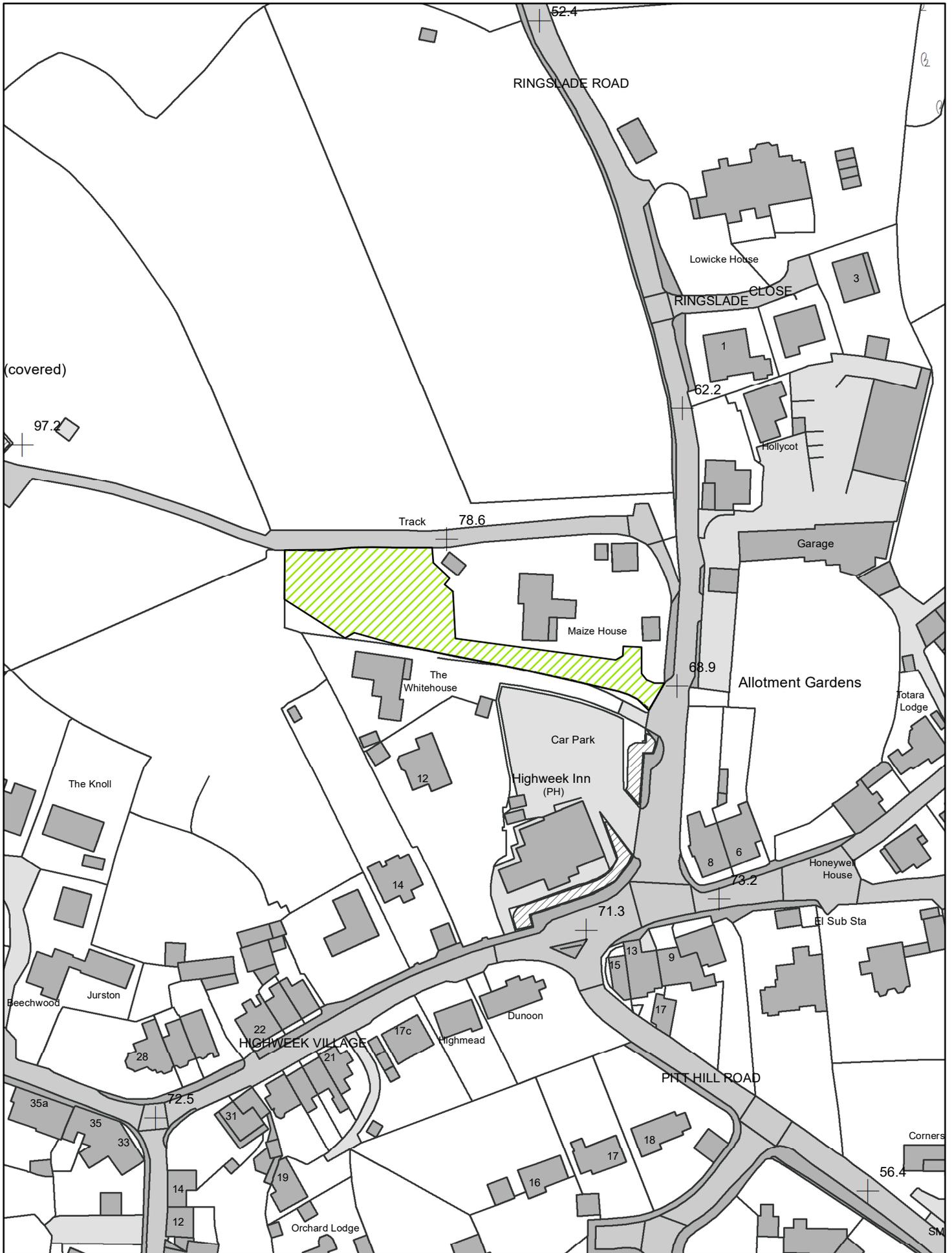
PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	NEWTON ABBOT - 20/01961/FUL - Maize House , Ringslade Road - Two new dwellings and associated works	
APPLICANT:	Mr B Denton	
CASE OFFICER	Charlie Bladon	
WARD MEMBERS:	Cllr Philip Bullivant Cllr Mike Hocking	Bradley
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/01961/FUL&MN	





Scale:
1:1,250

**20/01961/FUL - MAIZE HOUSE, RINGSLADE ROAD,
NEWTON ABBOT TQ12 1QF**



Based upon Ordnance Survey Material with Permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationary Office (C) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Teignbridge District Council 100024292

1. REASON FOR REPORT

This proposal is brought before the Planning Committee as the applicant is an employee of Teignbridge District Council.

2. RECOMMENDATION

PLANNING PERMISSION BE GRANTED subject to conditions covering the following matters:

1. Standard time limit
2. Accord with plans
3. Protected Tree watching brief
4. Adherence to measures set out in Ecology Statement
5. No external lighting
6. Provision of Bat boxes
7. PD removal – openings in south elevation & roof extensions – neighbor amenity
8. Access/parking complete & EV Ready prior to occupation
9. Securing delivery of enhanced insulation and energy efficient measures as per updated Design and Access Statement

3. SITE DESCRIPTION

3.1 A detached dwelling sitting within a generous plot on the west side of Ringslade Road in the Highweek area on the western edge of Newton Abbot. The site slopes uphill towards the west, away from the road. There are fields to the north side and rear (west) and there are dwellings and a public house to the south side. The public highway abuts the east boundary and beyond that are allotment gardens.

4. APPLICATION PROPOSAL

4.1 The application seeks full planning permission to divide the existing plot and construct two additional dwellings to the west (rear) of Maize House. Access would be via a new shared driveway running along the south side boundary of the site.

5. PLANNING HISTORY

5.1 There have been some earlier extensions to the host dwelling on the site but no applications relating to the current development proposal.

6. KEY CONSIDERATIONS

6.1 The application seeks full planning permission to divide the existing plot and construct two additional dwellings to the rear of Maize House, with separate access and off-street parking area from Ringslade Road. The key issues in the consideration of the proposed development are as follows:

- Principle of the development;
- Impact upon the character and visual amenity of the area;
- Impact on residential amenity of surrounding properties;

- Access and Highway Safety;
- Heritage impact of the proposal;
- Ecological impact of the proposal

Principle of the development

6.2 The application proposes 2 new dwellings within the settlement boundary of Newton Abbot. Within settlement limits, development will be permitted where it is consistent with the provisions and policies of the local plan as set out in Local Plan Policy S21A.

6.3 Newton Abbot Neighbourhood Plan Policy NANDP2 supports proposals for small-scale housing on sites within the settlement limit, subject to the policies in the Newton Abbot NP and Local Plan. The Plan states that proposals will be expected to meet a high standard of design and reflect the local character.

6.4 The proposed development would provide a pair of three bedroom properties within the settlement boundary of Newton Abbot, within a short walk of the services within the town, helping to meet local demand. The principle of development is therefore considered acceptable, subject to not having an adverse impact as assessed below.

Impact upon the character and visual amenity of the area

6.5 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.

6.6 The site is located on the edge of the built-up area and is considered to be suburban in character. There are a range of development styles both on Ringslade Road and surrounding streets. Nearby properties are mostly two-storey and there is a mix of brick and render finishes.

6.7 The proposed dwellings would have a traditional and familiar rectangular footprint, standing at two-storeys in height with a pitched roof and single storey flat roof sections intended to reduce overall mass and bulk of the dwellings. Externally the buildings would be finished in brickwork under a slate tiled roof, with powder coated aluminium framed windows and elements of metal cladding providing contemporary detail to the exterior. The flat roofs to the single storey elements would be finished in similar metal cladding to that proposed for the window details.

6.8 The proposed dwellings would have a total combined footprint of 321.98m², occupying 27% and 34% of their new plots respectively. Surrounding properties occupy varying proportions ranging from approximately 15% to 35% of their respective plots. Taking in to account the provisions of Policy S1 and S2, the size of the proposed dwellings is not considered to be out-of-scale with the surroundings and remains appropriate to its context.

6.9 The two proposed dwellings would be set behind the host dwelling, reducing their visual prominence. The sloping site would increase the visibility of the two

dwellings in the surrounding area. But this would be offset by their position set back from the road behind the host dwelling. Boundary trees and hedges would provide further visual screening to reduce the visual impact of this development when seen from nearby public views. It is considered that the proposals are in keeping with the adjoining properties and would not adversely impact on the character and visual amenity of the area.

Impact on residential amenity of surrounding properties

6.10 Policy S1 requires proposals to consider the impact on residential amenity, particularly privacy, security, outlook and natural light. During the determination period of the application, concerns have been raised regarding the impact of the proposed development on the residential amenity of nearby properties, in particular “The White House” to the south.

6.11 The submitted Block Plan and associated Section drawings indicate that the proposed Dwelling B and the adjacent neighbour to the south known as The white House would have similar maximum heights above ordnance datum.

6.12 The proposal initially included three windows in the south elevation of Dwelling B at first floor level, which were considered to have an unacceptable impact on the privacy and amenity of residents at The White House. In consultation with the agent, the Dwelling B has been redesigned to ensure that only obscure glazed windows would be present on the south elevation at first floor level. This would prevent overlooking into the adjacent property from first floor level. At ground floor level the existing mature boundary hedge will continue to provide adequate privacy. It is therefore considered that the proposed development will not have a significant adverse impact on the residential amenity of the adjacent dwelling known as The White House.

6.13 The adjacent dwelling to the south of the site is the closest neighbor. Other neighbouring dwellings are situated further from the proposed new dwellings. Given the distance between the proposed development and the surrounding properties, the proposed position behind the host dwelling and existing boundary trees and hedges, it is considered that the proposed development would not impact significantly on the privacy or amenities of any other nearby residents.

6.14 The development has been designed to offer an adequate level of screening between the two proposed new dwellings, between the new dwellings and the host dwelling, and between the new dwellings and near neighbours.

Highway safety

6.15 The proposed development would utilize the existing highway access that currently serves the host dwelling. Parking and turning areas for each of the new dwellings would be provided adjacent to the respective dwellings. A new path leading off from the existing access point along the southern side boundary would provide access to the two new dwellings.

6.16 In accordance with agreed procedure, the Devon County Council Highways Authority’s Standing Advice has been consulted. It is considered that the proposed development meets the requirements set out in standing advice relating to provision of adequate parking and turning facilities.

6.17 There have been no objections received in relation to highway safety issues and it is considered that the proposal is acceptable in this regard.

Impact on ecology

6.19 The application site is outside the catchment areas for local Special Protection Areas and Special Areas of Control.

6.20 The Biodiversity Officer has reviewed the proposal and is satisfied that the development would not cause undue harm to protected species, provided that the measures set out in the submitted ecological survey are adhered to, and conditions are applied to restrict installation of outdoor illumination and secure provision of bat boxes.

Drainage

6.21 The application site is within an established urban area which is served by the public sewer system. Accordingly the development would connect waste drainage to the existing mains system.

6.22 The application proposes to direct surface water runoff to a soakaway system within the site. It is considered that there is adequate space for provision of such measures within the site area.

Conclusion

6.23 The application seeks full planning permission for the subdivision of the existing plot at Maize House and the construction of two new dwellings with associated access and parking area off Ringslade Road.

6.24 The application has been assessed against the relevant planning policy context and is considered to be acceptable subject to conditions. Whilst the introduction of additional dwellings at this location will change the outlook for some existing residents, due to the positioning of the dwellings within the site and the design of the building, it is considered that the site can accommodate the additional massing without having an adverse impact on the character of the local area and residential amenity.

7. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in Favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S7 Carbon Emission Targets

S21A Settlement Limits

EN5 Heritage Assets

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN11 Legally Protected and Priority Species

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

8. CONSULTEES

Biodiversity Officer

Received 17 November 2020

Recommend conditions requiring adherence to measures set out in Ecological Assessment, no external lighting, bat box provision.

Historic England

Received 2 December 2020

No objections raised.

Arboricultural Officer

Received 25 February 2021

Concern over potential harm to roots of third party trees on adjacent land arising from construction and proposed ground level changes. Recommend watching brief during construction.

Environmental Health

Received 6 November 2020

Recommend condition requiring risk assessment and remediation in the event any unsuspected contamination is discovered.

9. REPRESENTATIONS

During the determination period 2 letters of objections were received. The key matters identified in the comments are as follows:

- proposal is considered an overdevelopment of the site.
- potential harm to neighbour's trees close to boundary
- concerns over quality of submitted ecological assessment
- concerns over quality of submitted design & access statement

10. TOWN / PARISH COUNCIL'S COMMENTS

Newton Abbot Town Council

Received 25 November 2020

No objection in principle, however two dwellings may be considered over-development.

11. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 321.98m². The existing gross internal area in lawful use for a continuous period of at least six months within the three years immediately preceding this grant of planning permission is 0m². The CIL liability for this development is £31,403.15. This is based on 321.98 net m² at £70 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

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 CARBON/ CLIMATE IMPACT

The applicant has provided details of the ways in which the proposal will exceed building regulations requirements. This will be secured by condition.

14 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