

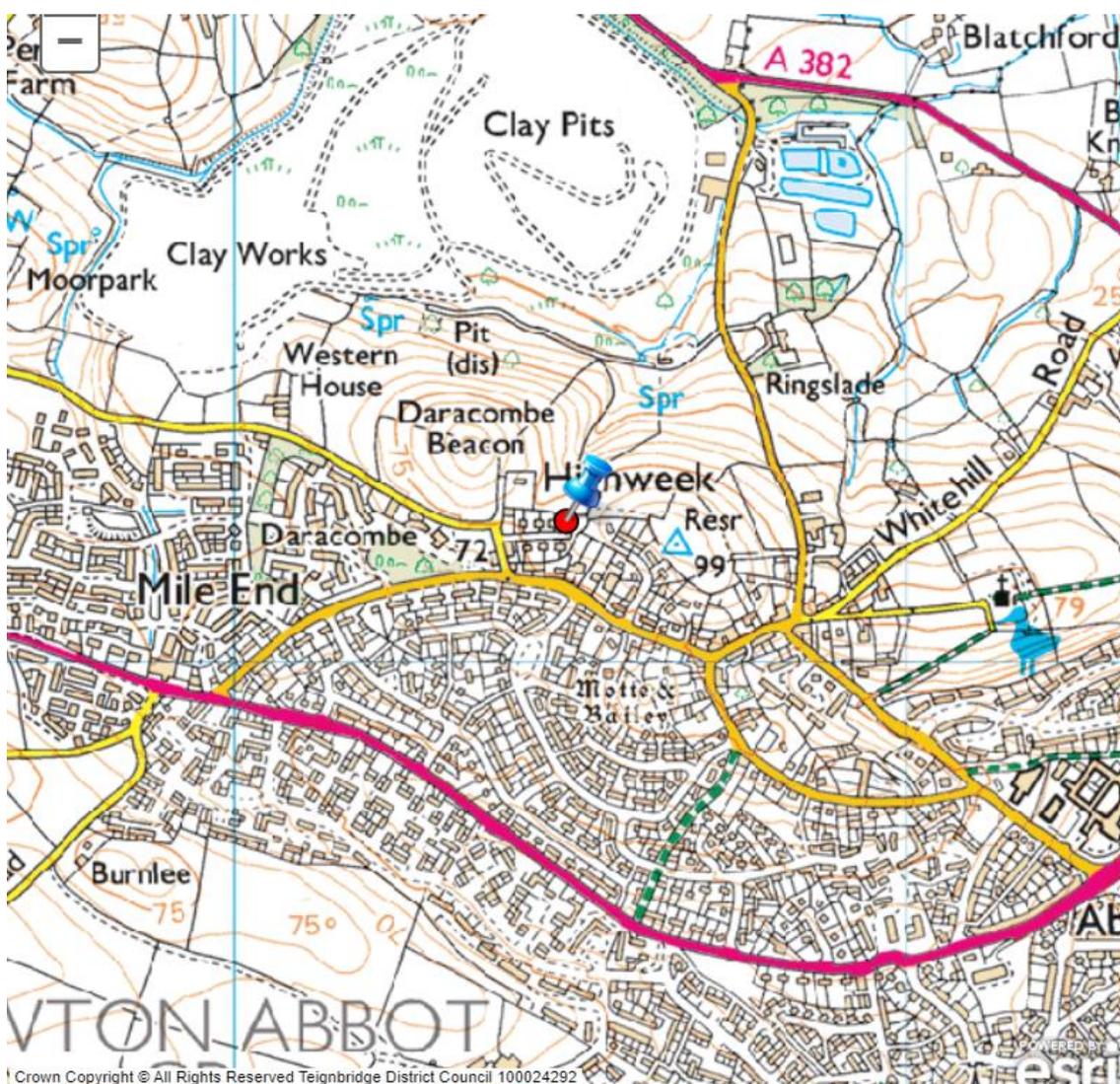
# PLANNING COMMITTEE REPORT

15 June 2021

CHAIRMAN: Cllr Mike Haines



<b>APPLICATION FOR CONSIDERATION:</b>	<b>NEWTON ABBOT – 21/00698HOU - 6 Belvedere Road - Single storey rear extension including rooms within the roof, erection of a raised terrace, demolish existing garage and erection of a new garden store</b>	
<b>APPLICANT:</b>	<b>Ms Tracy Pike</b>	
<b>CASE OFFICER</b>	<b>James Joubert</b>	
<b>WARD MEMBERS:</b>	<b>Cllr Phil Bullivant Cllr Mike Hocking</b>	<b>Bradley</b>
<b>VIEW PLANNING FILE:</b>	<a href="https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=21/00698/HOU&amp;MN">https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&amp;Refval=21/00698/HOU&amp;MN</a>	





**21/00698/HOU -- 6 Belvedere Road,  
Newton Abbot TQ12 1QJ**

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## **1. REASON FOR REPORT**

This application has been brought to Planning Committee for determination as the applicant is a Council employee.

## **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.
4. First floor windows below 1.7m from ffl shall be obscure glazed

## **3. SITE DESCRIPTION**

- 3.1 The application site is a dwelling located on Belvedere Road. The plot is approximately 0.4ha in size.
- 3.2 Belvedere Road is positioned to the south of the house and entry to the property is from the south.
- 3.3 The site is located on the top of a hill, sloping down Belvedere Road and to the north of the property. There is approximately a 3m height differential between the highest and lowest points of the site.
- 3.4 The property is surrounded by residential developments to the south, east, and west. The north of the property consists of open farmland.
- 3.5 Access to the site is via Belvedere Road which is a single-width road.

## **4. APPLICATION PROPOSAL**

- 4.1 The application proposes a single storey rear extension and new garage. The development will comprise:
  - The demolition of the existing garage and replaced by a smaller garden shed.
  - A rear extension –
    - Ground floor extension with loft accommodation.
    - Side facing velux windows (first floor lighting).
    - Side facing glazed panels (ground floor lighting).
    - Two sets of rear facing bio folding doors.
    - Rear facing juliet balcony.
  - A raised terrace attached to the extension.

## 6.0 KEY CONSIDERATIONS

- 6.1 The application seeks full planning permission for a rear extension including loft accommodation, demolition of existing garage to be replaced by smaller garden shed, and erection of raised terrace. 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 gentle hillside to the east of Newton Abbot town centre. The surrounding dwellings are predominantly detached single storey bungalows and semi-detached two-storey dwellings. There are a range of development styles but the predominant building materials are painted render exteriors and grey /slate roof tiles.
- 6.4 Belvedere Road is a single-width road with the dwellings located along both sides of the road. The dwellings sit at the same level of the road as it rises up the hillside to the east. Pitched roofs are common on both side so the road in either the main roofs or subservient dormer roofs. There are also examples of gabled roofs in the street in either the front or rears of the dwellings. The proposed rear gabled extension and therefore the proposal would be in character with its surroundings – the eastern neighbor in particular has completed a similar project.
- 6.8 Taking in to account the provisions of Policy S1 and S2, whilst substantial compared to the existing dwelling, the addition of the rear extension is not out-of-scale with the surroundings and it is not considered that it will lead to overdevelopment of the site. It is noted that neighboring properties have extensions of a similar nature such as that found at 7 Belvedere Road.
- 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 rear extension 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 rear extension will not be a noticeable development given the largely secluded nature and location of the site (in a cul-de-sac and facing farmlands).

- 6.12 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

- 6.13 Policy S1 requires proposals to consider the impact on residential amenity, particularly privacy, security, outlook and natural light.
- 6.14 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]**

- 6.15 Each of these criteria will be considered in turn.
- 6.16 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.
- 6.17 It is noted that the neighbouring property on Belvedere Road has a rear extension of a similar nature on its southern elevation. It is noted that the positioning of the side elevation windows has the potential to contribute to overlooking into both neighbors and therefore privacy. It is considered that these windows be obscured so as to limit potential outlook but also allowing adequate natural lighting. The proposed Juliet balcony is not considered to contribute to an unacceptable level of overlooking. The proposed garden shed is not considered to bring additional harm in terms of lighting and is rather considered to aid in mitigating the lighting impact caused by the existing, larger garage.
- 6.18 The proposed windows included in the application are considered to have a potential negative impact on overlooking and privacy as mentioned prior. Therefore, although not a reason for refusal, it is recommended that these windows be obscured below 1.7m above floor level so as to ensure limited outlook but also enough sufficient natural light. This will be conditioned.

6.19 The proposed terrace, although significant in height, is not considered to lead to a large amount of additional harm. This is due to the already raised nature of the existing dwelling's rear doors. Additionally, the topography of the site contributes to a level of natural overlooking due to the slope to the east. The proposed garden shed will aid in providing a level of screening to 5 Belvedere Road. As a consequence of the existing level of intervisibility between the properties, no privacy screen is considered to be required at the other side.

#### Impact of the proposal on biodiversity

6.20 The site lies within Bat Landscape Connectivity Zone and therefore an ecological survey was undertaken as the proposal involves work to the roof of the dwelling. The development is considered to have a greater potential to impact bats or nesting birds.

6.21 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.

6.22 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.

6.23 The application is therefore considered to satisfy the Local Plan, subject to the condition being applied.

#### **Impact on Climate Change**

**As a householder proposal, an informative encouraging the use of sustainable construction techniques will be applied to the permission.**

#### Conclusion

6.24 The application seeks full planning permission for addition of a single storey rear extension including loft rooms, erection of a raised terrace, demolition of existing garage, and erection of new garden shed.

6.25 The application has been assessed against the relevant planning policy context and is considered to be acceptable. 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 three representations objecting to the proposals from two households and one community organization.

The key points identified in the comments are as follows:

- Overlooking.
- Light impact.
- Overdevelopment.
- Amenity.

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

The Town Council have no objection in principle.

## **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.

## **1. CARBON/ CLIMATE IMPACT**

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

## **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.