

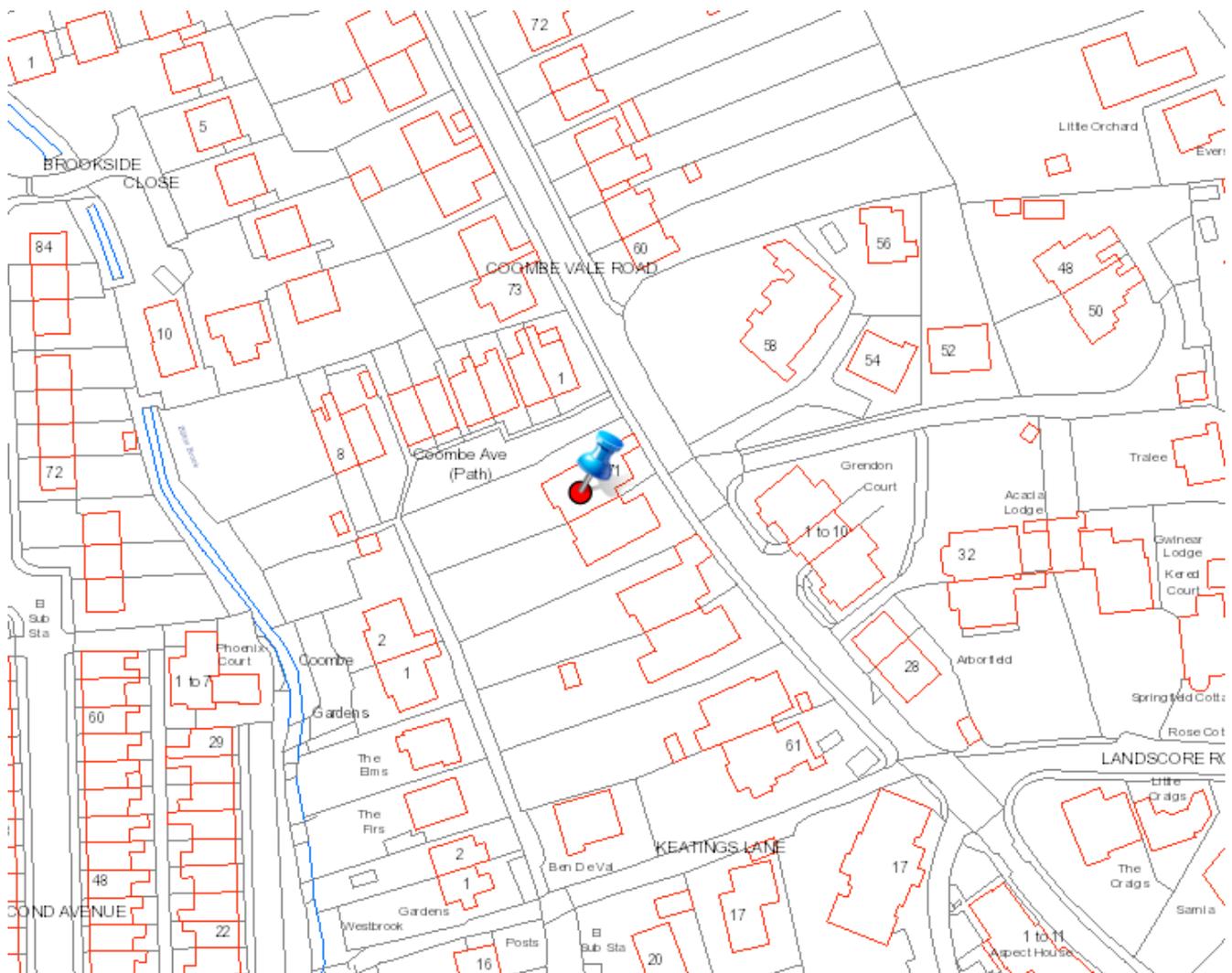
PLANNING COMMITTEE REPORT

15 June 2021

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH – 21/00706/HOU - 71 Coombe Vale Road - Loft conversion with rear dormer and roof lights and altered access to form parking area with steps	
APPLICANT:	Mr Elvidge	
CASE OFFICER	James Joubert	
WARD MEMBERS:	Cllr David Cox Cllr Nina Jeffries	Teignmouth West
VIEW PLANNING FILE:	Planning application details - Teignbridge District Council	





Scale: 1:625



21/00706/HOU -- 71 Coombe Vale Road, Teignmouth TQ14 9EN



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1. REASON FOR REPORT

This application has been brought to Planning Committee for determination by the Ward Councilor due to concerns regarding: Highways concerns, loss of amenity and impact on street scene.

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. The installation / commissioning of solar panels and EV to be carried out.

3. SITE DESCRIPTION

- 3.1 The application site is a building accommodating two flats located on Coombe Vale Road.
- 3.2 Coombe Vale Road is positioned to the north west of the house and entry to the site (pedestrian entrance) is via the same road.
- 3.3 The site is located on a hill side, sloping down from the north and east. There is approximately a 12m height differential between the highest and lowest points of the site.
- 3.4 On all sides the site is surrounded by residential development.

4. APPLICATION PROPOSAL

- 4.1 The application proposes a relatively modest loft conversion with the addition of a rear dormer including roof lights and altered access to form a parking area with steps. Were the property a single dwellinghouse, the loft conversion would be permitted development. The solar panels are in this instance considered to be permitted development but they are included within the description of development and on the application plans and hence are assessed below. The application has been amended since submission and as now proposed will comprise:
 - Loft conversion:
 - Additional internal space for the existing first floor flat.
 - Box dormer on the west elevation.
 - Roof light on the east / north elevation.
 - Addition of solar panels to the north elevation roof.
 - Parking area:
 - Addition of a single parking area with pedestrian access to upper flat included.
 - Addition of stairs from parking area down to ground level for access to the lower flat.
 - Removal of existing stairs from road.
 - Addition of EV car charging point.
 - Removal of a section of the existing boundary treatment and addition of two piers to form parking entrance.

5.0 PLANNING HISTORY

5.1 84/02605/DCC - Established use certificate - 2 flats. Approved: 22/01/1985.

6.0 KEY CONSIDERATIONS

6.1 The application seeks full planning permission for a loft conversion with rear dormer and roof lights and altered access to form parking area with steps. 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;
- Highways safety concerns; 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 west of Teignmouth and the Teign estuary. The surrounding dwellings are predominantly terraced dwellings and semi-detached two-storey dwellings with a number of flats located widely. The predominant building materials are painted render with grey /slate roof tiles.
- 6.4 Coombe Vale Road is a single-width road with the dwellings located along both sides of the road. The dwellings below the road on western side of the road and above on the eastern side of the road. There are dormers located within the wider area. Parking areas of a similar type to that proposed in the development are numerous along Coombe Vale Road (western side) with variances in the number of parking spots available. None have however been granted planning permission for a number of years.
- 6.5 Taking in to account the provisions of Policy S1 and S2, the addition of the proposed dormer is not considered to be out of context with the surroundings and it is not considered that it will lead to overdevelopment of the site. The dormer is relatively modest in scale, will be chequered in slate and will blend into the wider roof scape satisfactorily.
- 6.6 The proposed materials are to match the existing dwelling with grey / slate roof tiles, white uPVC windows, and matching rendered piers on the front wall. These materials replicate those seen in the immediate area.

- 6.7 The addition of the dormer and parking area will not adversely affect the character of the area and visual amenity of the area provided the materials and roofing and piers of the front wall are in line with the existing materials and design of the existing roof.
- 6.8 The proposed amendments to the wall having been reduced during consideration of the application are considered acceptable. 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

- 6.9 Policy S1 requires proposals to consider the impact on residential amenity, particularly privacy, security, outlook and natural light.
- 6.10 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 properties on the north western side of the property have windows facing onto the site. However, given the intervening distance between the properties, impact on outlook nor light is anticipated. The dwelling located to the west of the site on Bitton Brook 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 upon the ground floor flat in the dwelling. However, sufficient light will be available due to the windows located on

the west elevation and the moving of the access stairs to the parking away from the building to ensure sufficient light through north facing windows.

Highways safety concerns

- 6.18 The proposed parking space is recognised to reduce the available on street public parking currently available to the front of the dwelling along the road.
- 6.19 Coombe Vale Road is an unclassified road with parking on one side and “no waiting at any time” lining on the other. There have been no recorded personal injury collisions, in the vicinity of the site, between 01/01/2016 and 31/12/2020.
- 6.20 Coombe Vale Road is fairly straight, so visibility for the likely speeds could be achieved.
- 6.21 A dropped crossing would need to be applied for from Devon County Council Neighbourhood Highways Team, in order to cross the footway.
- 6.22 The parking space is intended for the occupation of one car – this has been reduced through the life of the application. The space is suitable for one vehicle parking and does incorporate a pedestrian access via a dedicated pedestrian section to the parking. Whilst the space will now only be available for occupiers of the property rather than wider public use, on balance now the proposal has been amended to 1 space only, it is considered that this is acceptable in this instance.
- 6.23 It is noted that the existing parking spaces along Coombe Vale Road on the eastern side of Coombe Vale Road have been refused (e.g. 18/01420/FUL). However, the nature of the parking on dynamics on either side of Coombe Vale Road are different. The western side allows for public parking and includes a number of existing parking space similar to this proposal. It additionally lacks a distinct character and uniform appearance relating specifically to the boundary treatment. The eastern side does not have similar on street parking spaces and does have a more distinct character and appearance.

Impact of the proposal on biodiversity

- 6.24 The site has no ecology designations but an ecological survey was undertaken as the proposal involves work to the roof of the dwelling and therefore has greater potential to impact bats or nesting birds.
- 6.25 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.
- 6.26 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.
- 6.27 The application is therefore considered to satisfy the Local Plan, subject to the condition being applied.

Conclusion

- 6.28 The application seeks full planning permission for a loft conversion with rear dormer and roof lights and altered access to form parking area with steps. The additional component of solar panels and EV charging point are welcomed. It will have incidental benefits of improving the energy 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. To ensure the installation of both of these components they will be conditioned.
- 6.29 The application has been assessed against the relevant planning policy context and is considered to be acceptable on balance.. It is considered that the site can accommodate the additional parking. Further, the highways officer has no objection to the proposed parking. Therefore, it is considered that the area will not be adversely impacted on the qualities of the local area, residential amenity, highways and access, 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

Devon County Council – Highways Officer:

Coombe Vale Road is an unclassified road with parking on one side and “no waiting at any time” lining on the other. There have been no recorded personal injury collisions, in the vicinity of the site, between 01/01/2016 and 31/12/2020.

There is not much detail with the application but where the access is proposed, Coombe Vale Road is fairly straight, so visibility for the likely speeds could be achieved.

A dropped crossing would need to be applied for from Devon County Council Neighbourhood Highways Team, in order to cross the footway.

It is also noted, following a site visit, that a number of other properties along Coombe Vale Road have similar parking arrangements to that proposed.

The Highway Authority would have no objections.

9. REPRESENTATIONS

Two representations objecting to the proposals from two households.

The key points identified in the comments are as follows:

- Loss of on street parking.

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 100m² 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