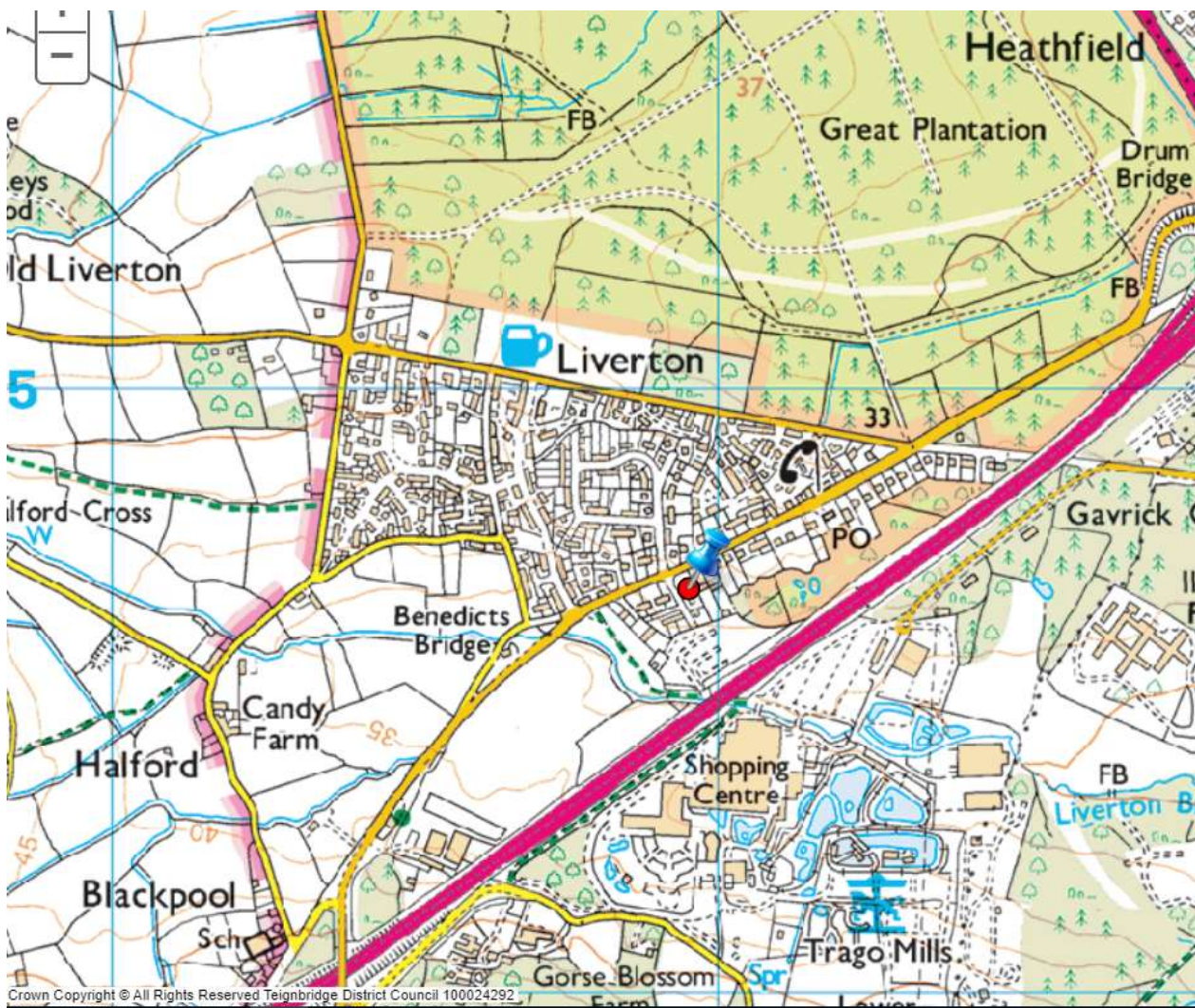


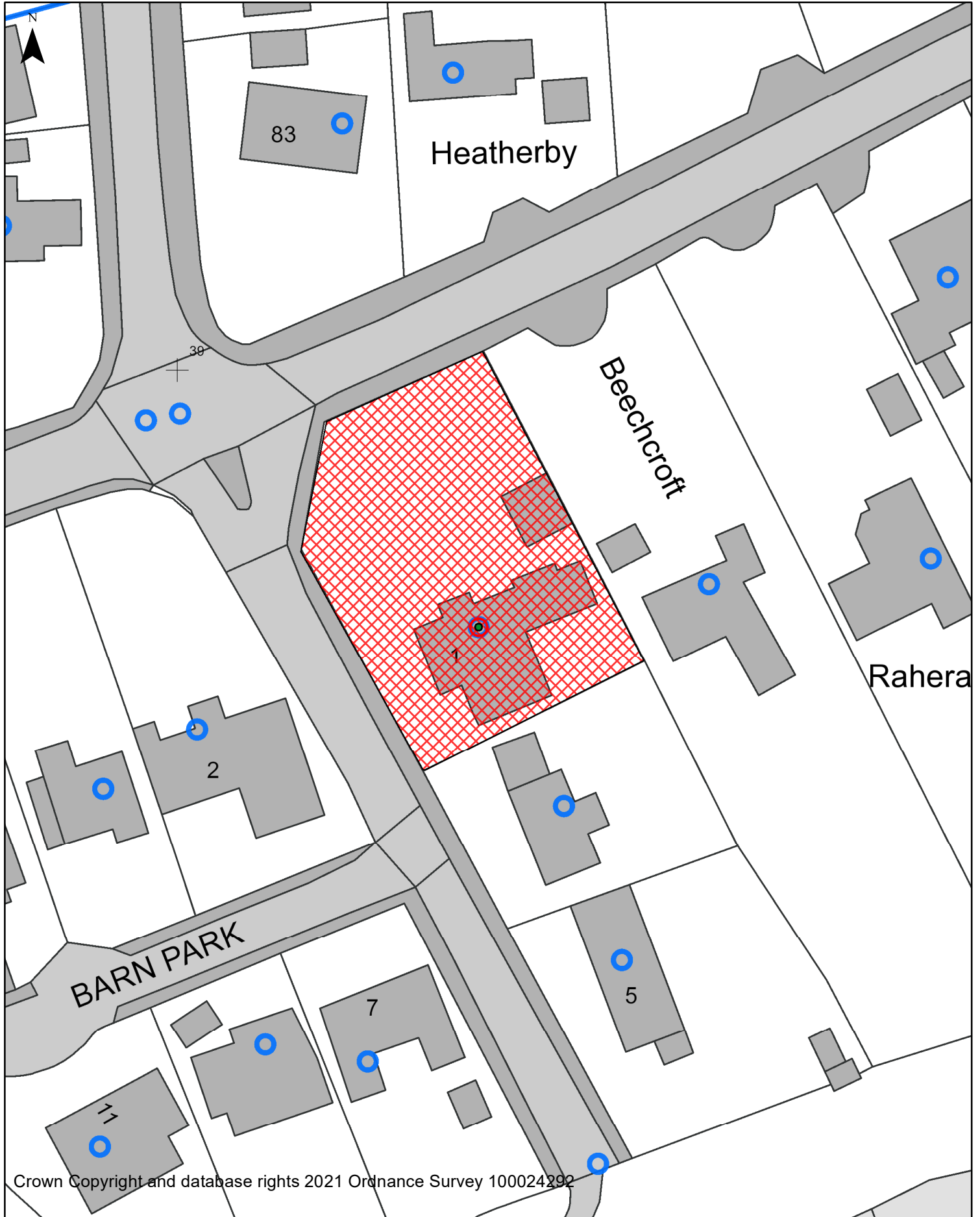
PLANNING COMMITTEE REPORT

CHAIRMAN: Cllr Mike Haines



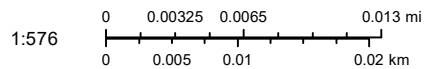
APPLICATION FOR CONSIDERATION:	ILSINGTON - 21/01397/HOU - 1 Barn Park, Liverton - Alterations to existing garage to create ancillary accommodation to existing bungalow	
APPLICANT:	Mr S Chivers	
CASE OFFICER	James Joubert	
WARD MEMBERS:	Cllr Adrian Patch	Haytor
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=21/01397/HOU&MN	





Crown Copyright and database rights 2021 Ordnance Survey 100024292

1 Barn Park
Liverton
Newton Abbot
Devon
TQ12 6HE



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. SITE DESCRIPTION

- 3.1. The application site is a dwelling within the settlement limits of Liverton located on Barn Park Road. The plot is approximately 1.1ha in size.
- 3.2. Barn Park Road is located to the west of the site.
- 3.3. The property is surrounded by residential developments in all directions. A large forested area is located to the east of the site and further to this is the A38.
- 3.4. Access to the site is from Barn Park Road.
- 3.5. The site contains a large bungalow dwelling with an existing garage which is the application building. A large area of hard standing is located in front of both buildings and is used as vehicle parking.

4. APPLICATION PROPOSAL

- 4.1. The application is for alterations to the existing garage to create ancillary accommodation to the existing bungalow. Details of the development include:
 - 4.1.1. Removal of the garage door and replacing it with a rendered wall and two windows on the front elevation (facing Barn Park Road).
 - 4.1.2. Replacing side window with sliding door on the side elevation.
 - 4.1.3. A number of internal works.
 - 4.1.4. There is no additional floor space proposed.

5. KEY CONSIDERATIONS

5.1. The application seeks a householder planning permission for alterations to the existing garage to create an ancillary accommodation to the existing bungalow. The key issues in the consideration of the application are:

5.1.1. Impact of the development upon the character and visual amenity of the area.

5.1.2. Impact on the residential amenity of the occupiers of surrounding properties.

5.1.3. Impact on parking and highways.

5.2. Impact upon the character and visual amenity of the area

5.2.1. 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.

5.2.2. The site lies within a suburban setting in Coldeast located next to the main road from Blackpool Cross to Summerhill Road. The surrounding dwellings are predominantly detached single storey bungalows. There are a range of development styles but the predominant building materials are painted render exteriors and grey /slate roof tiles.

5.2.3. Barn Park is a single-width private road with the dwellings located along both sides of the road. The dwellings located on either side of the road are of a similar character and style. There are a number of dwellings within the immediate area to the site that contain separate garage buildings. These are not of a uniform design. The proposed development would be largely concealed within the wider area.

5.2.4. Taking in to account the provisions of Policy S1 and S2, the amendment of the garage building is not out-of-scale or inappropriate with the surroundings and it is not considered that it will lead to overdevelopment nor detracting visually from the site.

5.2.5. The proposed materials are to match the existing garage with render to match existing and white uPVC windows. These materials replicate those seen in the immediate area.

5.2.6. 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.

5.3. Impact on the residential amenity of the occupiers of surrounding properties

5.3.1. Policy S1 requires proposals to consider the impact on residential amenity, particularly privacy, security, outlook and natural light.

5.3.2. 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]

5.3.3. Each of these criteria will be considered in turn.

5.3.4. 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 due to the structure already being in place.

5.3.5. The development is not considered to lead to a loss of outlook or light of habitable rooms of neighbouring properties.

5.3.6. The development is not considered to lead to a loss of privacy of neighbours. It is noted that the current first floor windows are in-situ and face towards Barn Park road and are a considerable distance away from the nearest dwelling (33m). The proposed ground floor windows are not considered to lead to overlooking or privacy concerns.

5.3.7. The development is not considered to be dominant or overbearing on neighbouring properties or the street-scene.

5.4. Impact on parking and highways

5.4.1. The development will result in a loss of covered parking provided by the garage. However, the site is considered to have sufficient parking space available provided by existing hard standing and graveled surfaces. This area

currently covers an area of approximately 228m² and can sufficiently accommodate the lost parking from the garage.

5.4.2. The development is not considered to lead to any impact on the private road Barn Park Road.

5.5. Impact on Climate Change

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

5.6. Conclusion

5.6.1. The application is for alterations to the existing garage to create ancillary accommodation to the existing bungalow.

5.6.2. 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 proposed changes and there will not be adverse impact on the qualities of the local area and residential amenity.

6. **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

National Planning Policy Framework

National Planning Practice Guidance

7. **CONSULTEES**

7.1. No consultation responses for this application were sought.

8. **REPRESENTATIONS**

8.1. Neighbour letters were sent and no representations were made.

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

9.1. No objection.

10. COMMUNITY INFRASTRUCTURE LEVY

- The proposed gross internal area is the same as 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. The CIL liability for this development is therefore zero.

11. 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.

12. 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