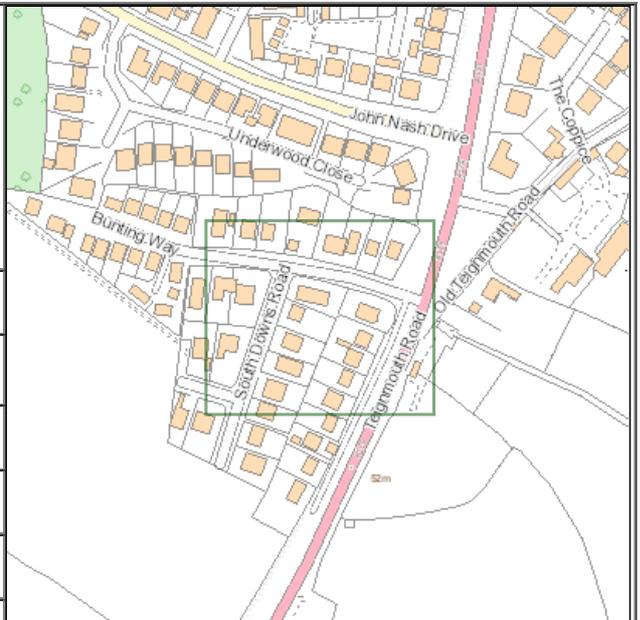


Planning Committee Report - Deferred for site visit
 Originally presented to Planning Committee on 19 October 2021
 Chairman: Cllr. Mike Haines



Date	23 November 2021
Case Officer	James Joubert
Location	3 Southdowns Road Dawlish Devon EX7 0LB
Proposal	Addition of first floor
Applicant	Ms Vicky Parkin
Ward	Dawlish South West
Member(s)	Cllr John Petherick, Cllr Gary Taylor
Reference	21/01788/HOU

[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED

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1. REASON FOR REPORT

This application has been brought to Planning Committee for determination by Dawlish Town Council.

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.

3. DESCRIPTION

- 3.1. The application site is a dwelling located on the corner of Southdowns Road. The plot is approximately 0.6ha in size.
- 3.2. Southdowns Road is positioned to the north and west of the house and entry to the property is from the west for vehicles and north for pedestrians.
- 3.3. The site is located on a slope, sloping down Southdowns Road from the west to the east 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 in all directions and already has some, limited accommodation at first floor level
- 3.5. Access to the site is via Southdowns Road which is a dual-width road.

4. APPLICATION PROPOSAL

- 4.1. The application proposes a first floor upwards extension. The development will comprise:
 - A first floor upwards extension across the entirety of the existing dwelling –
 - Addition of roof lights to first floor extension.
 - Addition of a large entrance window.
 - Widening of dwelling profile to cover total width of current ground floor footprint.
 - Removal of conservatory.
 - Windows on first floor western and eastern elevations.
 - Addition of corner windows on ground floor.
 - Cladding on western and eastern roof ends of first floor.

5. KEY CONSIDERATIONS

- 5.1. The application seeks full planning permission for a first floor extension including widening of the roof profile of the dwelling to encompass the garage, but not the car port, area of the site, increased roof height, roof lights, first floor

side windows, and cladding. 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;
- Ecological impact of the proposal; and
- Climate impact.

Impact upon the character and visual amenity of the area

5.2. 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.

5.3. The site lies within a suburban setting on a gentle hillside in southern Dawlish, near to the A379. The surrounding dwellings are predominantly detached two storey bungalows, semi-detached two storey new build dwellings and single storey bungalows. There are a range of development styles but the predominant building materials are painted render exteriors and grey /slate roof tiles with isolated uses of cladding. Adjoining properties are largely 2 storey in form.

5.4. Southdowns Road is a dual-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 west. The site lies slightly raised in order to match the road level of Southdowns Road to the east. There is a variety of roofs in the street. There are also several ground floor extensions and lean-to's with subservient roof types which are complementary to the host dwellings. The proposed first floor extension contains a similar, albeit widened, profile to the current roof and those seen in the street. On balance, it is considered that the proposal would be in character with its surroundings.

5.5. Taking in to account the provisions of Policy S1 and S2, whilst substantial compared to the existing dwelling, the addition of the first floor upward extension is not out-of-scale with the surroundings and it is not considered that it will lead to overdevelopment of the site.

5.6. The proposed materials are to match the existing dwelling. These materials replicate those seen in the immediate area.

5.7. The addition of the first floor upward 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 upward extension, whilst noticeable, is considered to be acceptable. The provisions of the general permitted development order are also relevant and this considered / well designed scheme is adjudged to represent a better solution for the site than may be able to be achieved through maximising the various provisions of the GPDO.

5.8. 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

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

5.10. 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]

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

5.12. 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. The site is considered easily able to accommodate the proposed development whilst keeping sufficient amenity space for its inhabitants.

5.13. The question of undue loss of outlook or light of habitable rooms was reviewed and it was considered that it would not result in an undue loss of outlook or light to habitable rooms. It is not considered likely that the development would impact the outlook of any of the immediate or nearby neighbouring properties (1, 4, 5, and 23 Southdowns Road). The development is not likely to lead to an unacceptable loss of light on 1, 4 and 5 Southdowns Road. Although some loss of light may be experienced at 1 Southdowns Road, potentially during early evenings, it is considered that it would be very limited due to the intervening distance of 20m between buildings.

- 5.14. The proposed windows included in the application are considered to have a negligible impact on overlooking and privacy as mentioned prior. The first floor, master bedroom roof light located on the southern elevation is not considered to lead to an unacceptable level of overlooking. This window would largely look over the lower section of 5 Southdowns Road. Existing adjoining properties are 2 storeys in height and a degree of intervisibility / overlooking would be expected in this area. The first floor window located on the eastern elevation of the dwelling has the potential to lead to some level of overlooking towards 1 Southdowns Road. However, the intervening distance between the properties as well as positioning of the window assist in minimizing this impact. It is considered that the privacy of 1 Southdowns Road will largely be maintained. This is not considered to constitute any reason for refusal.
- 5.15. The proposed first floor extension, although an increase in height, is not considered to lead to any material harm. This is due to the already raised nature of the existing dwelling. Additionally, the topography of the site contributes to a level of natural overlooking due to the slope east. It is noted by objections made against the development that the height of the proposed development would be overbearing onto the western neighbouring dwelling (1 Southdowns Road). Whilst the height of the overall development will increase by approximately 2m, it is not considered that the resultant development would be overbearing on said neighbour. Of note is that the intervening distance between the dwelling and neighbour is approximately 20m.

Impact of the proposal on biodiversity

- 5.16. A preliminary ecological survey was submitted with the application. The survey found no evidence of bats or nesting birds. It also states that the proposed development is unlikely to impact on bats nor cause a disturbance. It identified several best practice recommendations and biodiversity enhancement. These recommendations and enhancement will be secured through condition to ensure that, should bats or nesting birds be identified, protection measures are in place.
- 5.17. The application is therefore considered to satisfy the Local Plan, subject to the condition being applied.

Energy Efficiency and climate change

- 5.18. As a householder proposal, an informative encouraging the use of sustainable construction techniques will be applied to the permission. It is likely that the renewed fabric of the dwelling will lead to a significantly more efficient home.

Conclusion

- 5.19. The application seeks full planning permission for addition of a first floor upward extension including widening of the dwelling, increased roof height, roof lights, first floor side windows, and cladding.
- 5.20. 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 storey and there will not be adverse impact on the qualities of the local area, residential amenity or ecology.

6. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in Favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S7 Carbon Emissions Targets

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN3 Carbon Reduction Plans

EN8 Biodiversity Protection and Enhancement

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

7. CONSULTEES

No consultation responses for this application were sought.

8. REPRESENTATIONS

The plans received four representations objecting to the proposals from three households.

The key points identified in the comments are as follows:

- Overbearing.
- Loss of light.
- Retention of existing dwelling types.
- Privacy impact.
- Out of character of street and area.

9. TOWN/ PARISH COUNCIL'S COMMENTS

The Town Council recommends Refusal to this application on the grounds of overlooking concerns.

10. COMMUNITY INFRASTRUCTURE LEVY

The proposed gross internal area is 103.31m². 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 0. The CIL liability for this development is £12,235.10. This is based on 103.31 net m² at £85 per m² and includes an adjustment for inflation in line with the BCIS since the introduction of CIL.

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