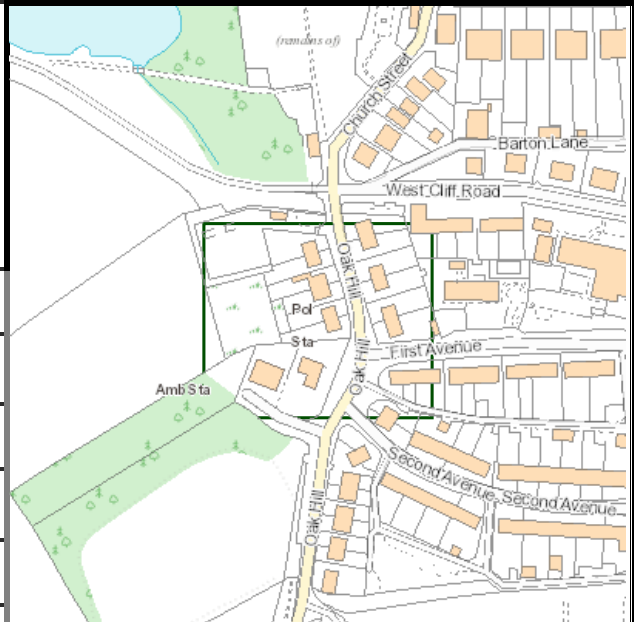


Planning Committee Report

Chairman: Cllr. Linda Goodman-Bradbury



Date	17 May 2022
Case Officer	Niki Warner
Location	9 Oak Hill Dawlish Devon EX7 9QZ
Proposal	Single/two storey side/rear extension and car parking space to the front
Applicant	Mrs G Chadwick
Ward	Dawlish South West
Member(s)	Cllr John Petherick, Cllr Gary Taylor
Reference	22/00305/HOU

[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED



1. REASON FOR REPORT

The applicant is a relative of someone employed by TDC.

2. RECOMMENDATION

This application is recommended for approval subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans
3. Obscured glazing to be installed on northern elevation
4. The proposed extension will be timber framed to reduce carbon impact

3. DESCRIPTION

- 3.1. The application site is a semi-detached redbrick dwelling located on the western side of Dawlish in a residential area. The plot is positioned on the western side of the road, with the attached neighbour to the south. The property is set back from the road with a walled garden. The rear garden is substantial and backs onto fields.
- 3.2. The proposal seeks permission for a two storey hipped roof timber framed rear extension, with a larger rear and side single storey extension and creation of an off road parking space.

The Principle of Development:

- 3.3. The application site is located within the defined Settlement Limits of Dawlish where Policy S21A is permissive of new development providing that the proposal accords with other relevant policies of the Local Plan. Given the domestic nature of the proposal and location within a residential area it is considered that the principle of this development is acceptable.

Impact on the character of the area

- 3.4. The proposal is largely contained within the plot to the rear of the property, with an unobtrusive single storey extension to the north side. The single storey elements are flat roofed and low level. The hipped roof to the 2 storey extension helps to integrate the design with the street scene and any impact on the character of the area is considered acceptable.
- 3.5. The scale of the proposal is subservient to the host property and issues of over-dominance are not raised.
- 3.6. The proposal is for render as the facing material, which contrasts with the red brick of the host property, but it is considered that the impact on the character of the area is acceptable. The timber framed nature of the proposal, makes using brick an unworkable prospect, and it is felt that the sustainable nature of the material offsets the design impact.

- 3.7. The LPA worked proactively with the applicant to minimise the impact of the design of the proposal and the design was modified to bring it in line with the needs of the street scene and the final proposal is considered acceptable.
- 3.8. The creation of the parking space will involve removing a section of wall. The wall is not original and is constructed using cast concrete bricks, which are unique to this property and do not as a distinctive feature of the street scene. It does privatise a parking space, but given the proximity to the fire station, it is considered that fewer cars parking on street here is probably beneficial. Of the 12 properties in this red bricked development, 7 already have off street parking provision so this would be consistent with the existing street scene.
- 3.9. Overall, given the scale and sympathetic nature of the proposal it is considered that the development is compliant with the provisions of Policies S2 and WE8 on the Local Plan in respect of visual appearance and impact on the character of the area.

Impact of the residential amenity of neighbouring properties

- 3.10. Previous planning application for a full width two storey extension 20/01855/HOU, was refused and went to appeal. The inspectorate upheld the decision with particular reference given to the overbearing effect on neighbours at 11 Oak Hill. This new proposal has clearly considered the comments of the inspector at the appeal and the current proposal is more sensitively designed with a flat roofed single storey being set back a metre from the attached boundary and the two storey extension by two metres. The design considered the amenity of neighbours on both sides, this will not limit light or be overbearing in nature. This is therefore considered to be acceptable.
- 3.11. One comment from the adjoined neighbour at 11 Oak Hill, was received regarding their right to light. They asked for an assurance that their light will not change. As the proposed development set back from their property and is to the north of their property, and as the sun moves from East to West from a Southerly angle, the shadow will always fall in the opposite direction a. This is therefore considered to be acceptable.
- 3.12. Consideration has been given to the possibility of overlooking from new windows on the north elevation and a condition has been proposed to obscure the glazing.
- 3.13. Consequently, it is considered that the proposal does not result in any unacceptable impact on residential amenity of neighboring properties and therefore is compliant with the provisions of Policy S1 and WE8 of the Local Plan.
- 3.14. Impact on biodiversity
- 3.15. A preliminary ecological assessment was submitted. The assessment indicates no evidence of bats or nesting birds with low roosting potential. Consequently, it is considered that the proposal will not impact negatively on bats and nesting birds. The Assessment will be made part of the approved plans to ensure the precautionary measures are complied with. On this basis it is considered that the development is compliant with Policies EN8 and EN11 of the Local Plan.
- 3.16. Surface water drainage

- 3.17. The proposed development is located outside Flood Zones 2 or 3 and is not located within a Critical Drainage Area.
- 3.18. Carbon Impact
- 3.19. The proposal is for a substantial extension to an existing property and carbon reduction measures have been considered. It is intended that this extension will be timber framed, which has a lower carbon impact than traditional building materials carry. Timber framed construction creates far less waste in its production than brick, plastic, concrete or steel. It also requires far less excavation and is easier to achieve the highest levels of insulation. The applicant is happy for the timber framed nature of the build to be conditioned.
- 3.20. Conclusion
- 3.21. In conclusion, as set out in the above report, the proposal has been considered compliant with the relevant policies of the Local Plan. Consequently, subject to the recommended conditions, approval is recommended.

4. 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

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Policy Guidance

5. CONSULTEES

- 5.1. Ecology
- 5.2. No evidence of bat use was found in association with the roof or eaves of the property and discernable access features were identified. Roosting potential is considered to be low and proposed works are unlikely to impact on bats. However the property is in a favourable location for bats and standard recommendations are made regarding best practice.
- 5.3. South West Water
- 5.4. South West Water will need to know about any building work over or within 3 metres of a public sewer or lateral drain. Responsibility lies with the applicant to consult with South West Water directly.

6. REPRESENTATIONS

- One comment has been submitted asking for assurance regarding potential loss of light

7. DAWLISH TOWN COUNCIL'S COMMENTS

No Objections

8. 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.

9. 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 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