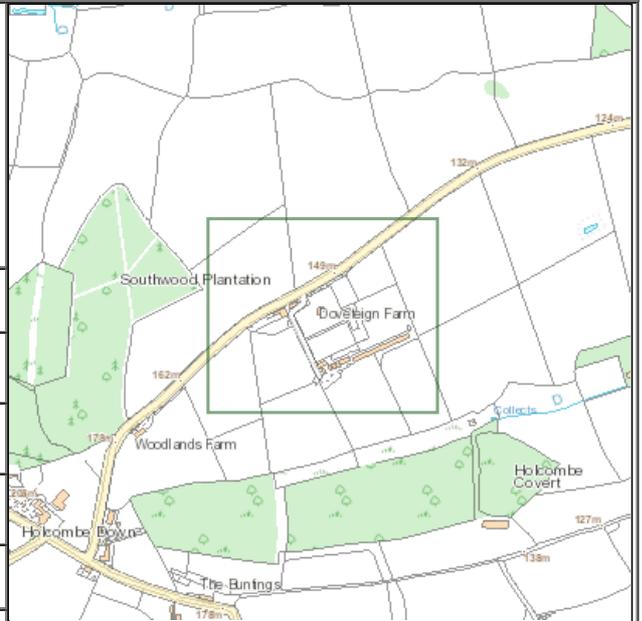


Planning Committee Report

Chairman: Cllr. Linda Goodman-Bradbury

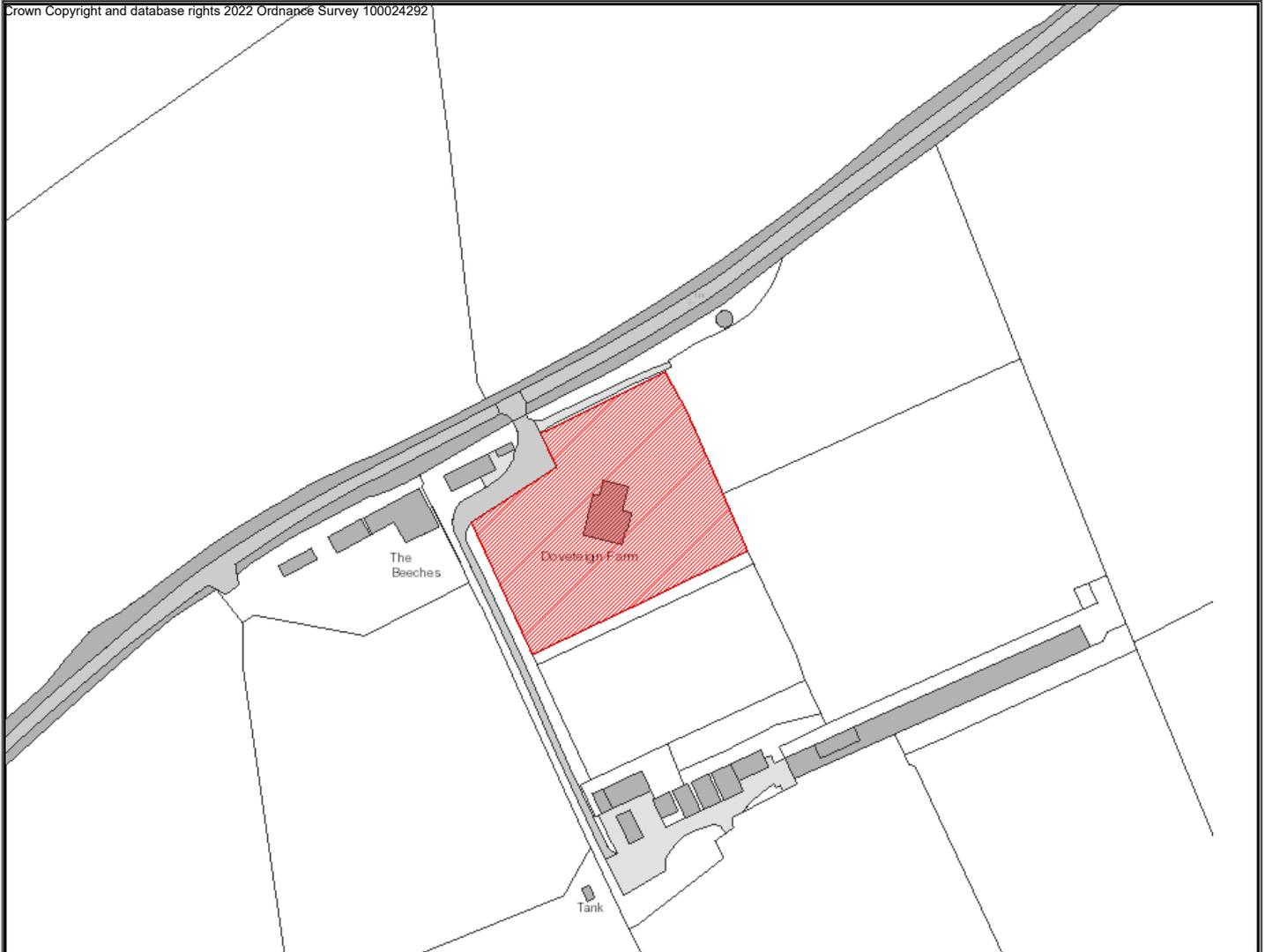
Date	17 May 2022
Case Officer	Jennifer Joule
Location	Doveteign Farm Holcombe Down Road Teignmouth Devon TQ14 9NS
Proposal	Two storey side extension, front and rear extensions and associated works
Applicant	Mrs N Cherry
Ward	Teignmouth East
Member(s)	Cllr Robert Phipps, Cllr Sylvia Russell
Reference	22/00106/HOU



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED

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1. REASON FOR REPORT

This application has been called to Committee by Cllr Russell for the following reason:

This is a sensitive site in an rural prominent setting and there have been proposals in the past to develop. The site is subject to tree preservation concerns and I view this current proposal as unacceptable overdevelopment in the area.

2. RECOMMENDATION

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

1. Standard time limit
2. Proceed in accordance with the approved plans
3. Secure measures to ensure ecological gain/enhancement
4. Secure installation of the air source heat pump and solar PVs proposed for carbon reduction purposes.

3. SITE DESCRIPTION

- 3.1 Doveteign Farm is a former agricultural holding now in domestic/residential use. The site lies within the countryside along an elevated ridgeline between Teignmouth and Dawlish.
- 3.2 The dwelling proposed for extension and modification is a large, detached, two storey dwelling of mid to late-20th Century design. It was originally built as an agricultural-tie dwelling, but the tie was removed in the 1970s.
- 3.3 It is proposed to upgrade the appearance of the building, introduce some new materials including standing seam metal cladding, construct a new double-height porch/entrance hall and extend the building across both the ground and first floors to the south west.
- 3.4 A certificate of lawfulness application reference 21/02596/CLDP was recently approved at this dwelling. That certificate confirmed the size of the extensions to the dwelling which could be built without the need for a planning application.

4. ASSESSMENT AGAINST POLICY

Principle of the Development

- 4.1 The application site lies within the designated countryside under Policies S21A and S22 as well as the Undeveloped Coast designated under Policy EN2.
- 4.2 Householder extensions are permitted in principle within these policy areas, but are subject to compliance with the wider policies of the Local Plan, in particular, Policy WE8.

Landscape and Visual Impact

- 4.3 It is noted that this application has been called to Committee partially on the basis of concerns with overdevelopment.
- 4.4 The Case Officer does not share these concerns and considers the proposal acceptable from a landscape and visual perspective, for the following reasons:
- The dwelling is positioned centrally within an unusually large plot;
 - The building is surrounded by a garden curtilage approximately 25m in width on all sides – sufficient to comfortably accommodate the extensions hereby proposed;
 - The proposed finished design would be well-balanced and cohesive in appearance (overdevelopment concerns can arise from ‘higgledy-piggledy’ development at odds with the original dwelling);
 - A recent certificate of lawfulness application confirmed a larger extension of the dwelling could take place within the confines of permitted development rights, but such a development would be less visually pleasing than the design hereby proposed.
- 4.5 The development is therefore not considered to constitute overdevelopment and is in accordance with Policies S22, EN2 and EN2A.

Ecological Impact

- 4.6 The applicant’s ecology survey found no evidence of protected species on site but recommended enhancement measures in the form of two apex house sparrow nest boxes or equivalent to be erected under the eaves of the house to the south elevation and placed as high as possible. These nest boxes are recommended to be secured through condition.

Carbon Reduction

- 4.7 The current oil heating system is proposed to be replaced with an air source heat pump. In addition, PV panels will be fitted to the rear elevation which will then assist in the powering of the air source heat pump.
- 4.8 The proposal is therefore considered to comply with Policies S7 and EN3. The proposed carbon reduction measures are recommended to be secured through condition.

Impact on Trees

- 4.9 The Committee call-in request referenced potential impact on protected trees, which are located along the northern boundary of the site (identified in grey shading on the map extract below). This building is set well outside the root protection areas of those trees and hence there are no concerns with impact on the trees, and a tree survey was not requested.



Impact on Neighbouring Residential Amenity

- 4.10 There are no neighbours anticipated to be impacted by the proposal owing to the intervening distance between the dwelling and the neighbouring properties.

5. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S7 Carbon Emission Targets

S9 Sustainable Transport

S10 Transport Networks

S21A Settlement Limits

S22 Countryside

WE8 Domestic Extensions

EN2 Undeveloped Coast

EN2A Landscape Protection and Enhancement

EN3 Carbon Reduction Plans

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN10 European Wildlife Sites

EN11 Legally Protected and Priority Species

National Planning Policy Framework

National Planning Practice Guidance

6. CONSULTEES

No consultation responses have been sought for this application.

7. REPRESENTATIONS

No representations have been received.

8. TOWN / PARISH COUNCIL'S COMMENTS

Object; the site plan is inconsistent with the text of this application. In addition to the extensions to the existing house the site plan shows a second, new build house.

(Case Officer note: the original plans showed development submitted under a parallel application for an 'annexe', although that application has now been withdrawn. The plans under this application have therefore been amended to remove the annexe.)

9. 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.

10. 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.

11. CARBON/ CLIMATE IMPACT

Please refer to Section 4 above.

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