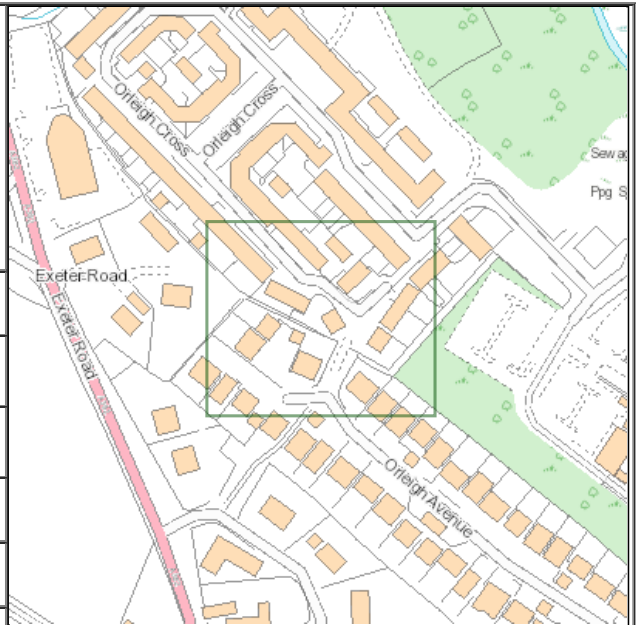


**Planning Committee Report**

**Chairman: Cllr. Linda Goodman-Bradbury**

<b>Date</b>	14 June 2022
<b>Case Officer</b>	Rhys Thomas
<b>Location</b>	34 Orleigh Cross Newton Abbot Devon TQ12 2FX
<b>Proposal</b>	Single storey extension
<b>Applicant</b>	Mr & Mrs D Anderson
<b>Ward</b>	Bushell
<b>Member(s)</b>	Cllr Rob Hayes, Cllr Jackie Hook
<b>Reference</b>	22/00674/HOU



[Online Details and Documents](#)

**RECOMMENDATION: PERMISSION GRANTED**



## 1. REASON FOR REPORT

This application is required to go to Committee as the applicant is an employee of Teignbridge District Council.

## 2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the application from and the following approved plans/documents.

## 3. DESCRIPTION

### The site

- 3.1 Number 34 Orleigh Cross is a modern three storey detached dwelling, lying within the Newton Abbot Settlement Limit.

### The Application

- 3.2 The proposal is for a 7.8m x 5.6m single storey side extension attached to the existing dwelling. Height to the ridge of the proposed extension is approx. 4.5m, approx. 1.17m higher than the existing garage to the west of the extension.
- 3.3 The relocation of a section of the current boundary wall at approx. 2.5m in height is also proposed for the expansion of the parking area to the front of the existing garage. Material from the demolition of the wall is to be re-used in reconstruction.

### Principle of Development / Sustainability

- 3.4 The application site is located within the settlement limit as depicted in the Teignbridge Local Plan 2013 – 2033. Policies S1A, S1, S21A and WE8 of the Local Plan are permissive of extensions, alterations and ancillary domestic curtilage buildings to existing residential properties, subject to policy criteria being met. Thus, the principle of development can be acceptable, subject to compliance with policy.

### Impact upon character and visual amenity of the area

- 3.5 The staggered change in height of buildings as a result of the proposal is considered similar to other properties in the area due to the topography of the land and varying building heights seen throughout the estate.
- 3.6 Despite the addition of the extension at approx. 35m<sup>2</sup>, sufficient amenity space remains in the rear garden. As such the proposal is not considered to be overdevelopment.
- 3.7 The proposal is not considered to be over bearing development as the revised height in addition to the wall is only approx. 1.17m. Despite the infill nature of the proposed extension, this is similar of other dwellings in the street, in particular 4 – 8 Orleigh Cross to the immediate west of the site.

3.8 Proposed detail/materials are as follows:

Roof: Concrete tiles to match the existing dwelling

Walls: Stone from the demolition of the existing wall is to be used to rebuild the demolished section, finished as existing with brick capping and lead flashing at junctions. The remainder of the extension is to be finished with render to match the existing building.

Windows and Doors: UPVC grey to match the existing dwelling

3.9 The materials specified for use within the application form are to match the existing dwelling, while stone from the wall to be removed is to be retained and re-used in construction of the proposal. The proposed development is therefore considered to accord with Policies S2 and WE8 of the Teignbridge Local Plan.

#### Impact on residential amenity of surrounding properties

3.10 The structure has been designed so to ensure that there would be no overlooking and therefore the proposed development is not considered to result in an adverse impact on neighbour amenity in accordance with Policy WE8 of the Teignbridge Local Plan.

## **4 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

S21A Settlement Limits

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN3 Carbon Reduction Plans

EN5 Heritage Assets

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN10 European Wildlife Sites

EN11 Legally Protected and Priority Species

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

## **5 CONSULTEES**

5.1 No consultation responses have been sought for this application.

## **6 REPRESENTATIONS**

6.1 Six neighbours were consulted, no representations were however received.

## **7 TOWN / PARISH COUNCIL'S COMMENTS**

7.1 Newton Abbot Town Council Planning Committee Object to the proposal on the following grounds:

- Over development of the site,
- Out of keeping with the street scene.

## **8 COMMUNITY INFRASTRUCTURE LEVY**

This development is not liable for CIL because:

- It is less than 100m<sup>2</sup> 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.

## **10 CARBON/CLIMATE IMPACT**

The proposal is for a minor alteration to an existing dwelling and therefore is not considered to give rise to significant impacts regarding carbon emissions.

## **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**