Planning Committee – Tuesday 27 January 2026

Late representations/updates

Item No.
25/01629/VAR - Barn At Ngr 292596 72290 Brook Lane
Variation of condition 2 on planning permission 25/00409/VAR (Variation of condition 2 on 22/01214/FUL (barn conversion and extension) to provide a chimney flue instead of a full stack for the central hearth, remove the requirement for obscure treatment to a single window facing Brook Lane and additional roof lights) to remove the requirement for obscure treatment to windows facing the Brook Lane (south west elevation)

The following additional comments have been received from a neighbouring property following publication of the committee report and these comments have been summarised below:

- The proposed clear glazing would result in direct and harmful overlooking into habitable rooms of Ringmore House.
- The principles set out in the UK Government's National Design Guide (NDG) (2019), state: "Well-designed homes and buildings maintain appropriate privacy for residents and neighbours."
- The proposal also conflicts with Teignbridge's Design Guide SPD, which emphasises the importance of protecting residential amenity and ensuring that new development does not result in unacceptable overlooking or loss of privacy.
- Overlooking of the ground floor window of Ringmore House from a public lane is fleeting and at ground level, whereas overlooking from a first-floor window is more sustained, direct, and intrusive—especially into private rooms such as bathrooms or studies.
- The officer's suggestion that a blind could be installed on the bathroom window confirms that there is a loss of privacy—Install a blind on the bathroom window of Ringmore House would be impractical and inappropriate in the context of a Grade II listed building.
- The Teignbridge Design Guide SPD sets a clear and enforceable standard for privacy between habitable rooms in neighbouring properties. The proposed clear-glazed windows are only 6 metres apart from the windows in Ringmore House—less than one-third of the 20-metre minimum standard and the proposal is therefore in direct conflict with the Council's own design guidance.
- While "habitable rooms" are typically defined as living rooms, dining rooms, kitchens, and bedrooms, the principle of privacy is not limited to these spaces alone—especially in the context of direct overlooking. It would be contrary to the spirit and intent of these policies to allow direct views into a bathroom, as this would result in a clear loss of amenity and dignity for occupants.
- Whilst a study is sometimes not listed as a "main" habitable room, it is still a space where privacy is reasonably expected, especially if it is used for work, reading, or personal activities.
- The 2023 Officer's report claimed the windows would be at an 'oblique angle' and unlikely to cause harmful overlooking. This was not a fact-based assessment and the plans themselves did not show the position of Ringmore House's windows.
- Section 70(1)(a) of the Town and Country Planning Act 1990 applies a standard condition requiring development to be carried out "in accordance with the application form and the approved plans/documents" and are therefore valid and

enforceable conditions. Where approved plans clearly annotate specific features—such as glazing type—this forms part of the permission.

- Any condition requiring development to be carried out in accordance with approved plans is a substantive control mechanism, not just procedural. If glazing type is specified on the approved drawings, it is enforceable.

Item No.
E2/23/46 - Land At Rackerhayes Ngr 286373 72920
The District of Teignbridge (Land off Broadway Road, Kingsteignton) Tree Preservation Order 2025

For clarity-
Recommendation: The Planning Committee is recommended to resolve that the Tree Preservation Order is Confirmed Unmodified.

The document ‘Summary Statement of Representations Received’ that has been published on line refers to Councillors supporting the making (confirming) of the TPO. This is incorrect, no Councillor has formally supported the making of the TPO.