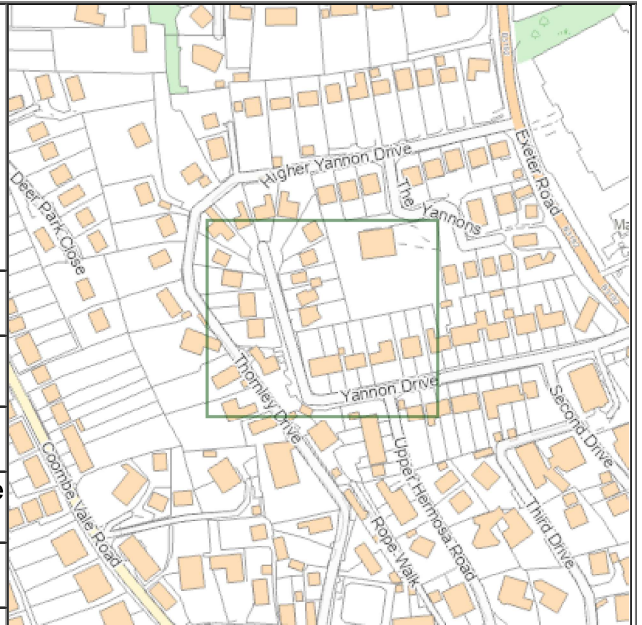


Planning Committee Report

Chair: Cllr David Cox

| | |
|---------------------|--|
| Date | 21 April 2026 |
| Case Officer | Anna Lepehne |
| Location | 39 Yannon Drive Teignmouth Devon TQ14 9JP |
| Proposal | Two storey rear extension and single storey side and rear extensions |
| Applicant | Mr & Mrs D Brooks |
| Ward | Teignmouth Central |
| Member(s) | Cllr Joan Atkins, Cllr David Cox |
| Reference | 26/00071/HOU |



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED

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1. REASON FOR REPORT

The applicant is related to a Teignbridge District Councillor

2. RECOMMENDATION

PLANNING 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.

REASON: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:

| Date Received | Drawing/Reference Number | Description |
|---------------|--------------------------|---|
| 16 Jan 2026 | | Preliminary Ecological Assessment 'Bat and Bird Survey' |
| 16 Jan 2026 | 025-034-I-A | Elevations, Floor Plans and Site/Location Plans |

REASON: In order to ensure compliance with the approved drawings.

3. The works, including any demolition, vegetation clearance or timber treatment, shall proceed in strict accordance with the precautions, measures and enhancements described in the Preliminary Ecological Assessment 'Bat and Bird Survey' (Wills Ecology, dated 30 September 2025), unless otherwise agreed in writing by the Local Planning Authority. The development shall include the installation of the recommended bat and bird boxes.

REASON: For the benefit of legally protected species and to provide biodiversity enhancements.

4. Prior to the commencement of above-ground construction of the development hereby permitted, a sample of the proposed roofing material to the new kitchen shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON: To ensure the materials are appropriate to the character of the area and to safeguard the neighbours' concerns of possible glare and the subsequent impact upon amenity.

5. Prior to the commencement of above-ground construction of the development hereby permitted, full details of the boundary treatment to the southern boundary of the site shall be submitted for approval in writing to the Local Planning Authority. The approved boundary shall be in place prior to first use of the extensions hereby approved and shall thereafter be so retained and maintained.

REASON: In order to minimise overlooking of dwellings to the south.

3. DESCRIPTION

3.1. Planning History

3.2. 25/01809/HOU - Alterations and extensions including two storey side and rear extension – Withdraw

3.3. The application was withdrawn after realising the northern wall is shared with neighbours' number 38 and overbearing/overlooking concerns from other neighbours.

3.4. The revised application has addressed the previous concerns.

Site Description

3.5. The application site relates to a detached two-storey dwelling located at 39 Yannon Drive, Teignmouth, within an established residential area characterised by detached and semi-detached dwellings of a similar scale and form. The property benefits from off-street parking to the front and a large rear garden area.

3.6. Planning permission is sought for a two-storey rear extension together with single storey side and rear extensions. The proposed development would extend the footprint of the dwelling to the rear of the property, providing an enlarged kitchen and dining area at ground floor level and additional bedroom accommodation at first floor level.

Proposal Description

3.7. The proposal includes a single storey extension along the northern boundary, and a further single storey pitched roof element along the eastern elevation. A two-storey extension is proposed to the rear (north-east elevation) which follows the existing ridge orientation of the dwelling.

3.8. The proposal has been amended from a previous withdrawn scheme in order to reduce the scale of development and address neighbour concerns.

Design Scale and materials

3.9. The proposed extensions are located primarily to the rear and side of the property and would therefore have limited visibility from the public realm along Yannon Drive. The scale and form of the extensions are considered proportionate to the host dwelling and remain subservient to the original building.

3.10. The two-storey element follows the existing ridge orientation and roof form, while the single storey elements incorporate lower roof heights and sit comfortably within the established built form of the property. As such, the development would not appear incongruous within the streetscene.

3.11. The proposal is therefore considered to accord with Policies S1, S2 and WE8 of the Teignbridge Local Plan and emerging Policies DW2, DW3 and H11.

- 3.12. The submitted drawings indicate that the extensions would utilise materials to match the existing dwelling, including render and roof tiles. Matching materials will ensure that the extensions integrate appropriately with the host dwelling and surrounding development.
- 3.13. The only material which differs from the existing is the proposed kitchen roof which is shown to be either VMZinc or Catnic SSR standing seam metal in dark grey or anthracite. To ensure that this material complements the existing material palette a condition to submit a sample for approval is recommended to be added; this also relates to a residential amenity point discussed below.
- 3.14. Subject to the roofing material condition, the proposal is considered acceptable in accordance with Policy WE8 of the Teignbridge Local Plan and emerging Policy H11 Household development.

Residential amenity

- 3.15. Neighbours at 38 Yannon Drive have raised concerns regarding potential overlooking and impacts on residential amenity. From the site visit and assessment of the submitted plans, the proposed extensions would maintain a separation distance of approximately 20 metres from this neighbouring property.
- 3.16. The single storey extension along the northern boundary would sit largely behind an existing parapet wall and would extend only approximately 200mm above this wall, limiting its visual impact. In addition, the pitched roof element to the eastern elevation would be lower than the existing conservatory.
- 3.17. Neighbours at 46 Yannon Drive have also expressed concerns regarding potential overlooking and impacts on residential amenity. Following further discussion with the applicant, they note that the revised proposal represents a reduction in scale compared to the previously withdrawn application and consider this to be a positive improvement. They have suggested that the height of the boundary fence could be increased to help mitigate any potential overlooking towards their kitchen window. Additional concerns were raised regarding the potential for glare from the proposed roof material and possible flooding issues. In order for the applicant to consider what form the boundary treatment may take to limit the overlooking a condition has been included in the recommendation.
- 3.18. While the two-storey extension would be visible from neighbouring properties, the separation distances and existing boundary relationships are such that any impacts on light, outlook or privacy are considered limited and are acceptable with suitable improvement to the southern boundary.
- 3.19. The proposal is therefore considered to comply with Policy S1 of the Teignbridge Local Plan 2013–2033 and emerging Policy H12 relating to residential amenity.

Avoid overdevelopment and overbearing development.

- 3.20. The single storey extension sits along the northern boundary of the site adjacent to an existing parapet wall. The proposed extension would extend approximately 250mm above this wall and is therefore considered to have a minimal impact.

- 3.21. The pitched single storey element along the eastern elevation would be lower than the existing conservatory roof and is therefore considered to represent an improvement in terms of neighbouring amenity.
- 3.22. The two-storey extension on the north-east elevation will extend into the view from the neighbouring property at No. 38. However, due to the separation distance of approximately 7 metres between the extension and the neighbouring windows, the proposal is not considered to result in an unacceptable impact on outlook or light. The scale and location of the development is therefore acceptable and in accordance with Policy WE8 of the Teignbridge Local Plan and emerging Policy H11 Household development.

Effect on the setting of a Listed Building

- 3.23. The site is within close proximity to a listed building, Yannon House, located to the east of the application site.
- 3.24. NPPF CHAPTER 16 Conserving and enhancing the historic environment (specifically paragraphs 207-221) provides the key national policy of relevance to decision making through development management.
- 3.25. In coming to this decision the council must be mindful of the duty as set out in section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings, their setting and any features of special architectural or historic interest which they possess, and have given it considerable importance and weight in the planning balance.
- 3.26. Yannon House has views towards the application property. The proposed extensions are positioned to the rear and side of the dwelling and are modest in scale relative to the host building. The design adopts simple forms and materials that reflect those of the existing dwelling.
- 3.27. Given the scale, design and materials proposed, the development is not considered to result in harm to the setting of the listed building or its significance. The extensions would be viewed within the context of the existing residential development along Yannon Drive and would not materially affect views from the listed building.
- 3.28. Officers therefore conclude that the proposal would preserve the setting of the nearby listed building in accordance with Policy EN5 of the Teignbridge Local Plan 2013–2033, emerging Policy EN17, and Chapter 16 of the National Planning Policy Framework.

Drainage

- 3.29. The site is not located within Flood Zones 2 or 3. In accordance with Teignbridge District Council Standing Advice, minor developments which increase impermeable area by less than 20 square metres may rely on standing advice.
- 3.30. The proposed extensions are predominantly located on an existing patio area, with approximately 14 square metres of the single storey extension extending onto existing grass. As the increase in impermeable area remains below the 20 square

metre threshold, the development is considered acceptable under the Council's standing advice.

Biodiversity

- 3.31. A Preliminary Ecological Assessment including bat and bird survey has been submitted with the application. The survey concluded that there was no evidence of bats within the property and that the building offered limited potential for bat roosting.
- 3.32. The report recommends the installation of biodiversity enhancement measures including bat and bird boxes. These measures can be secured by condition and would provide a biodiversity enhancement in accordance with Policy EN8 of the Teignbridge Local Plan and emerging Policy EN10.
- 3.33. The site lies within 0.5 km of the Exe Estuary SPA / Ramsar site and Dawlish Warren SAC.
- 3.34. The development relates to minor extensions to an existing dwelling and does not result in the loss of foraging habitat, impact on commuting routes, or increased illumination of habitat used by Greater Horseshoe Bats. The proposal also does not increase recreational pressure, disturbance, or pollution that could affect the Exe Estuary SPA / Ramsar site or Dawlish Warren SAC.
- 3.35. Therefore, the proposal is not considered likely to result in a Likely Significant Effect on any European site, either alone or in combination with other development. A detailed Habitat Regulations Assessment is therefore not required.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033:

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

S21A Settlement Limits

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

EN4 Flood Risk

EN5 Heritage Assets

EN8 Biodiversity Protection and Enhancement

EN9 Important Habitats and Features

EN10 European Wildlife Sites

EN11 Legally Protected and Priority Species

Emerging Local Plan

The Final Inspectors' Report on the Examination of the emerging Teignbridge Local Plan 2020-2040 has been published and finds the Plan, as amended by the Main Modifications in the Appendix, sound and legally compliant. A report will be taken to Full Council on 19 May 2026 recommending adoption of the modified Local Plan. As such, due to the

advanced stage of the plan and in accordance with the requirements of paragraph 49 of the NPPF considerable weight is given to relevant emerging local plan policies.

The following emerging policies are considered relevant to the proposed development:

GP1: Sustainable Development

GP2: Development in Teignbridge

GP3: Settlement Limits and the Countryside

CC1: Resilience

DW2: Development Principles

DW3: Design Standards

H11: Householder Development

H12: Residential Amenity

EN6: Flood Risk and Water Quality

EN10: Biodiversity and Geodiversity

EN11: Important Habitats and Features

EN12: Legally Protected and Priority Species

EN13 European Wildlife Sites

EN17: Heritage Assets

Teignmouth Neighbourhood Plan

Policy BE7 – Protecting Local Amenity

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

Drainage Officer

- 5.1. The Drainage Officer provided standard advice relating to the use of soakaways and infiltration testing. Given the amount of additional impermeable surface is less than 20sqm this is not necessary.

Historic England

- 5.2. No comments received.

6. REPRESENTATIONS

- 6.1. Publicity undertaken by way of:

- 6.2. Site notice displayed on 11 November 2025 and letters were sent to 18 neighbours.

- 6.3. 2 representations have been received commenting on the proposed development. The concerns raised are summarised as follows:

- Concern regarding potential overlooking.
- Concerns regarding overbearing and impact of outlook of neighbors.
- Concern regarding the roof material (zinc) and the potential glare from sunlight.
- Concern regarding possible flooding or drainage issues and whether the soakaway provision will be adequate.
- Concerns with inaccuracies of the drawings.

7. TOWN / PARISH COUNCIL'S COMMENTS

- 7.1. Applicant attended the meeting and discussed the expressed concerns on the planning portal. They explained that the size of the proposed plans had been revised.

8. COMMUNITY INFRASTRUCTURE LEVY

- 8.1. 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.

10. BIODIVERSITY NET GAIN (BNG)

Biodiversity net gain is a legal requirement for planning permissions. Planning applications are required to either provide detailed information proving there will be a biodiversity increase of 10% or explain why they are exempt from doing so. Unless exempt, planning permission is subject to the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)).

This development is exempt from the general Biodiversity Gain Condition as it is a Householder Application

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.

Head of Development Management