

**Late representations/updates**

**Item No. 6a**

**26/00071/HOU - 39 Yannon Drive Teignmouth**

Two storey rear extension and single storey side and rear extensions

Amended Residential amenity section, correcting the property numbers

Residential amenity

- 1.1. Neighbours at No. 46 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. 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.
- 1.2. Part of the new fence has been increased which should reduce visual impact between the new extension and No. 46 Yannon, this can be secured by condition.
- 1.3. Neighbours at No. 38 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with the applicant, they note that the revised proposal represents a reduction in scale compared to the previously withdrawn application and consider this to be a positive improvement.
- 1.4. 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 would be lower than the existing conservatory.
- 1.5. 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 not unacceptable.
- 1.6. 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.