

Planning Committee Report

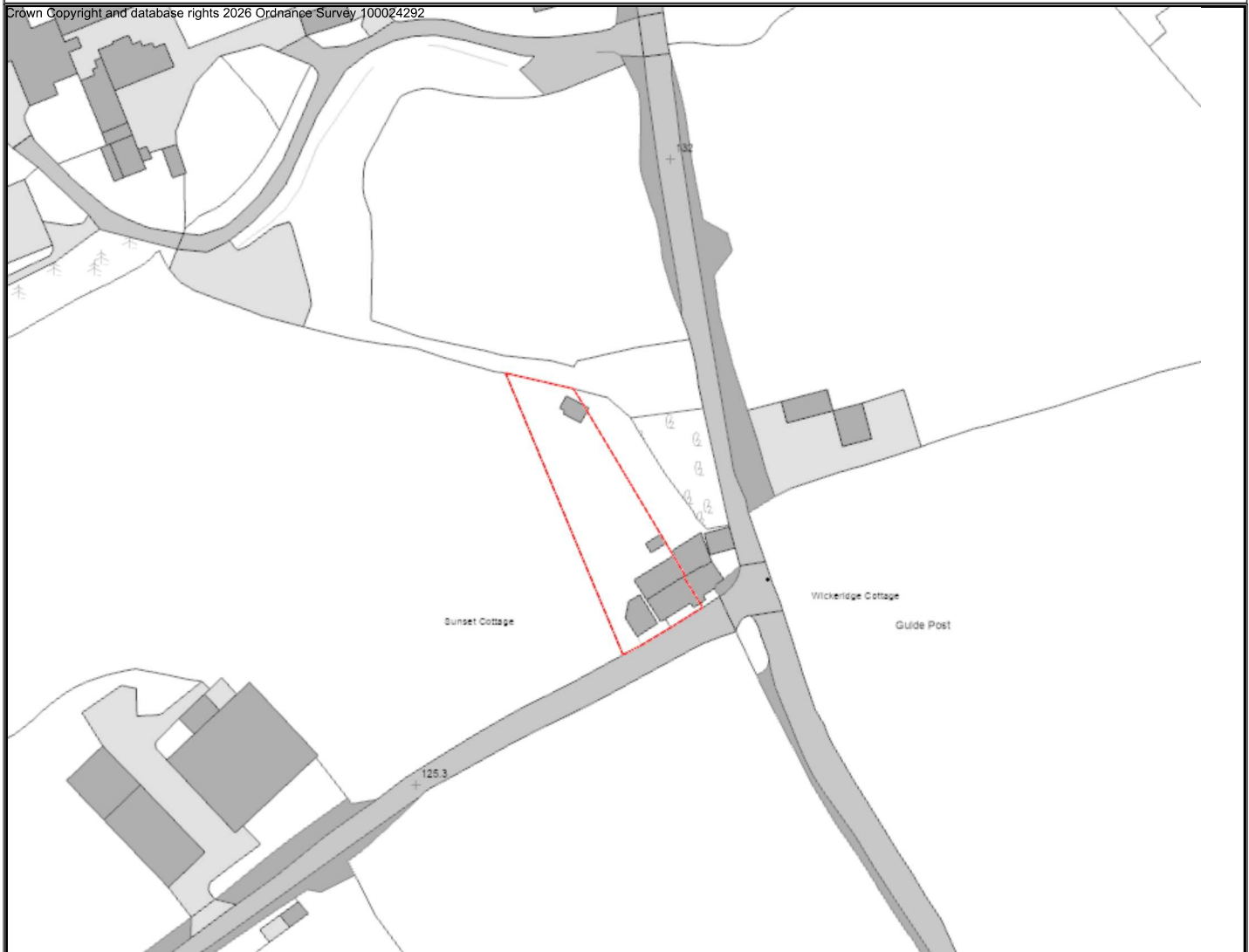
Chair: Cllr David Cox

Date	12 May 2026
Case Officer	Kieran Miller
Location	Sunset Cottage House Cross Woodland Devon TQ13 7JT
Proposal	Two storey side extension, single storey rear extension, single storey garage & driveway with internal alterations
Applicant	Mr I Luscombe
Ward	Ashburton And Buckfastleigh
Member(s)	Cllr John Nutley, Councillor Stuart Rogers, Councillor Jack Major
Reference	26/00353/HOU



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED



1. REASON FOR REPORT

The applicant is related to a Council Officer

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
03 Mar 2026	1200.OS.01 REV P1	Site Location Plan
03 Mar 2026	1200.P.01 REV P2	Site Plan as Proposed
03 Mar 2026	1200.P.02 REV P2	Site Plan as Proposed
03 Mar 2026	1200.P.03 REV P3	Ground Floor Plan as Proposed
03 Mar 2026	1200.P.04 REV P3	Floor Plan as Proposed
03 Mar 2026	1200.P.10 REV P2	Drainage Plan as Proposed
09 Apr 2026	1200.P.05 P4	North & South Elevations as proposed
09 Apr 2026	1200.P.06 P4	West Elevation & Sections as proposed

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

3. The works, including vegetation clearance, shall proceed in strict accordance with the precautions, measures and enhancements described in the Preliminary Bat Roost Assessment (by Sylvan Southwest, ref 1018-PBRA, dated 15 April 2025). The enhancements described in Section 7 of the report shall be implemented prior to the first occupation of the extension.

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

4. Prior to the development reaching damp proof course, the detailed design of the proposed permanent surface water drainage management system shall be submitted to, and approved in writing by, the Local Planning Authority. The design of this permanent surface water drainage management system will be informed by the programme of approved BRE Digest 365 Soakaway Design (2016) percolation tests and in accordance with the principles set out in the proposed drainage plan reference: 1200 P.10. Rev P2 and the submitted surface water technical note design and infiltration testing. The drainage system shall thereafter be so retained and maintained.

REASON: To ensure that surface water runoff from the development is discharged as high up the drainage hierarchy as is feasible and is managed in accordance with the principles of sustainable drainage systems.

3. DESCRIPTION

Site Description

- 3.1. The application site relates to Sunset Cottage, a rendered, two-storey, semi-detached dwelling with an existing double garage positioned to the side. The property fronts directly onto the adjoining road and has previously been extended through the addition of a single-storey rear extension.
- 3.2. Sunset Cottage is set within a remote and isolated location in open countryside. The adjoining semi-detached property is Wickeridge Cottage, with the pair forming a small, isolated grouping of residential development surrounded by rural land uses.
- 3.3. The site lies outside any defined settlement boundary and is therefore classed as open countryside. It is not within a Conservation Area and there are no listed buildings located on or in the immediate vicinity of the site.
- 3.4. Although the site is situated within Flood Zone 1, it lies within the Holbeam Dam Critical Drainage Area, and as such surface water management is an important consideration in assessing the proposal.

Planning History

- 3.5. The applicant engaged with the Council's pre-application process and during this stage the proposal comprised a two-storey side extension incorporating a double garage, a single-storey rear extension, and associated internal alterations and driveway works. Officers advised that while the rear extension was acceptable in principle, and no residential amenity issues were identified, the two-storey side extension was overly large and created an unacceptable "terracing" effect to the semi-detached property, contrary to emerging Policy H11. It was therefore advised that the side extension should be reduced in scale—either partly or wholly single-storey, set back from the frontage, and with a lower ridge height to appear subservient. Other key outcomes included:
 - Ecologically, no evidence of bats was found.
 - The loss of a low-quality ash tree was acceptable subject to replacement planting.
 - Provision of bird and bat boxes was supported, although a full ecology report would be required with any application.
 - Carbon-reduction measures such as improved insulation, reuse of solar panels and sustainable construction were encouraged.
 - Given the site's location within a critical drainage area, a surface water drainage scheme was also required.

Overall, the scheme was considered supportable only if the side extension was redesigned in accordance with this advice.

Proposal Development

- 3.6. The proposal, as submitted, seeks planning permission for a two-storey side extension and a single-storey rear extension, together with the erection of a single-storey garage, driveway improvements, and associated internal alterations.
- 3.7. The side extension is designed to provide additional accommodation and incorporates an integrated garage, whilst being set back from the principal elevation to appear subservient to the host dwelling. The single-storey rear extension would create an enlarged family living and dining area, improving the functionality of the dwelling. Minor changes to the internal layout are proposed to reflect the revised accommodation.
- 3.8. The development would be finished in materials chosen to complement the existing dwelling, including rendered external walls, matching slate roof tiles, pitched gable dormer, and double-glazed windows. The garage would incorporate timber doors, and limited areas of timber cladding are proposed as a secondary material. Existing solar panels would be relocated onto the new roof slopes as part of the scheme, with associated driveway alterations to improve parking and access arrangements.

Design, Scale, Materials and Overdevelopment

- 3.9. Policy WE8 of the Teignbridge Local Plan 2013–2033 requires domestic extensions to be of a scale and design that are subordinate to the host dwelling, preserve its character, and use materials that are complementary and in keeping with the existing building. Emerging Policy H11 of the Teignbridge Local Plan 2020–2040 takes a similar approach, requiring householder development to be well designed, proportionate, and sympathetic in scale, form and materials, so that extensions read as additions rather than dominant elements and respect the character of both the dwelling and its surroundings.
- 3.10. The design and scale of the proposal have been revised following advice provided at the pre-application stage. In particular, the scale and massing of the originally proposed two-storey side extension have been reduced to address concerns regarding an unacceptable “terracing effect” when read alongside the adjoining semi-detached property.
- 3.11. The scheme incorporates a reduction in the overall width of the two-storey element, with the garage now expressed as a subordinate single-storey addition with a lean-to roof form. The side extension is also set back from the principal elevation and incorporates a slightly reduced ridge height in comparison to the host dwelling. Collectively, these design amendments ensure that the extension appears clearly subservient and visually reads as an addition to the original dwelling, rather than as a continuation of the built form. As such, the revised design is considered to overcome the terracing concern raised at pre-application stage.
- 3.12. In regard to overdevelopment, it is considered that overall ample amenity space on the plot would remain and the extension does not appear cramped due to the open countryside nature of the context of the site.

- 3.13. In terms of materials, the proposal utilises finishes designed to match and complement the existing dwelling, including rendered external walls, matching slate roof tiles, timber garage doors and fenestration proportions consistent with the host building. No concerns are raised in respect of the proposed materials, which are considered appropriate to the character and appearance of the dwelling and its rural setting.
- 3.14. Accordingly, the proposal is considered to comply with the design, scale and materials requirements of Policy WE8 of the Teignbridge Local Plan 2013–2033 and emerging Policy H11 of the Teignbridge Local Plan 2020–2040, as the extension is clearly subordinate, sympathetic in form, and uses complementary materials that respect the character of the host dwelling and its rural setting.

Residential Amenity

- 3.15. Policy WE8 of the Teignbridge Local Plan 2013–2033 seeks to ensure that domestic extensions do not harm residential amenity, requiring development to avoid unacceptable impacts such as overlooking, loss of privacy, loss of light, overbearing effects or general disturbance to neighbouring occupiers. Emerging Policy H12 of the Teignbridge Local Plan 2020–2040 builds on this approach, requiring householder development to be appropriately located and designed to safeguard the living conditions of adjoining and future occupiers, ensuring proposals do not result in unacceptable harm to residential amenity through their scale, siting or use.
- 3.16. The proposed development is sited on the western end elevation of the dwelling. Given the isolated rural location and the absence of neighbouring residential properties to the west, the proposal would not result in any overlooking, loss of privacy, overshadowing or other harm to residential amenity. Furthermore, the proposal is sited on the western end elevation of the dwelling. Given its position and the absence of neighbouring residential properties to the west, the development would not result in an overbearing impact. As such, no residential amenity concerns arise from the development and considered to comply with policies WE8 and H12 accordingly.

Affect the Setting of a Listed Building

- 3.17. It is not within a Conservation Area and there are no listed buildings located on or in the immediate vicinity of the site.

Drainage

- 3.18. The proposed surface water drainage strategy utilises infiltration via soakaways to dispose of runoff from the new build elements of the development. In principle, this approach follows the surface water drainage hierarchy set out in the Council's Standing Advice, which prioritises infiltration to ground where feasible. Building Regulations infiltration testing has been undertaken and demonstrates that infiltration is a viable means of surface water disposal on the site.
- 3.19. The Council's Drainage Officer has advised that, while infiltration is acceptable, further detailed information is required to demonstrate that the soakaway design is appropriately informed by infiltration testing and consistent with the Council's approach, given that the drainage area falls between standard Building Regulations testing and the BRE Digest 365 methodology. It is considered that this

matter can be adequately addressed through the imposition of a planning condition requiring submission and approval of a detailed surface water drainage design prior to construction up to damp-proof course (DPC) level.

- 3.20. Subject to such a condition, the proposal is considered to comply with the Standing Advice for surface water drainage.

Biodiversity

- 3.21. A Preliminary Bat Roost Assessment undertaken by Sylvan Southwest Ecology and Arboriculture dated 15 April 2025 found no evidence of bats and assessed the buildings as having negligible roosting potential. The report recommends precautionary avoidance measures during works, along with mitigation and biodiversity enhancements, including the provision of bat and bird boxes. A condition is recommended requiring the development to be carried out in accordance with the approved Preliminary Bat Roost Assessment and in accordance with policies EN8 of the Teignbridge Local Plan 2013-2033 and policy EN10 of the emerging Teignbridge Local Plan 2020-2040.

Trees

- 3.22. Policy EN12 of the Teignbridge Local Plan 2013–2033 seeks to protect woodlands, trees and hedgerows, requiring development to avoid unnecessary loss, secure appropriate protection during construction, and ensure any loss is justified and, where necessary, mitigated or compensated. Emerging Policy EN16 of the Teignbridge Local Plan 2020–2040 reinforces this approach, requiring development to retain and protect trees and hedgerows of value, supported by proportionate arboricultural information, and to ensure proposals avoid harm to important landscape and ecological features unless there is clear justification.
- 3.23. An Arboricultural Impact Assessment by Sylvan Southwest Ecology and Arboriculture dated 03 July 2025 was submitted with the application stating the development will require the removal of one Category C ash tree and approximately 4 metres of Category B mixed native hedgerow. No objection has been raised by the Council's Tree Officer. Given the limited extent of the works and the low quality of the ash tree, no concerns are raised in respect of its loss, nor is the level of hedgerow removal considered significant enough to warrant a condition requiring additional planting.
- 3.24. As such the proposal is considered to comply with Teignbridge Local Plan 2013-2033 policy EN12 and policy EN16 of the emerging Teignbridge Local Plan 2020-2040

Conclusion

- 3.25. Overall, the proposal is considered to comply with the relevant provisions of the adopted Teignbridge Local Plan and the emerging Local Plan, and it is therefore recommended that planning permission be granted, subject to the conditions set out in this report.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033:

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria
S2 Quality Development
S22 Countryside
WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments
EN4 Flood Risk
EN8 Biodiversity Protection and Enhancement
EN9 Important Habitats and Features
EN10 European Wildlife Sites
EN11 Legally Protected and Priority Species
EN12 Woodlands, Trees and Hedgerows

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
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
EN15: South Hams SAC
EN16 Woodlands, Trees and Hedgerows

National Planning Policy Framework

National Planning Practice Guidance

5. CONSULTEES

TDC Tree Officer

5.1. No objection.

TDC Drainage Officer

5.2. Building Regulations infiltration testing has been undertaken and demonstrates that infiltration is a viable means of surface water disposal via soakaways.

A planning condition requiring submission and approval of detailed soakaway design informed by infiltration testing is required.

South West Water

- 5.3. The proposed infiltration method for surface water disposal is acceptable and complies with the hierarchy
- 5.4. Disposal of highway runoff should be agreed separately with the Highway Authority

6. REPRESENTATIONS

Publicity undertaken by way of a site notice displayed on 18 March 2026.

No third-party representations were received.

7. TOWN / PARISH COUNCIL'S COMMENTS

Woodlands Parish Council:

None received.

8. COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is Nil as the CIL rate for this type of development is Nil and therefore no CIL is payable.

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 for the following reason: Householder Application.

11. CARBON/CLIMATE IMPACT

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

12. 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.

Ian Perry

Head of Development Management