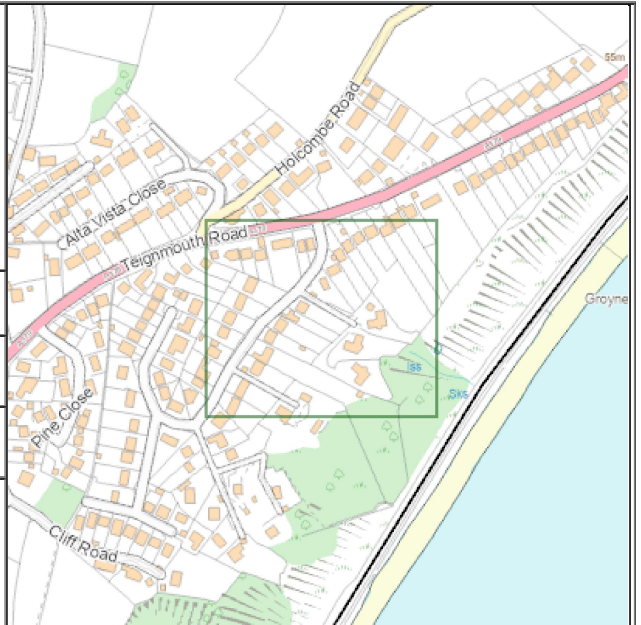


Planning Committee Report

Chair: Cllr David Cox

Date	12 May 2026
Case Officer	Philly Matthew
Location	9 Woodland Avenue Teignmouth Devon TQ14 8UU
Proposal	Creation of recessed first floor balcony, square off existing ground floor balcony and bay window below, creation of new platform and stairs, window replacement and reopening of porch
Applicant	Mr D Carruthers
Ward	Teignmouth East
Member(s)	Cllr Michael Jackman, Cllr Peter Williams
Reference	26/00275/HOU



[Online Details and Documents](#)

RECOMMENDATION: PERMISSION GRANTED



1. REASON FOR REPORT

The applicant is a member of staff.

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
19 Feb 2026	2512-03 001	Site Location Plan
19 Feb 2026	2512-03-110 REV B	Proposed Lower Ground Floor Plan
19 Feb 2026	2512-03-111 REV B	Proposed Ground Floor Plan
19 Feb 2026	2512-03-112 REV A	Proposed First Floor Plan
19 Feb 2026	2512-03-113 REV B	Proposed Elevations
12 Mar 2026	2512-03 012 REV A	Proposed Block Plan

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

3. The development hereby permitted shall be carried out in full accordance with the recommendations and mitigation/enhancement measures set out in the "No Impact Report" by Orbis Ecology dated 6 March 2026. This shall include the provision of a sparrow terrace on the northern elevation. The sparrow terrace shall be installed prior to the first use of the development and thereafter retained and maintained.

REASON: In the interests of biodiversity, to avoid harm to protected species and to secure ecological enhancement measures on the site.

3. DESCRIPTION

Site Description

- 3.1. 9 Woodland Avenue comprises a 1930's detached dwelling spread over three floor with the upper most being within the roof space.
- 3.2. The land steps down west to east giving the front elevation the appearance of a single storey property with a steeply pitched roof whilst the rear is two storey with rooms in the roof. Woodland Avenue as a whole features a variety of houses which vary greatly in terms of scale and appearance.
- 3.3. The roof is finished with clay tiles atop cream rendered walls with areas of uPVC horizontal cladding, whilst windows are white uPVC. This is broadly consistent

along this stretch of Woodland Avenue. A small, flat roofed porch has been installed to the front elevation at some point in the past.

- 3.4. Boundaries to the property consist of timber fencing with extensive ornamental planting.

Planning History

- 3.5. 07/04363/CLDP- Certificate of Lawfulness for proposed removal of conservatory and bay window and construction of new bay window with balcony over- Approved
- 3.6. 10/02463/FUL- Side and rear extension including provision of balcony at first floor on rear elevation and alterations to roof to include additional accommodation and dormer window and balcony- Permission Granted
- 3.7. 18/01017/CLDP- Certificate of Lawfulness for proposed rear dormer- Approved

Proposal Development

- 3.8. The proposal includes alterations to the dwelling and the formation of a recessed, covered balcony at first-floor level serving the rear first-floor bedroom. This would be achieved by setting the external wall line of the bedroom back to create a recess beneath the existing roof canopy and by replacing the existing window opening with a door, thereby providing a sheltered external amenity space. The existing ground-floor balcony would be squared off to provide a more usable area, and the bay window at lower-ground-floor level would be extended beneath the balcony to increase the useable internal floorspace. A new raised platform and staircase would replace the existing steps between the ground floor and the rear garden at lower-ground-floor level, providing improved and safer access. The proposed replacement windows would also improve internal living conditions and the overall appearance of the dwelling. On the front elevation, the porch structure is to be removed and opened up to reflect the previous character of the dwelling and the horizontal uPVC cladding is proposed to be replaced with timber.
- 3.9. The submitted plans indicate that the proposed replacement windows and doors would be aluminium. The external balustrading/railings to the steps, ground floor and first-floor balconies would be black powder-coated aluminium, with the steps formed in black steel. The recessed first-floor balcony would comprise a tile-hung timber frame with aluminium doors. To the front elevation, the existing porch enclosure would be removed and replaced with a corner post and an arched timber header. Overall, the proposed materials are appropriate in this location.

Design Scale and materials

- 3.10. The proposed alterations are located primarily to the rear of the property with only the replacement windows, removal of the porch to the front of the property and the replacement of the uPVC cladding being apparent in the wider street. The scale and form of the alterations are considered to be minor and therefore proportionate to the host dwelling and remain subservient to the original building. 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 and H11.

Residential amenity

- 3.12. The proposed alterations at 9 Woodland Avenue are not considered to give rise to any additional opportunities for overlooking. The recessed first-floor balcony would not project beyond the existing rear elevation and would not introduce overlooking beyond that already possible from the existing first-floor windows. The replacement stairs and raised platform would be repositioned further from the boundary and are not therefore considered to worsen the existing relationship with neighbouring properties. In addition, the amendments to the ground-floor balcony would not increase the potential for overlooking when compared with the current arrangement. Overall, the proposals would not result in an unacceptable loss of privacy to neighbouring occupiers and are therefore acceptable in amenity terms.
- 3.13. While the alterations to the dwelling 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.
- 3.14. 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.

Overdevelopment and overbearing impact

- 3.15. The proposed alterations are minor in scale and would be appropriately sited in relation to the host dwelling and plot. As such, the development would not result in overdevelopment of the site and would not appear overbearing when viewed from neighbouring properties.
- 3.16. 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.

Drainage

- 3.17. 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.
- 3.18. As the increase in impermeable area from the proposed alterations remains below the 20 square metre threshold, the development is considered acceptable under the Council's standing advice.

Biodiversity

- 3.19. A 'No Impact Report' has been submitted with the application. The survey concluded that there was no evidence of bats within the property and that the building offered no suitability for bat roosting.
- 3.20. Whilst the Town Council recommended the inclusion of both a sparrow terrace and bee bricks, having regard to the scale and nature of the proposed development, the provision of a sparrow terrace alone is considered appropriate. The submitted ecological report recommends the installation of a sparrow terrace as a proportionate biodiversity enhancement measure, which aligns with the Town Council's comments. This requirement can be secured by condition and would

deliver biodiversity enhancement in accordance with Policy EN8 of the Teignbridge Local Plan and emerging Policy EN10.

- 3.21. The development relates to minor alterations 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.
- 3.22. 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

EN8 Biodiversity Protection and Enhancement

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

DW2: Development Principles

H11: Householder Development

H12: Residential Amenity

EN6: Flood Risk and Water Quality

EN10: Biodiversity and Geodiversity

EN12: Legally Protected and Priority Species

Teignmouth Neighbourhood Plan

Policy BE2- High-Quality Design

5. CONSULTEES

None received

6. REPRESENTATIONS

Publicity undertaken by way of a site notice displayed on the 19th March 2026

No representations have been received to comment on the proposed development.

7. TOWN / PARISH COUNCIL'S COMMENTS

- 7.1. No Objection but would request that both bee bricks and a sparrow terrace are considered and installed.

8. COMMUNITY INFRASTRUCTURE LEVY

- 8.1. 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

- 9.1. 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)

- 10.1. 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)).
- 10.2. This development is exempt from the general Biodiversity Gain Condition for the following reason: Householder application

11. CARBON/CLIMATE IMPACT

- 11.1. The proposal is for minor alterations to an existing dwelling and therefore are not considered to give rise to significant impacts regarding carbon emissions.

12. HUMAN RIGHTS ACT

- 12.1. 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