

PLANNING COMMITTEE REPORT

09 JUNE 2020

CHAIRMAN: Cllr Mike Haines



APPLICATION FOR CONSIDERATION:	TEIGNMOUTH - 20/00111/FUL - 6 Deer Park Close, Teignmouth - Loft conversion including extension to front dormer and additional rear dormer and creation of parking bay and bridge to rear	
APPLICANT:	Ms K James	
CASE OFFICER	Anna Mooney	
WARD MEMBERS:	Cllr Alison Eden Cllr Jacqui Orme	Teignmouth Central
VIEW PLANNING FILE:	https://www.teignbridge.gov.uk/planning/forms/planning-application-details/?Type=Application&Refval=20/00111/FUL&MN	





Scale:
1:625

20/00111/FUL
6 Deer Park Close, Teignmouth TQ14 9HQ



1. REASON FOR REPORT

Councillor Orme supports the proposal stating:

Surrounding properties have seen the addition of extensions and amendments over the years and there is consequently no overall style. This proposal would not therefore be out of keeping. Also the addition of off street parking is a positive element.

2. RECOMMENDATION

PERMISSION BE REFUSED for the following reason:

The design and materials of the front dormer are not complimentary to the existing building and will have a dominant and overbearing impact on the street scene contrary to Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and the National Planning Policy Framework.

3. DESCRIPTION

- 3.1 The application site is a detached dwelling and permission is sought for a loft conversion including extension to front dormer and additional rear dormer and creation of parking bay and bridge to rear.
- 3.2 Planning permission was granted in August 2019 (19/00954/FUL) for a loft conversion including extension to front dormer and additional rear dormer and creation of parking bay and bridge to rear. All the proposals under this application were supported by the planning department with the exception of the front dormer and external materials. The front dormer, which was to be increased in size with full length windows, was considered to be top-heavy and overbearing resulting in a scheme that was not in keeping with the style and appearance of the existing dwelling or the street scene. The grey/green cladding, which is not representative of materials in the local area, was felt to emphasise the poor design of the front dormer.
- 3.3 Following negotiations the design of the front dormer was amended to allow the addition of a third window matching those already present in the front dormer and the grey/green cladding to the dormer was amended to white to better match the character of the area. Following these amendments the scheme was approved.
- 3.4 Under the current application, as with the previous approval, all elements of the scheme are supported with the exception of the front dormer. The current scheme reverts to the original proposal which increases the size and depth of the front dormer with three full length windows and grey/green cladding. This is considered, as previously discussed with the agent, to result in a top-heavy and overbearing scheme that is not in keeping with the style and appearance of the existing dwelling or the street scene.

Principle of development

- 3.5 Policies S1A, S1, and WE8 of the Local Plan are permissive of domestic extensions and outbuildings on existing residential properties, subject to policy criteria being met. Therefore, in this instance the principle of development can be acceptable, subject to compliance with policy.

Impact upon the character and visual amenity of the area

- 3.6 Policy WE8 of the Teignbridge Local Plan (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments):
Design and materials should be complementary to the existing building and should not have a dominant or overbearing impact on the street scene.
- 3.7 Paragraph 130 of the NPPF:
Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 3.8 As stated above, the current scheme reverts to the original proposal which increases the size and depth of the front dormer with three full length windows. This is considered, as previously discussed with the agent, to result in a top-heavy and overbearing scheme that is not in keeping with the style and appearance of the existing dwelling and has an overbearing impact on the street scene. Materials have again reverted to grey/green which is not representative of materials in the local area.
- 3.9 In summary, the design and materials of the front dormer are not complimentary to the existing building and will have a dominant and overbearing impact on the street scene contrary to Policy WE8 of the Teignbridge Local Plan and the National Planning Policy Framework.

Residential amenity

- 3.10 As concluded in the previous approval:
- 3.11 As there is an existing front (west) dormer, increasing the size of this dormer is not considered to give rise to any unacceptable increase in overlooking to neighbouring dwellings.
- 3.12 To the rear (east), as the application dwelling is located on considerably lower ground than the neighbouring dwellings to the rear. Due to this lower ground level, it is not considered that the upper floor windows to the proposed dormer or the rear walkway will give rise to any unacceptable overlooking to the neighbouring dwellings.

Highway safety

- 3.13 As concluded in the previous approval:
- 3.14 Several of the neighbouring dwellings have garages and off road parking areas fronting the road. The creation of an off road parking area is not considered to give rise to any unacceptable additional highway safety issues.

Summary and Conclusion

- 3.15 The design and materials of the front dormer are not complimentary to the existing building and will have a dominant and overbearing impact on the street scene contrary to Policy WE8 (Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments) of the Teignbridge Local Plan 2013-2033 and the National Planning Policy Framework.

Permission has been granted previously for a scheme that officers did consider to be acceptable that was largely the same as the current proposal however the impact of the front dormer as part of the current proposal is not considered acceptable.

4. POLICY DOCUMENTS

Teignbridge Local Plan 2013-2033:

S1A Presumption in favour of Sustainable Development

S1 Sustainable Development Criteria

S2 Quality Development

WE8 Domestic Extensions, Ancillary Domestic Curtilage Buildings and Boundary Treatments

National Planning Policy Framework

National Planning Practice Guidance

National Design Guidance

5. CONSULTEES

None.

6. REPRESENTATIONS

Four letters of support received.

7. TOWN / PARISH COUNCIL'S COMMENTS

No objection.

8. COMMUNITY INFRASTRUCTURE LEVY

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. 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.

Business Manager – Strategic Place