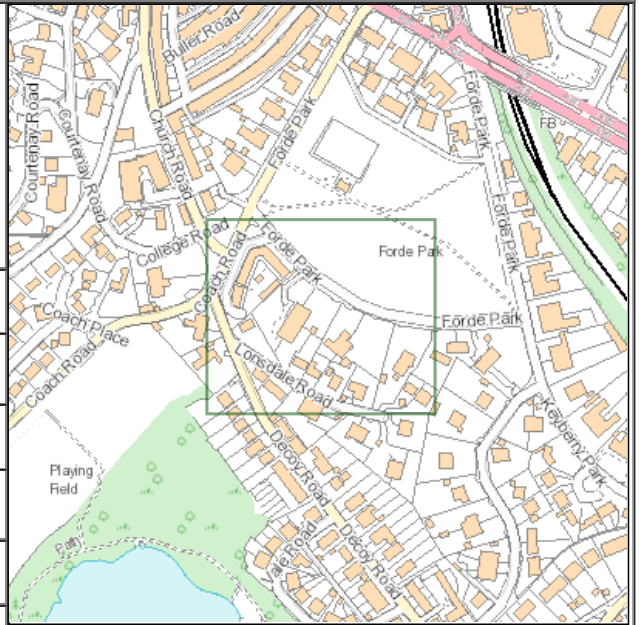


**Planning Committee Report**

**Chairman: Cllr. Linda Goodman-Bradbury**

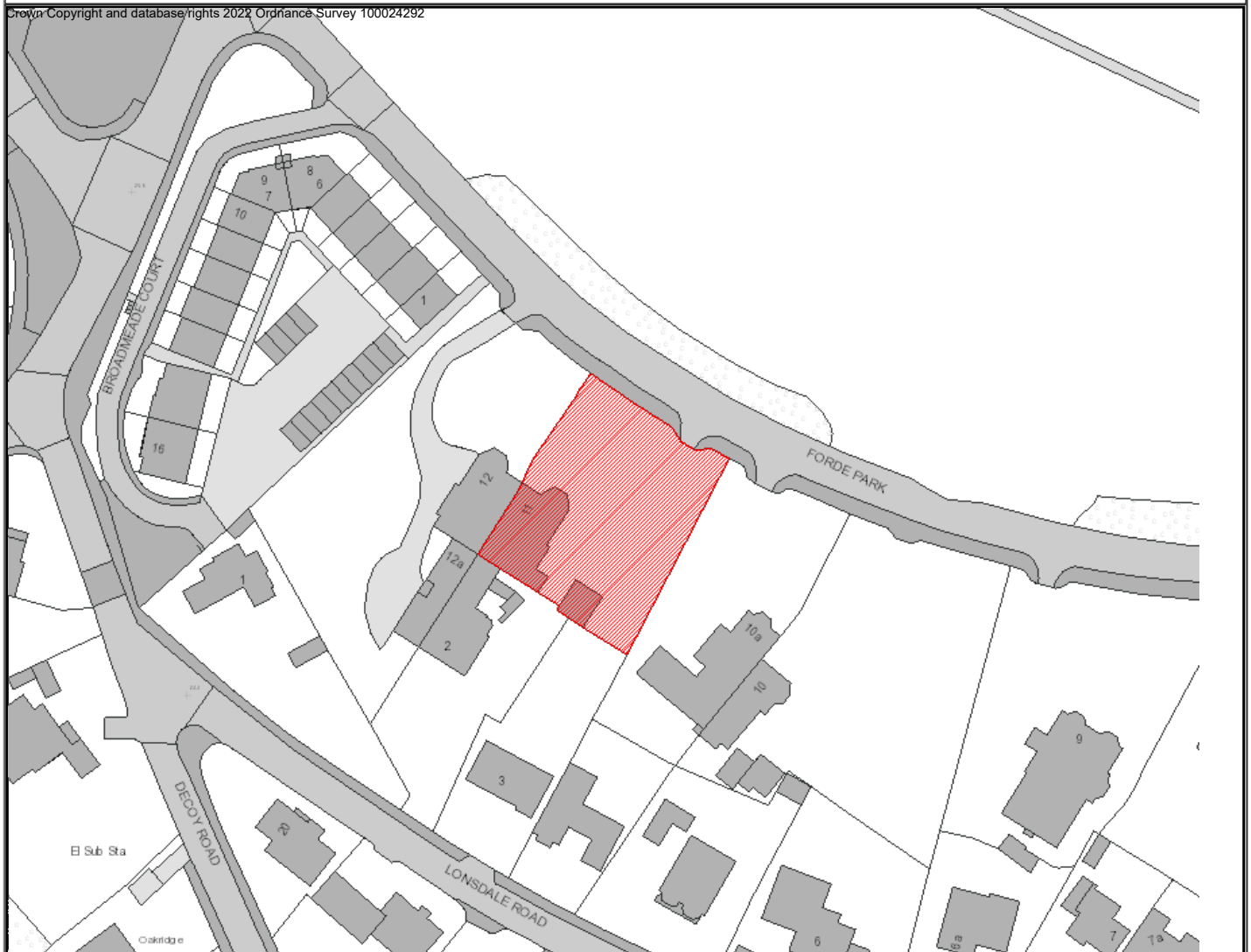
<b>Date</b>	14 June 2022
<b>Case Officer</b>	Alex Carpenter
<b>Location</b>	11 Forde Park Newton Abbot Devon TQ12 1DB
<b>Proposal</b>	Detached out building to be used as a home office
<b>Applicant</b>	Mr J Murdoch
<b>Ward</b>	College
<b>Member(s)</b>	Cllr Janet Bradford, Cllr Liam Mullone
<b>Reference</b>	22/00577/HOU



[Online Details and Documents](#)

**RECOMMENDATION: PERMISSION GRANTED**

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## 1. REASON FOR REPORT

This application is required to go to Committee as the applicant is an employee of Teignbridge District Council.

## 2. RECOMMENDATION

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

## 3. DESCRIPTION

### The Site

- 3.1. The application site is located at 11 Forde Park, Newton Abbot, in the south easterly corner between two existing structures. It is in the corner of the plot, which is well hidden due to the stone walling and hedging around the boundary. As a result the line of sight and views from the highway are extremely limited. The proposed development is to be placed between the current small timber shed and the detached double garage.

### The Application

- 3.2. The application seeks planning permission for the erection of a detached out building for the use as a home office.

### Principle of the development/sustainability

- 3.3. The application site is located within the settlement limit as depicted in the Teignbridge Local Plan 2013 – 2033. Policies S1A, S1, S21A and WE8 of the Local Plan are permissive of extensions, alterations and ancillary domestic curtilage buildings to existing residential properties, subject to policy criteria being met. Thus, the principle of development can be acceptable, subject to compliance with policy.

### Impact upon character and visual amenity of the area

- 3.4. The proposed detached single storey ancillary building is sited in the South Easterly corner of the plot between the current garage and garden shed.

- 3.5. Proposed detail/materials are as follows:

Roof: 60mm – 80mm of high density polyurethane insulation surrounded by 1mm steel plates

Floor: 80mm Interlocking steel coated structurally insulated floor panels sit on top of foundation system.

Walls: Timber Frame (Tanalised) with 50mm of Rockwool insulated cavity incorporating breathable foiled photon wrap.

Cladding: Vertical honey redwood timber cladding (All Elevations).

Doors: French door/window (2300mm x 2070mm) with Planitherm glass.

Windows: Lozenge window (905mm x 440mm, opening: top hung) with Planitherm glass.

- 3.6. Due to the size and position of the proposed development lines of sight from public areas are extremely restricted and as a result the impact on the character and visual amenity of the area will be minimum.
- 3.7. Materials to be used as listed are considered to be acceptable visual change to the site. The proposed development is therefore considered to accord with Policies S2 and WE8 of the Teignbridge Local Plan.

#### Impact on residential amenity of surrounding properties

- 3.8. Again due to the scale and position of the proposed development and the well covered nature of the site with high walls to the east and south and well established greenery to the north and west, means that there will not be to the detriment of amenity levels enjoyed by neighboring residents.
- 3.9. The structure has been design so to ensure that there would be no level of overlooking and therefore the proposed development is not considered to result in an adverse impact on neighbor amenity in accordance with Policy WE8 of the Teignbridge Local Plan.
- 3.10. Planning Permission should be granted for this proposal

#### Other considerations

- 3.11. The proposed site lies within the Newton Abbot Forde Park Conservation Area. NPPF Chapter 16 Conserving and enhancing the historic environment (specifically paragraphs 189-202) provides the key national policy of relevance to decision making through development management. Officers conclude that the scale and siting of the proposed structure are such that the proposal would not give rise to harm to the heritage asset identified above.
- 3.12. In coming to this decision the council must be mindful of the duty as set out in section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area, and have given it importance and weight in the planning balance.

## **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

Newton Abbot Neighbourhood Plan

National Planning Policy Framework

National Planning Practice Guidance

## **5. CONSULTEES**

None Received

## **6. REPRESENTATIONS**

Site notice erected. No representations have been received.

## **7. TOWN / PARISH COUNCIL'S COMMENTS**

Newton Abbot Town Council - No objections.

## **8. COMMUNITY INFRASTRUCTURE LEVY**

- This development is not liable for CIL because:
  - It is less than 100m<sup>2</sup> 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. 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.

## **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.

**Business Manager – Strategic Place**