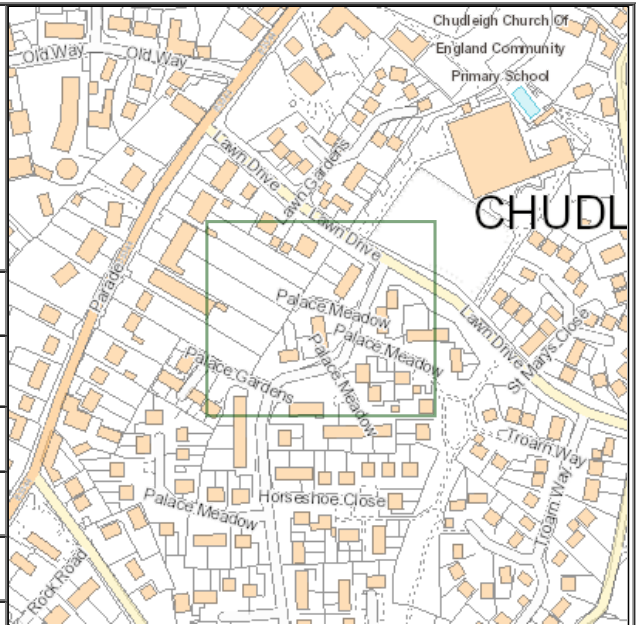


**Planning Committee Report**

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

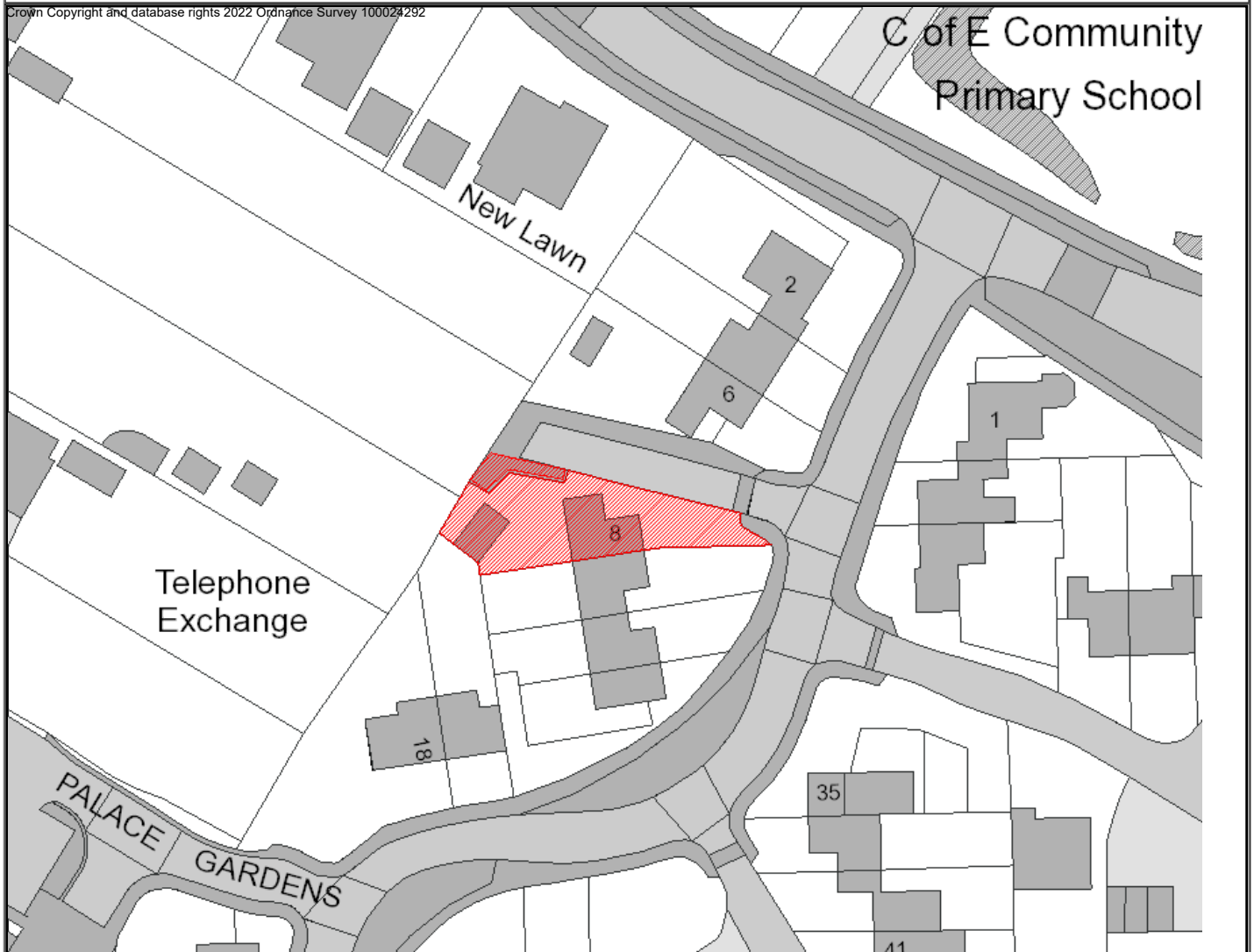
<b>Date</b>	14 June 2022
<b>Case Officer</b>	James Burnett
<b>Location</b>	8 Palace Meadow Chudleigh Devon TQ13 0PJ
<b>Proposal</b>	Proposed extension to existing front porch
<b>Applicant</b>	Mrs V Bannister
<b>Ward</b>	Chudleigh
<b>Member(s)</b>	Cllr Lorraine Evans, Cllr Richard Keeling
<b>Reference</b>	22/00127/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

- 3.1. The application site is a semi-detached dwelling located just to the south of the main centre of Chudleigh in a residential area. The plot is positioned on the western side of the road, with the attached neighbour to the south. The property is set back from the main body of the road, with a small service road running between itself and number 6 to the north (there is access to both property's gardens from this service road), which links to the garage in the rear garden of Number 8. The rear garden is fenced on both north and south sides, with the western boundary being a large row of trees separating it from the rear gardens of the properties on Parade (also known as the B3344) adjacent.
- 3.2. The proposal seeks permission for a small extension to the existing front porch
- 3.3. The Principle of Development:
- 3.4. The application site is located within the defined Settlement Limits of Chudleigh where Policy S21A is permissive of new development providing that the proposal accords with other relevant policies of the Local Plan. Given the domestic nature of the proposal and location within a residential area it is considered that the principle of this development is acceptable, subject to the provisions of policy WE8.
- 3.5. Impact on the character of the area
- 3.6. The proposal is contained within the plot to the front of the property, and constitutes a relatively unobtrusive single storey porch extension. The roofline of the porch will be consistent across both the current porch and the proposed extension to integrate the design with the street scene: as such, any impact on the character of the area is considered acceptable.
- 3.7. The scale of the proposal is subservient to the host property and issues of over-dominance are not raised.
- 3.8. The proposal is for cement board cladding as the facing material, which contrasts with the white pebble dash finish of the property currently, but it is considered that the relatively small area of the property that would receive this treatment and taking into account the applicant's ability to paint the property a similar shade, the impact on the character of the area is acceptable. The applicant suggests that it

would be very difficult to try and match the proposed extended porch's appearance with the rest of the property due to the pebble-dash, and cement board cladding is an acceptable compromise which blends in with the finishes of the house.

- 3.9. Overall the impact of the proposal and the design are considered acceptable.
- 3.10. Given the scale and sympathetic nature of the proposal it is considered that the development is compliant with the provisions of Policies S2 and WE8 on the Local Plan in respect of visual appearance and impact on the character of the area.
- 3.11. Impact of the residential amenity of neighbouring properties
- 3.12. There would not be any impact on the residential amenity of neighbouring properties from the proposal and it is compliant with the provisions of Policy S1 and WE8 of the Local Plan.

#### Conservation

- 3.13. The rear boundary dividing 8 Palace Meadow with the houses on Parade also constitutes the boundary for the Chudleigh Conservation Area, with 8 Palace Meadow sitting outside of the Conservation Area.
- 3.14. A brief Heritage Statement has been provided, detailing that as the proposed extension is not visible from the conservation area and the frontage faces the housing estate, there is consequently no impact on the Conservation Area.
- 3.15. This conclusion is supported.

#### Carbon Impact

- 3.16. The proposal is for a very minor alteration/extension to an existing dwelling and therefore is not considered to give rise to significant impacts regarding carbon emissions. The applicant however has been and will be through the application of an informative note to any decision we make encouraged to consider what carbon reduction and biodiversity enhancement measures could be incorporated into the proposal.

#### Conclusion

- 3.17. The proposal has been considered compliant with the relevant policies of the Local Plan. Consequently, subject to the recommended conditions, approval is recommended.

## **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

National Planning Policy Framework

National Planning Policy Guidance

## **5. CONSULTEES**

5.1. No consultation responses sought

## **6. REPRESENTATIONS**

6.1 No representations received

## **7. CHUDLEIGH TOWN COUNCIL'S COMMENTS**

7.1. No Objections

## **8. COMMUNITY INFRASTRUCTURE LEVY**

9.1 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**

10.1 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.

## **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.

## **Business Manager – Strategic Place**