

# PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

**DATE:** 28 June 2016

**REPORT OF:** Business Manager – Strategic Place

**ITEM:** 4

**CASE OFFICER** Anna Mooney

**APPLICATION FOR CONSIDERATION:** DAWLISH - 16/01205/FUL - 41 Cofton Hill, Cockwood - First floor side extension and dormer window to west side elevation

**APPLICANT:** Mr M Lipscombe

## 1. REASON FOR REPORT

Councillor Price has requested that this application be considered by Planning Committee for the following reasons:

- Overdevelopment of the site resulting in inadequate amenity provision for increased occupancy of the enlarged property
- Inadequate parking provision could cause traffic problems in the narrow lane

## 2. RECOMMENDATION

PERMISSION BE GRANTED subject to the following conditions:

1. Standard 3 year time limit for commencement
2. Development to be carried out in accordance with approved plans

## 3. DESCRIPTION

- 3.1 The application site is located adjacent to the Settlement Limit for Cockwood (the Settlement Limit boundary runs immediately to the north along Cofton Hill), as depicted on the Teignbridge Local Plan 2013-2033 Proposals Map.
- 3.2 The site is located within designated Undeveloped Coast.
- 3.3 Planning history for the site includes the granting of planning permission under application 13/01827/COU for change of use of the detached garage to holiday accommodation and a garage.
- 3.4 The application seeks planning permission for:
  - A first floor extension providing additional bedroom and bathroom accommodation to the east side. This extension will provide additional first floor windows to the south and east elevations, with bedroom one having a balcony to the south. This

first floor extension will also include additional first floor windows to the front (north) of the dwelling.

- A new dormer window to the west.
- Conversion of the existing integral garage to living accommodation. This conversion includes a small ground floor extension to the rear of the garage projecting approximately 3.5 metres from the rear of the garage.

3.5 The key issues in the consideration of this application relate to:

- Sustainability/principle of the development
- Design/visual impact of the development on the immediate and wider locality
- The effect of the proposal on residential amenity
- Impact upon highway safety

#### Sustainability/Principle of the Development

3.6 Policies S1A, S1, EN2 and WE8 of the Local Plan are permissive of domestic extensions 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.

#### Design/visual impact of the development on the immediate and wider locality

3.7 Letters of representation have raised concern that the proposals represent overdevelopment of the site.

3.8 Comments have also been received that overdevelopment of the site will result in inadequate amenity space for the dwelling.

3.9 The proposals are primarily located on the existing dwelling footprint, all being at first floor level with the exception of the small extension on the ground floor to the rear of the existing garage.

3.10 It is not considered that the provision of increased first floor accommodation would result in the overdevelopment of the site.

3.11 Due to the small scale of the ground floor extension, it is not considered that the proposals have a significant impact on the existing amenity area as a significant area of amenity land would be retained to the west of the house.

3.12 For the reasons stated above it is therefore considered that the proposals do not represent overdevelopment of the site and do not result in unacceptable loss of amenity provision.

3.13 The existing dwelling is not of any great architectural merit. The proposed extensions add to the rather discordant appearance of the dwelling, but it is not considered that they result in any significant harm to the character of the area, which is of mixed design and is not a Conservation Area.

### Residential Amenity

- 3.14 Letters of representation have raised concern that the proposals will give rise to overlooking of the occupiers of the dwelling and gardens of neighbouring dwellings to the north (48 and 50 Cofton Hill).
- 3.15 Both dwellings to the north (48 and 50 Cofton Hill) are located on the opposite (north) side of Cofton Hill and both have substantial planted boundaries to the road. For these reasons it is not considered that the proposals give rise to any unacceptable overlooking of these dwellings.
- 3.16 Due to the distance to the neighbouring dwelling to the east and the substantial planted boundary to the east curtilage boundary it is not considered that the proposals, including the new first floor balcony, give rise to any unacceptable overlooking of this dwelling.
- 3.17 The proposed dormer and ground floor window alterations to the west side will look towards the garage element of the existing holiday accommodation. For this reason it is not considered that the proposals give rise to any unacceptable overlooking.

### Highway Safety

- 3.18 The application dwelling has at least six off-road parking spaces on the existing hardsurfacing to the north of the main dwelling to serve the main dwelling and the existing holiday accommodation. This is considered to be sufficient provision for the existing dwelling and holiday accommodation and for the extension hereby proposed.
- 3.19 It is not considered that the proposed extensions to this residential dwelling will give rise to any increase in site vehicular access problems or any increase in highway safety issues.

### Summary and Conclusion

- 3.20 The Planning Act, the National Planning Policy Framework (NPPF) and Policy S1A of the Local Plan require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.21 It is considered that this proposal is in accordance with Policy WE8 of the Teignbridge Local Plan and should therefore be approved subject to the recommended conditions.

## **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)  
EN2 (Undeveloped Coast)

National Planning Policy Framework

National Planning Practice Guidance

## **5. CONSULTTEES**

None

## **6. REPRESENTATIONS**

3 letters of objection were received for the original proposals raising the following issues:

1. Proposals overdevelop the site
2. Will give rise to parking and access problems
3. Will give rise to highways safety issues
4. Overlooking to dwelling and garden to the north (48 and 50 Cofton Hill)
5. Neighbours to the north were not notified by letter

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

Recommends refusal of this application as for the size of the property the proposal is overdevelopment of the site which would lead to a negative impact on the remaining amenity space and there would be inadequate parking on site for the expected number of occupants intended.

## **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.

**WARD MEMBERS:** Councillors Hockin, Mayne and Price, Dawlish Central and North East



**Eastdon Plantation**

