

DELEGATED REPORT	
Reference	20/01248/HOU
Site Address	BISHOPSTEIGNTON - Highview, Forder Lane
Proposal	New garage/storage building
Case Officer	Chris Mitchell
Officer's Recommendation	Conditional Approval
EIA	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.
CIL	This development is not liable for CIL because it is less than 100m ² of new build that does not result in the creation of a dwelling.
Other Conditions Reasons	<p>1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.</p> <p>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.</p> <p>2. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:</p> <p><u>Received on 17th July 2020</u></p> <ul style="list-style-type: none"> • Site Location Plan – Drawing Numbered 2033 P001 Rev. A • Proposed Site Plan – Drawing Numbered 2033 P003 Rev. A • Proposed Plan – Drawing Numbered 2033 P040 Rev. C • Proposed Elevations – Drawing Numbered 2033 P041 Rev. C • Proposed Section – Drawing Numbered 2033 P042 Rev. A <p><u>Received on 26th August 2020</u></p> <ul style="list-style-type: none"> • Landscape Plan – Drawing Numbered 2033 P040 Rev. F <p>REASON: In order to ensure compliance with the approved drawings.</p>

	<p>3. <i>The use of this building hereby approved shall be used solely as garage and store ancillary and in connection with the existing dwelling house, Highview House, and shall not be used, let, leased or otherwise disposed of for any commercial purpose.</i></p> <p><i>REASON: The use has been approved on the basis of the planning unit described in the application and not for any other subdivision.</i></p> <p>4. <i>Following the first occupation/use of the building hereby approved the proposed landscaping detailed on drawing numbered 2033 P004 Rev. F shall be implemented within the first available planting system and shall thereafter be retained and maintained. Any plants or trees that die within 5 years of the date of planting shall be replaced with the same size and species.</i></p> <p><i>REASON: To ensure an appropriate screening of the building and in the interests of visual amenity upon local landscape character.</i></p>
<p>Informatives</p>	<p><u>Conditional Approval (no negotiation)</u> In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.</p> <p><u>Approvals</u> Further details relating to this planning application, including the approved plans and the Officer's Report, can be viewed at www.teignbridge.gov.uk/planningonline</p> <p><u>CIL nil liability</u> Whilst this development is liable to make contributions under the Community Infrastructure Levy regulations to provide essential local facilities to support development in the District, no contributions are payable as calculations reveal a zero liability. Details are in the officer's report which can be viewed at www.teignbridge.gov.uk/planningonline</p>
<p>Relevant site history</p>	<p>15/02844/COND2 – Discharge of condition 3 on planning permission 15/02844/FUL for engineering works to facilitate landscaping of garden to include levelling works - Discharged</p> <p>15/02844/COND1 – Discharge of conditions on planning permission 15/02844/FUL for engineering works to facilitate landscaping of garden to include levelling works – Discharged</p> <p>15/02844/FUL – Engineering works to facilitate landscaping of garden to include levelling works – Conditional Approval</p>

	<p>14/01463/FUL – Extensions with associated raised terrace, and tennis court – Conditional Approval</p> <p>13/01166/FUL – Extensions to provide additional living accommodation and indoor swimming pool (extension of time limit application to replace permission 09/03953/FUL) – Conditional Approval</p> <p>08/03612/FUL - Alterations/extensions to provide additional living space, indoor swimming pool and garaging – Conditional Approval</p> <p>02/03539/FUL – Extension and alteration to existing garage/outbuilding to use as garage/office and new greenhouse and car hardstanding with retaining walls and planters – Conditional Approval</p> <p>00/02227/FUL - Dwelling to replace existing bungalow to be demolished – Conditional Approval</p>
Date of Officer Site Visit	29/07/2020
Site description, Proposal (including supporting information)	<p><u>Site Description</u></p> <p>The site is located to the south west of the village of Bishopsteignton with access taken from Forder Lane. The land is located to the south west of the main dwelling house of Highview with well-established tree boundary to the east and part of the west though partly open along the southern boundary.</p> <p><u>Proposal</u></p> <p>The proposal is for the construction of a garage and storage building that would measure 8m in depth by 13.4m in width by 4.5m to eaves and 5m to ridge and be set 2m away from the existing treed boundaries. The building would be built with composite cladding finished in Juniper Green to the walls and roof and have three galvanised roller shutter doors.</p>
Notifications, Representations and issues raised	There have been no letters of representation received
Parish / Town Council / Ward Member's comments	Bishopsteignton Parish Council: Strongly object to the proposed new garage/storage building which is a large industrial style unit out of context and inappropriate in this location/environment.
Consultee Responses	None

<p>Relevant Planning Guidance/Policy</p>	<p>Teignbridge Local Plan 2013-2033</p> <p>STRATEGY POLICIES</p> <p>S1A Presumption in favour of Sustainable Development S1 Sustainable Development Criteria S2 Quality Development</p> <p>STRATEGY PLACES</p> <p>S22 Countryside S23 Neighbourhood Plans</p> <p>HOUSING WELL BEING</p> <p>WE8 Domestic and ancillary buildings and boundary treatments</p> <p>QUALITY ENVIRONMENT</p> <p>EN2A Landscape Protection and Enhancement EN12 Woodlands, Trees and Hedgerows</p> <p>Bishopsteignton Neighbourhood Plan</p> <p>National Planning Policy Framework</p> <p>National Planning Practice Guidance</p>
<p>Observations</p>	<p><u>Principle of the development/sustainability</u></p> <p>The principle of a garage and storage building within the grounds of the property for the storage of equipment to manage the site is acceptable. Whilst the building is large the land the property sits on would require a lawnmower, garden equipment and associated vehicles to the main house. As the building is set at a distance to the main dwelling house it is recommended that an ancillary use condition will be placed on any permission granted to ensure that is not separated from the main property.</p> <p><u>Impact upon the character and visual amenity of the area</u></p> <p>The building will be finished in composite sheeting and would be screened by mature trees from public views to the east and west boundary though the southern boundary is partly open. A landscape plan has been submitted to address what planting is proposed along this boundary though it proposed the planting of bamboo hedge, this is not a native plant for such a location. Therefore a revised landscape plan has been submitted with proposed native planting of Blackthorn, Hawthorn, Larch and Beech interspersed planted 1 metre apart to a height of 6m this will be conditioned to be planted within the first available planting</p>

	<p>season following the use of the garage and store.</p> <p>The objection raised by the Parish Council to the proposed new garage/storage building which is a large industrial style unit out of context and inappropriate in this location/environment is noted. There are already agricultural/industrial style buildings on the site adjacent to the proposed building that are more prominent. The agent has submitted a landscape plan that would screen the building from public views and it has been conditioned that the boundary hedges shall be planted within the first available planting season following the use of the building.</p> <p><u>Conclusion</u></p> <p>The siting of the building whilst being sited further away from the main dwelling house it is located in a less prominent position on the site and with agreed planting it would not result in any adverse visual impact upon the local landscape character.</p> <p><u>Impact on residential amenity of surrounding properties</u></p> <p>The proposal would not adversely impact upon the amenity of neighbouring the resident and the proposed planting scheme will ensure it screens the building from the neighbour.</p> <p><u>Conclusion</u></p> <p>The proposed building is sited within a suitable location and an agreed landscape plan will provide sufficient screening and ensure no adverse impact upon the local landscape character.</p>
Human Rights Act	<p>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.</p>
Signing officer's name/date signed	<p>Ian Perry 1st September 2020</p> <p>I have read the officer's report and agree with the considerations and conclusions made for the reasons set out therein.</p>