

2022 Record of LPA Decision

| REFERENCE | LOCATION | PROPOSAL | BPC COMMENT TO TDC | LPA DECISION | DATED |
|--------------|----------------------------------|---|---|--|-------|
| 21/00911/HOU | 24 Newton Road | Raising of roof to form an additional storey | <p>Bishopsteignton Parish Council feel a raised roofline would be out of character in this location; this would be the only full height two storey property. Similar observations have been made from neighbouring property owners.</p> <p>There will be a loss of natural light and privacy to neighbours, particularly to the north of 24 Newton Road, as they will be in the shadow of the proposed extension.</p> <p>Similar adjacent properties on this road have introduced second floor accommodation but maintained the existing roof ridge level by introducing dormer or similar type of windows in the existing roof.</p> <p>BPC would recommend the plans be amended to fit with the surrounding aesthetic and be reworked to keep the roof ridge height at the existing level to maintain a uniform street scene.</p> <p>In its present form the Parish Council cannot support this application.</p> | REFUSAL OF PLANNING PERMISSION | |
| 21/01455/VAR | 2 Rydon Gardens, Newton Road | Variation of condition 2 on planning permission 20/01624/HOU to lower the ground floor to allow room for a mezzanine floor and to remove two windows from proposed west elevation | No objection. | GRANT OF VARIATION | |
| 21/00937/HOU | Humbercroft, Humber | Erection of Detached Garage | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/00993/HOU | Oak Tree Cottage, Luton | Two Storey Annexe Extension | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01254/HOU | Leat Lodge, 2 Cockhaven Mead | Proposed Front and Rear Extensions | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01382/HOU | The Gnoll, Smith Hill | Replacement of Existing Conservatory | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 20/02096/FUL | First Floor Flat, 35 Fore Street | Raising of Roof | <p>Whilst members of Bishopsteignton Parish Council are fully supportive of aiding the viability of, and retaining commercial enterprise and opportunity within the village, in accordance with the Bishopsteignton Neighbourhood Development Plan policy BSF1, it has several concerns about the proposed development:</p> <p>The size of the window at the south-facing elevation; the proposal requires amendment to minimise the potential impact of light pollution and overlooking of neighbouring properties.</p> <p>Inappropriate scale in this location; the proposals need to be altered to provide a development that is more sympathetic with the community in terms of scale and materials used.</p> <p>There are grave concerns over the new balcony as proposed in the plans and the potential overlooking issue this creates.</p> <p>Overall, the Parish Council feel it must object to the current plans; that these require revisions to take account of the concerns detailed above. It would be supportive of development of this site in principle once the concerns raised have been addressed.</p> | REFUSAL OF PLANNING PERMISSION | |

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| 21/00517/FUL | 31 Cockhaven Road | Dwelling To Rear | Bishopsteignton Parish Council object to this proposal for the following reasons: The proposal fails to satisfy several policies within the NPPF, the Teignbridge Local Plan and the Bishopsteignton Neighbourhood Development Plan. Overdevelopment, overbearing and out of character. Potential overlooking, particularly into the garden of neighbouring properties. Proximity to the boundary potentially resulting in a loss of light. No consideration has been made to match or compliment the building materials and finishes on existing properties. The proposal provided limited parking. Concerns relating to safe access to and egress from the site. | REFUSAL OF PLANNING PERMISSION | |
| 21/01281/HOU | 3 Canons Close | First Floor Extension Over Garage | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01651/TPO | 3 Murley Grange | Crown reduce two Holm oaks by approx 2m overall and crown lift up to 6m above ground | Consultation by the LPA not undertaken. | GRANT OF CONSENT | |
| 21/01315/OUT | Rivendell, Teignmouth Road | Outline For Single Storey Dwelling (Approval Sought For Access, Layout And Scale) | No objection. | REFUSAL OF PLANNING PERMISSION | |
| 21/01487/NPA | Site At Teign View Farm, Higher Exeter Road | Application For A Prior Approval Under Part 3 Class Q (A) And (B) And Paragraph W Of The Gdpo Change Of Use Of Three Agricultural Buildings To Four Dwellings | No objection. | REFUSAL OF REQUEST FOR PRIOR APPROVAL | |
| 21/01348/HOU | Farleigh House, Shute Hill | Replacement Single Storey And First Floor Extensions | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01639/TPO | 1 Mitre Close | Crown reduce one Monterey cypress in Group G1 by 4m | No objection. | REFUSAL OF CONSENT | |
| 21/01873/HOU | Kenwood, Teignmouth Road | First Floor Side Extension | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01930/HOU | 19 Stockmeadow Gardens | Replace Roof Covering And Windows To Garden Room | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01250/LBC | Friston House, Forder Lane | Replace Garage Doors, And A New Electric Gate At Entrance | No consultation notification received. | GRANT OF CONDITIONAL CONSENT | |
| 21/01701/HOU | 4 Stockmeadow Gardens | Rear Extension To Replace Existing Conservatory | Bishopsteignton Parish Council appreciate the plans have undergone revision however despite this still feel a raised roofline would be out of character in this location; this would be the one of the only full height two storey property and not in keeping with the street-scene. There will be a loss of natural light and privacy to neighbours, particularly to the north of 24 Newton Road, as they will be in the shadow of the proposed extension. Similar adjacent properties on this road have introduced second floor accommodation but maintained the existing roof ridge level by introducing dormer or similar type of windows in the existing roof. BPC would recommend the plans be amended again to fit with the surrounding aesthetic and be reworked to keep the roof ridge height at the existing level to maintain a uniform street scene perhaps as a chalet style property as other examples in the vicinity mentioned above. In its present revised form, the Parish Council cannot support this application. | GRANT OF CONDITIONAL PLANNING PERMISSION | |

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| 21/01944/HOU | 20 Great Park Close | Single Storey Rear Extension And Associated Landscaping | Bishopsteignton Parish Council have no objection in principle. It was noted that TDC as the principal planning authority have not received any comments/objections from neighbouring properties. Parish Council members question why no Ecological Assessment Report has been provided or requested with the application documentation; the councils support for this application is subject to the ecologist's findings being supportive of the application, or at least if any recommendations for mitigation of detrimental effects on wildlife can be actioned and enforced. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01472/FUL | Land Adjacent To 59 Cockhaven Road | Erection Of A Detached Dwelling And Garage | The Parish Council do not approve of the proposals for development at this site for the following material planning reasons: *Concerns of potential flooding of the site due to the natural watercourse in the vicinity. *The application does not detail a suitable connection to water supply and foul water drainage. *Concerns over access, in particular visibility, to and from the site. Would recommend a physical site visit for assessment of a DCC Highways engineer. * It is probable there will be overlooking issues for neighbouring properties, on all boundaries of the site. In addition, the council would recommend should the officer be minded to approve that conditions for a revision to the plans to insist the building is given a more central position between the east and west boundary, as opposed to siting closer to one side. | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/02097/FUL | Friston House, Forder Lane | New gate to access driveway | No objection | GRANT OF CONDITIONAL PLANNING PERMISSION | |
| 21/01965/HOU | Kettlesbrook, 4 Coombe Way | Alterations And Extensions To Dwelling Including Increase In Height Of Roof And Provision Of Turning Area | Whilst the Parish Council have no objection in principle, they wish to highlight the following concerns which have been raised in external reports which have accompanied the application • On the ecological assessment the potential for domestic light pollution from the external lighting. Please ensure this matter is resolved; that those recommendations are followed, and the actions are enforceable. • In a report from Southwest Water there is mention of a public water mains supply through the curtilage and that no building work should occur within 3 metres of this pipeline. | GRANT OF CONDITIONAL PLANNING PERMISSION | 01.12.21 |
| 21/01748/FUL | 8 Radway Gardens | Dwelling To Replace Existing Garage/Workshop | Bishopsteignton Parish Council acknowledge and appreciate the applicant's amendments which address the concerns raised previously, such as parking and the proposed dormer window. The Parish Council can support the application in principle however it objects to the proposed balcony due to the loss of privacy for neighbours who will be impacted by the overlooking this will create. The street scene does not include balconies on any other properties in the vicinity therefore it is suggested the proposal is altered to a window, or Juliet style, to eliminate both these issues. | REFUSAL OF PLANNING PERMISSION | 07.12.21 |
| 21/02056/TPO | 1 Mitre Close | Crown reduce one Monterey cypress in Group G1 as indicated in submitted photo, by a maximum of 3m | No objection. Bishopsteignton Parish Council fully support the findings of the Parish Tree Warden, Mr. Peter Hepworth. | GRANT OF CONSENT | 07.12.21 |
| 21/02360/TPO | 1 Deans Close | Crown reduce one beech by maximum 1.5m, crown lift to 0.5m above roof of garden building. | No objection. | GRANT OF CONSENT | 09.12.21 |
| 21/02551/HOU | 15 Orchard View, Wear Farm | Proposed Conservatory | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 21.12.21 |

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| 21/02520/NPA | Site At Teign View Farm, Higher Exeter Road | Application For A Prior Approval Under Part 3 Class Q (A) And (B) And Paragraph W Of The Gdpo Change Of Use Of Three Agricultural Buildings To Four Dwellings | No objection. | GRANT OF REQUEST FOR PRIOR APPROVAL | 22.12.21 |
| 21/02461/HOU | 32 Teign View Road | Single Storey Side Extension To Dwelling | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 22.12.21 |
| 21/02350/CAN | Flat 1, Cross House | Prune three silver birch and one cherry tree as indicated in the submitted photos | No objection. | GRANT OF CONDITIONAL CONSENT | 22.12.21 |
| 21/01654/HOU | Hillview, 6 Coombe Way | Rear Extension and Raising of Roof to Form Additional Accommodation and Replacement Garage | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 07.01.22 |
| 21/01138/FUL | Land South East Of Lea House Ngr 290173 74001, Bishopsteignton | Erection Of Three Horse Field Shelters | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 01.03.22 |
| 21/01247/LBC | 22 Fore Street, Bishopsteignton | General Repair And Redecoration Of The Building Including Reline The Walls In The Bathroom, Kitchen And Rear Corridor In Flat 2, Rebuild The Bay Window In Flat 3 And Replace The Staircase In Flat 6 | No objection. | GRANT OF CONDITIONAL CONSENT | 03.03.22 |
| 20/00641/FUL | Higher Radway Farm | Erection Of A Replacement Dwelling, New Access Driveway And Associated Works Including Landscaping (Revised Plans Received 15 July 2021) | The Parish Council has the same concerns despite recent revisions.Following the review of the latest revised drawings Bishopsteignton Parish Council do not approve of these proposals, in particular the third attempt at layout of the driveway. The Parish Councils concerns that there will be problems caused by an increase in surface water run off because of this development have not been addressed and it is still believed consultation with a flooding officer and provision of a drainage plan are necessary. In addition, further consultation with officers representing DCC Highways should be carried out, preferably including a site visit to the proposed point of entry/exit. In terms of the Climate & Ecological Emergency, which has been declared by the relevant Parish, District and County Councils, there is nothing apparent in the building methods, materials or resulting building which attempts to mitigate carbon emissions. Unless misinterpreted it is unclear from the drawings and lighting report provided whether it is intended to use lighting along the length of the driveway; if this has been included has the biodiversity officer been made aware since their last consultation response? | GRANT OF CONDITIONAL PLANNING PERMISSION | 03.03.22 |
| 21/02440/HOU | 4 The Drive, Newton Road | New Front Porch, Rear Extension And Altered Roof To Garage | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 08.03.22 |
| 20/02007/LBC | 6 Cockhaven Road | Single Storey Extension And External Landscape Alterations | Bishopsteignton Parish Council have no objection although wish that any observations and recommendations of the Design & Heritage Officer are implemented. | REFUSAL OF CONSENT | 29.03.22 |
| 22/00420/TPO | Cemetery, Lindridge Road | Fell four diseased ash trees - Group G1 | Did not comment on own application | REFUSAL OF CONSENT | 04.04.22 |

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| 22/00095/HOU | West Lodge, Lindridge | Replacement Glazing To Existing Orangery | <p>Bishopsteignton Parish Council object to the proposal. This greatly changes the aesthetics of the building, and the proposal is bland, out of character and has a detrimental effect on the listed building and is considered of keeping with the original design and concept of this building.</p> <p>The original has very delicate detail to the head of the windows with the proposed replacement being very much a utilitarian approach with no thought to retaining existing features.</p> <p>The Design and Access Statement includes:</p> <p>1.2 the design is sympathetic – The council disagree with this statement.</p> <p>2.3 analysis of impact of the proposal on the listed building. 'The works are sympathetic and very low impact' and 'The impact on the listed building will be neutral' – The council disagree with these statements.</p> <p>4.0 Detailed Proposals - 'Steel framed glazing in Black powder coating...' It is believed this style will not compliment the lodge at all. In addition, comments under 4.4 and 4.5 are equally illogical as the council believed the proposal will totally change the character and appearance of the listed building.</p> <p>It is understood that determination of this will mostly be in accordance with the report of the design & heritage/conservation officer however Bishopsteignton Parish Council recommend refusal on the basis of:</p> <p>A bland approach to an otherwise original well-presented addition to the existing listed building.</p> <p>The proposal lacks any complimentary approach to the aesthetics of a listed building and is considered detrimental.</p> <p>Out of character/out of keeping with existing building.</p> <p>However, despite objections to this proposal, the council are eager to support climate change initiatives associated with planning applications, particularly in listed buildings and older properties, and fully recognise the challenge involved.</p> | REFUSAL OF PLANNING PERMISSION | 07.04.22 |
| 22/00500/HOU | 15 Great Furlong | Enlarged Window Openings On South Elevation, Addition Of Balcony With Glass Balustrade And Addition Of PV Solar Panels | No comment submitted as invitation to consult was not received. | GRANT OF CONDITIONAL PLANNING PERMISSION | 29.04.22 |
| 22/00350/HOU | Chao Nan , Forder Lane | Single storey extension to front | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 03.05.22 |

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| 22/00295/HOU | 10 Meadow View, Wear Farm, Newton Road | Porch | No objection | APPLICATION WITHDRAWN | 30.05.22 |
| 22/00715/NPA | Wolfsgrrove Farm | Application for Prior Approval under Part 3 Class Q (a) and (b) and paragraph W of the GDPO for change of use of agricultural building to a dwelling | No objection | REFUSAL OF REQUEST FOR PRIOR APPROVAL | 27.05.22 |
| 21/02085/HOU | 20 Teign View Road | Formation of room in the roof including rear dormer | No objection in principle. It is hoped and encouraged that building control enforce the provision of sufficient insulation and sound proofing due to the property being in a terrace. | GRANT OF CONDITIONAL PLANNING PERMISSION | 31.05.22 |
| 22/00739/HOU | Rio Vista | Single storey side extension | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 31.05.22 |

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| 22/00671/HOU | 14 Bishops Avenue | Single storey rear extension | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 08.06.22 |
| 22/00122/HOU | Wear Farm, 26 Orchard View | Proposed conservatory/sunroom and porch | No objection. | GRANT OF CONDITIONAL PLANNING PERMISSION | 13.06.22 |
| 21/00082/REF | 8 Radway Gardens | Appeal against the refusal of 21/01748/FUL: Dwelling to replace existing garage/workshop | No further comment | APPEAL DISMISSED | 16.06.22 |
| 22/01180/PETEL | Telecommunications Station, Lea Park Nurseries | Install electronic communications | BPC were not consulted. | PERMISSION NOT REQUIRED. PDR APPLY | 17.06.22 |
| APP/P1133/W/22/3 292625 | Rivendell, Teignmouth Road | Appeal against refusal of 21/01315/OUT Outline for single storey dwelling (approval sought for access, layout and scale) | No further comments | APPEAL DISMISSED | 20.06.22 |
| 22/01252/EXMPTC | St John The Baptists Church, Church Road | Remedial pruning to one failed lime tree | No consultation, 5-day emergency works application. | NO OBJECTION | 28.06.22 |
| 22/00718/LBC | 6 Cockhaven Road | Replacement dining room window and removal of small section of wall and new steps | No objection. | GRANT OF CONDITIONAL CONSENT | 01.07.22 |
| 22/01052/CAN | Farleigh House , Shute Hill | Fell one cedar | The Parish Council can understand the reasons for felling however would wish for the applicant to attempt crown lift to resolve the issues before resorting to felling this tree. Should permission to fell be granted, it is hoped the applicant will replace the tree with another tree in a more suitable location within the property curtilage. | NO OBJECTION | 11.07.22 |
| 21/02823/FUL | 2 Great Furlong | Erection of a new detached dwelling | Bishopsteignton Parish Council have no objections to the proposed development provided the following concerns are addressed: Proximity and possible encroachment of the northern retaining wall on the adjacent service strip; the effect of necessary excavation in this position may affect any services within the strip and could potentially undermine footing of the adjacent highway. Part of the parking provision of No. 2, Great Furlong would be compromised by the proposed development (2 off-street parking spaces). How will this be resolved/managed? | REFUSAL OF PLANNING PERMISSION | 15.07.22 |
| 22/00394/HOU | 24 Newton Road | Attic conversion and extension, single storey front extension and render whole building | The Parish Council have no objection in principle providing the glass of the dormer window in the bathroom is opaque and remains fixed/closed as stated. | GRANT OF CONDITIONAL CONSENT | 26.08.22 |
| 22/00973/HOU | The Walled Garden, Lindridge Park | Installation of ground mounted Solar PV array | Bishopsteignton Parish Council have no objection however would like to see the development include a storage solution/battery storage. | GRANT OF CONDITIONAL CONSENT | 31.08.22 |
| 22/01605/CLDP | 3 Canons Close | Certificate of Lawfulness for proposed conversion of existing garage into additional accommodation | Not consulted. | CERTIFICATE OF LAWFUL USE OR DEVELOPMENT GRANTED | 23.08.22 |

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| 22/00247/VAR | Sunyani, Newton Road | Variation of condition 2 and 4 on application 14/01530/FUL (Ground floor front extension and new garage) to amend balcony | BPC object to the variation of conditions 2 and 4 on the original planning permission 14/01530/FUL which was granted 13 August 2014. Condition 4 clearly states valid reasoning for the fixed louvered screen which have not changed. In addition, this condition states the screening is to 'be retained in perpetuity' and the council cannot see any valid reason for this to change. | REFUSAL OF VARIATION OF CONDITION FOLLOWING GRANT OF CONDITIONAL PLANNING PERMISSION | 14.09.22 |
| 22/01792/TPOE | Lindridge Park Humber | Felling of one Ash Tree subject to TPO E2/27/06 | Not consulted. | TPO Exemption works granted | 20.09.22 |