

Planning Application Decisions

Planning Applications reported at meetings between 03 November 2021 and 06 December 2021

1	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0330	PP-10202340		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Smith			2 Penn Meadows Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9PS	16/09/21
Remove T1 poplar - safety reasons				
<i>Comment</i>		13/10/21		
Support the decision of the Local Authorities Tree and Landscape Officer				
<i>Decision</i>		18/11/21		
Refused With Alternative				
02. The consent hereby granted is conditional on the tree(s) being managed in the following manner: -				
a. That the permitted reduction to the branches noted within this decision notice may be undertaken on a cyclical management basis.				
b. That repeat pruning may be undertaken when branch regrowth extends to 4m; beyond the previous pruning point.				
c. No further requirement for permission will be required from the Local Planning Authority for a repeat of those works allowed within this decision notice.				
d. This cyclical permission relates solely to those works approved within this decision notice.				
03. Alternative consent is granted for				
The reduction in height of 8m with a reduction of the lateral branches to form an even crown shape				

2	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	AT/2021/0379			
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Donald Cottrell			103 Milton Street	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0AS	07/10/21
T1 - Leyland Cypress - Fell due to proximity to dwelling causing shading and future damage to structure. Planting of replacement Birch.				
<i>Comment</i>		09/11/21		
No objection				
<i>Decision</i>		17/11/21		
Unknown				
Tree-Conservation area no objections				

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3	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0185	PP-09522395		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr David Langdon		The Coppice	Packhall Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0AX	10/06/21
Extensions at first floor level to side & front New Roof with raised ridge height. Decking to North East elevation .				
<i>Comment</i>		02/08/21		
No Objection				
<i>Decision</i>		25/11/21		
Refused				
<p>Having regard to the scale, siting and mass of the proposed extensions to the South (Laneway) the proposed development would have an adverse material impact on the character and appearance of the street scene and fails to sustain or enhance the character and appearance of the nearby Conservation Area. As such the proposed development is contrary to Policies SS10, DE1, DE3 and DE5 of the Torbay Local Plan (2012-2030), policy BE1, BH5 and BH6 of the Brixham Peninsula Neighbourhood Plan and the National Planning Policy Framework, 2021, in particular paragraphs 130, 197, 201 and 202</p> <p>02. Having regard to the scale, siting and mass of the proposed extensions to the South (Laneway) the proposed development would have an adverse material impact on the nearest neighbour 'Horseshoe Cottage' due to its overbearing nature. The proposed development would introduce a blank wall over 3m in length and over 5m high on the shared boundary forming an unacceptable harm from the oppressive elevation. As such the proposed development is contrary to Policies DE1, DE3 and DE5 of the Torbay Local Plan (2012-2030), policies, BH5 and BH6 of the Brixham Peninsula Neighbourhood Plan and the National Planning Policy Framework, 2021, in particular paragraph 127.</p> <p>03. Having regard to the scale, siting and mass of the proposed extensions to the South (Laneway) the proposed development would have an adverse material impact on the nearest neighbour 'Horseshoe Cottage' resulting in significant loss of daylight. As such the proposed development is contrary to Policy DE3 of the Torbay Local Plan (2012-2030), policies, BH5 and BH6 of the Brixham Peninsula Neighbourhood Plan and the National Planning Policy Framework, 2021, in particular paragraph 127.</p> <p>04. Plans were submitted continually missing elevation directions (North, South etc) and the West elevation was missing entirely from the proposal.</p>				

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4	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0482	PP-09758867		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J & Mrs A Blewitt			3 Hillside Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9JE	22/04/21
Formation of two storey extension to side & off street parking with new dropped kerb & pavement crossover.				
<i>Comment</i>		16/06/21		
Object				
The proposed extension is overdominant and would have a negative effect on the street scene. Its construction would block natural light into the side windows of the adjacent property (1 Hillside Rd.)				
The vehicular access is at a significant elevation change to the road due to the topography of this area. Access and egress would cause disruption to the roadway and reasonable close to the junction at the lower end of Hillside Rd.				
<i>Decision</i>		04/11/21		
Approval				

5	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0540	PP-09813339		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hopkins			20 Lakes Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8PH	06/05/21
Construction of porch to front of property.				
<i>Comment</i>		15/06/21		
No objection				
<i>Decision</i>		10/11/21		
Approved				

6	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0608	PP-09862796		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Fiona Kisnorbo			4 Heather Way	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8LR	26/06/21
Formation of loft conversion with box dormer to rear.				
<i>Comment</i>		20/07/21		
No objection				
<i>Decision</i>		19/11/21		
Approved				

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7	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0609	PP-09864274		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Harriet Billingham			5 Orchard Grove	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9RH	20/05/21
Formation of dwelling within curtilage of existing site. Alterations to front corner wall of existing bungalow.				
<i>Comment</i>		06/07/21		
No Objection				
<i>Decision</i>		09/11/21		
Refused				
<p>01. The proposal is considered to be out of keeping with the scale, form, bulk, detail and grain of the host dwelling and the surrounding buildings thus harming the appearance and character of the application site, the street-scene and the local area, contrary to Policy DE1 of the Torbay Local Plan and Policy BH5 of the Brixham Peninsula Neighbourhood Plan and Policies of the National Planning Policy Framework.</p> <p>02. The bulk and height of the proposal are also considered to impact adversely on the special character of the St Marys Churchyard Urban Protected Landscape Area, contrary to Policy C5 of the Torbay Local Plan and Policy E4 of the Brixham Peninsula Neighbourhood Plan and Policies of the National Planning Policy Framework.</p> <p>03. The development would fail to provide satisfactory levels of amenity for future residents in terms of privacy and to give rise to harm to the amenities of existing residents of neighbouring properties in terms of loss of privacy and outlook, and noise and disturbance, contrary to Policy DE3 of the Torbay Local Plan and Policies of the National Planning Policy Framework.</p> <p>04. The proposal fails to make adequate provisions for safe vehicle access to the proposed new dwelling contrary to Policy TA2 of the Torbay Local Plan and Policy T1 of the Brixham Peninsula Neighbourhood Plan.</p>				

8	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0868	Not Available		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr David Drew			4 Cambridge Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JW	23/07/21
Prior notification larger home extension Formation of single storey extension to rear.				
<i>Comment</i>		31/08/21		
No objection				
<i>Decision</i>		26/11/21		
Prior Approval Not Required				

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9	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0870	PP-10065970		Committee
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Emma Greatbatch			14 Gollands Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JZ	17/08/21
Formation of single storey extension to front. Formation of first floor with dormers to South & West elevation				
<i>Comment</i>		06/09/21		
Object				
Overdevelopment and out of character with the street scene.				
<i>Decision</i>		10/11/21		
Approved				

10	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0941	Not Available		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Clutterbrook			169 North Boundary Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8JS	07/09/21
Alteration of 2 x flat windows to bow window design.				
<i>Comment</i>		27/09/21		
No objection				
<i>Decision</i>		15/11/21		
Approved				

11	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0951	PP-10134896		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thomas			36 Penn Lane	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9NR	18/08/21
Formation of single-storey extension to side & rear.				
<i>Comment</i>		14/09/21		
Objects				
Concerned about the impact on the amenity of the adjoining property, particularly of the rear double doors and external stairs and landing area as regards overshadowing and overlooking the neighbouring property.				
<i>Decision</i>		25/11/21		
Approved				

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12	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1060	PP-10213428		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Joshua Ennals			21 Deep Dene Close	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 0DZ	17/09/21
Formation of single storey extension to the South West elevation. Formation of solid roof to existing conservatory to South East elevation.				
<i>Comment</i>		20/10/21		
No Objection				
<i>Decision</i>		11/11/21		
Approved				

13	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/1069	PP-10231065		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs G Ashall			5 Durleigh Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9JJ	20/09/21
Alterations to existing detached garage including formation of full gable roof and inserting of roof lights and small front elevation window.				
<i>Comment</i>		20/10/21		
No objection subject to a condition restricting the intended use of the accommodation which should not be used as holiday or AirBNB letting				
<i>Decision</i>		26/11/21		
Approved				

14	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0072	PP-09430670		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr James Price			7, Sanders Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 8PL	13/04/21
Provision of accessible bedroom, bathroom, entrance and relocation of front door. New boundary wall/fence (part retrospective)				
<i>Comment</i>		07/06/21		
No objections				
<i>Decision</i>		10/11/21		
Approve				

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15	<i>Plan Number</i>	<i>Additional Reference</i>		<i>BTC Councillor</i>
	P/2021/0447	Not Available		
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ritchie			39 Rea Barn Road	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
Brixham		Devon	TQ5 9ED	01/09/21
Extension above garage.				
<i>Comment</i>		13/10/21		
No Objection				
<i>Decision</i>		11/11/21		
Refused				
<p>The proposal would adversely affect the appearance and character of the street scene and would have a significant adverse impact upon the area as a whole. The development would be contrary to Policies DE1 and DE5 of the Adopted Torbay Local Plan 2012- 2030, Policies BH5 and BH6 of the Adopted Brixham Peninsula Neighbourhood Plan 2012-2030 and the guidance contained within the National Planning Policy Framework, in particular paragraphs 126, 127, 134.</p> <p>02. Given the siting and design of the proposed development, it is considered that the proposal would result in an incongruous, unbalanced, poorly designed addition. The proposed side extension to the semi-detached host dwelling would result in unacceptable harm to the character of the host dwelling and the local area, contrary to Policies DE1 and DE5 of the Adopted Torbay Local Plan 2012-2030, Policies BH5 and BH6 of the Adopted Brixham Peninsula Neighbourhood Plan 2012-2030 and the guidance contained within the National Planning Policy Framework, in particular paragraphs 126, 127, 134.</p>				