

Application Number

P/2013/0630

Site Address42 Broadsands Road
Paignton
Devon
TQ4 6HH**Case Officer**

Mr Alexis Moran

Ward

Churston With Galmpton

Description

Two storey front extension, new integral garage under, new pitched roof with dormer to rear.

Executive Summary/Key Outcomes

This is a revised application to that previously approved by the Development Management Committee (P/2012/0666) which seeks retrospective permission for alterations to the previously approved plan. The main alterations include an increase in the size of the front and rear dormers and the retention of the existing garage.

Recommendation

Committee Site Visit; Conditional Approval

Site Details

The application site relates to what was a gable fronted bungalow situated on the south side of Broadsands Road. The property is set back from the road, with a floor level higher than road level. There is a semi detached single garage located in front of the property, close to the road, joined to the neighbour's garage.

Detailed Proposals

Although the application has been submitted as a new scheme it is in essence a retrospective revision to the application previously approved by the Development Management Committee (P/2012/0666). The alterations include an increase in width and height of the dormer and gable end on the principle elevation and the addition of a large box dormer to the rear as well as the retention of the existing garage.

Summary Of Consultation Responses

None.

Summary Of Representations

11 letters of objection have been received, the main issues raised include that the scheme is:

- too large
- overbearing
- out of character
- results in unacceptable overlooking
- includes a poor design of the roof
- would set a precedent
- results in the overdevelopment of the plot
- is not in keeping with other properties in the road
- the scheme fails to comply with Policy H15
- the development would be dominant in the area.

Relevant Planning History

P/2012/0666 Ground and first floor dormer extension to include integral double garage and car parking to front of property. Approved by committee 30.07.2012

P/2012/0485 Ground and first floor extension to the front to include integral garage and parking to the front. Withdrawn 30.05.2012

Key Issues/Material Considerations

The main issues with this proposal relate to its visual appearance in the street scene, whether it constitutes an over development of the site, whether it would dominate or have any other adverse effects on the character of the original property or any neighbouring properties and whether it would cause harm to the amenity of neighbouring properties through overlooking, overbearing impact, loss of light or privacy.

It is considered that the increase to the height and width of the gable and dormer to the front of the property are acceptable in terms of their appearance in the street scene and there are similar dormers to the fronts of properties within the area. The dormer to the rear will not be highly visible from the wider street scene and there are also dormers of a similar size to the rear of properties in the area.

In terms of impact on the amenities of the occupiers of the properties either side there is considered to be a sufficient enough gap between the properties and the building is no higher than that previously approved.

The impact on the privacy to properties to the rear is considered to be acceptable, as the windows to the dormer are not significantly larger than those previously approved.

However, it is important that a full site visit is undertaken in order that the committee can understand and consider the changes made to the previous scheme.

S106/CIL -

Not applicable in this case.

Conclusions

The proposed retrospective alterations are considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Condition(s)/Reason(s)

01. Within one month of the date on the decision notices a scheme of landscaping shall be submitted to and approved by the Local Planning Authority which shall include a scheme of landscaping, indicating all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interest of the amenities of the area and to meet the criteria of Policy BE2 of the Saved Adopted Torbay Local Plan 1995 to 2011.

02. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, or at such other time as agreed by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenities of the area and to meet the criteria of Policy BE2 of the Saved Adopted Torbay Local Plan 1995 to 2011.

03. The existing hedgerow which runs along the eastern boundary to the front of the property shall be permanently maintained at a minimum height of eaves level of the property.

Reason: In the interests of the privacy of the adjoining occupiers and to meet the criteria of Policy H15 of the Saved Adopted Torbay Local Plan 1995 to 2011.

Relevant Policies

- BES - Built environment strategy
- BE1 - Design of new development
- BE2 - Landscaping and design
- H15 - House extensions