

Application Number

P/2011/1234

Site Address11 Brunel Avenue
Torquay
Devon
TQ2 8NW**Case Officer**

Mr Adam Luscombe

Ward

Watcombe

Description

Alterations and extension at side and rear to form sun lounge, study, kitchen and shower room with velux windows (revised scheme)

Executive Summary/Key Outcomes

The key issues concerned the appearance and character as well as the amenity of the neighbouring occupiers. This is a revised application following a previous refusal.

It is considered that this proposal has a lesser impact on the amenity of the neighbouring property and does not adversely impact on the appearance, or character, of the streetscene or existing property itself.

A site visit is recommended to the committee to fully assess the impacts of the development. A Site review meeting was undertaken, at which it was decided that the application be referred to the Development Management Committee.

Recommendation

Site Visit; Conditional Approval

Site Details

The property is a detached bungalow set within the crescent of Brunel Avenue opposite the junction with Froude Avenue. To the rear are dwellings on Heaviside Close. The plot is lengthily though narrows slightly towards the rear. The bungalow has a wide frontage and is set more than 5metres back from the road, it is also set slightly higher than the road and neighbouring property to the South East. There is a driveway access to the North West side of the building.

Detailed Proposals

It is proposed to construct a side and rear extension to the existing bungalow. It will project to the side by 3.1metres, adjacent to the boundary and to the rear by 4metres. The plans indicate that ancillary accommodation will be provided within the extension. Velux windows will be provided in the side roof slope over the ground floor level.

Summary Of Consultation Responses

No comments received.

Summary Of Representations

One letter of representation has been submitted. It concerns the affect on the neighbouring property with particular respect to loss of light and proximity to boundary. This has been reproduced at Page T.201.

A site review meeting was held. The outcome of the meeting was that the application be referred to the committee for further consideration.

Relevant Planning History

P/2011/0810 Alterations and extension at side and rear to form sun lounge, study, kitchen and shower room with velux windows
– REFUSED 19.09.2011

Key Issues/Material Considerations

The previous application, P/2011/0810, for an extension of this property proposed a significant extension to the rear of the property. It sought consent for an eight metre extension to the rear and part extension at the side. It did not come as far forward as this proposal but the significance of the extension at the rear was considered to adversely impact on the amenity of the neighbouring property, affecting the outlook and having an overbearing impact in particular.

The changes to the proposal for this revised scheme are as follows. The roof has been raised to connect to the existing ridge of the dwelling and the extension has been brought forward at the side. The extent to the rear has then been reduced to 4 metres. The overall footprint is reduced by approximately 5sq metres.

The key issues for consideration with this application concern the impacts on the streetscene, as well as the property itself, and the amenity of the neighbouring occupiers.

Principle and Planning Policy - It is understood that previously large shrubs/bushes, hedging and trees existed on the boundary. These were recently removed prior to the previous application.

The development, as described above, will be set back from the front elevation but will connect to the existing roof which will not adversely impact on the appearance of the property or that of the streetscene.

There is a consideration for the closing of the gap between the properties. There is already evidence at other properties around the development where side extensions have occurred and where gaps have been closed. Given the angle of

the boundary and development it is noted that any extension of the neighbouring property could not fully meet with this extension and that therefore the gap would not be entirely closed.

The scale of the development in this case is less than the previous submission. It is a large plot that will not become overdeveloped through the inclusion of a development of this size. However, as with the previous application there is a consideration for the impact of the scale on the neighbouring occupier. In this case though, with the reduction in the extent at the rear of the building, the impact of the scale is reduced.

There are no concerns for overlooking resulting from this development. The only side facing windows are positioned in the roof slope at a height at which it is not possible to look out of. A condition would be appropriate on any approval ensuring that no windows were installed that could compromise that privacy level.

The issue of light is a further consideration of this application. Previously the rear extent of the building was considered, due to its significance, to impact on the light level at the rear of the neighbouring property. Given that this has been reduced it will allow a greater level of light to rear of the neighbouring property. However, due to the new development extending further forward at the side it will reduce levels of light from the front. Overall, and in addition given the previous boundary treatment, it is considered to have an impact on the levels of light but not to such a significant extent so as to cause harm to the amenity of the neighbouring occupiers.

The floor plans indicate ancillary accommodation is proposed within the extension. A connecting door is shown on the plans which is considered necessary as a separate dwelling in this location with no clear amenity or parking area, would adversely impact on the character of the area. For this reason a condition is appropriate to ensure that the connection between the extension and the existing dwelling is maintained.

With regards to permitted development, this development has an area wide restriction limiting the permitted development rights and opportunities. Therefore works can not be carried out in this manner and an application would be required. However, it is relevant to recognise that, with a lower roof to the extension, it would be possible to develop this proposal under permitted development in many other locations. The Government has set out the Permitted Development legislation with a schedule of limitations that where a development falls within it, by implication; it would imply a non-impacting form of development that should be acceptable.

S106/CIL - Not applicable to this application

Conclusions

The proposed development is considered to accord with planning policy as set out within the Saved Adopted Torbay Local Plan 1995-2011. For this reason the application is recommended for approval with conditions relating to the privacy.

Condition(s)/Reason(s)

01. The use of the extension hereby approved shall at all times remain ancillary to the existing dwelling house as additional accommodation and shall not be sold, let or used separately for either residential or business use. The internal door between the bedroom and existing dwelling and between the bedroom and proposed extension, as shown on the plans hereby approved, shall therefore be installed prior to first occupation of the extension and shall at all times be retained thereafter. The door shall not be locked, blocked or removed unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the annexe remains ancillary to the existing property at all times in order to preserve the residential amenity of the area in accordance with policy H15 of the Saved Adopted Torbay Local Plan 1995-2011.

02. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended, or the plans as hereby submitted and approved, no windows, doors, openings or glazing shall be installed in the side (South East) elevation adjacent to number 9 Brunel Avenue unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the levels of privacy are not adversely impacted upon in accordance with policy H15 of the Saved Adopted Torbay Local Plan 1995-2011.

Informative(s)

01. The proposal was considered against policies BES, BE1 and H15 of the Saved Adopted Torbay Local Plan 1995-2011. In the opinion of the Local Planning Authority it is not in conflict with the policies as no harm is caused to the character or appearance of the property or the wider context and there is also no detrimental effect on the amenity of the neighbouring occupiers.

Relevant Policies

BES Built environment strategy
BE1 Design of new development
H15 House extensions