

**Application Number**

P/2011/1316

**Site Address**

Elsinore Villa  
Greenway Road  
Chelston  
Torquay  
Devon  
TQ2 6JE

**Case Officer**

Mr Scott Jones

**Ward**

Cockington With Chelston

**Description**

Demolition of house and outbuildings

**Recommendation**

Approval.

**Site Details**

Elsinore Villa is a detached dwelling located on the north side of Greenway Road but accessed from the rear, off Huxtable Hill. The dwelling is single storey at the rear, with a level of under-build to the south elevation. There is a single storey outbuilding to the north of the building. The site is within the Chelston Conservation Area which is typified by villa style buildings such as Froyle House, to the east, although a number of houses near to the site such as Hartwell House to the west and the existing Elsinore Villa are newer additions to the conservation area.

**Detailed Proposals**

This application proposes the demolition of Elsinore Villa and the outbuilding to the rear.

**Summary Of Consultation Responses**

Senior Conservation Officer - No objection to the removal of the building, which is uncharacteristic in an area predominated by Victorian villa development.

**Summary Of Representations**

3 objections have been received in relation to the conservation area consent application to demolish. However they do not cite objection to the demolition, but rather cover issues relevant to the associated planning application to redevelop. These letters have therefore been duplicated and placed against the concurrent planning application. These are reproduced at Page T.204.

**Relevant Planning History**

Permission for the demolition of the house and outbuildings was granted on 7th December 2010 (under reference P/2010/1126/CA), although the accompanying planning proposal for the redevelopment of the site was refused. However, the previous conservation area consent for demolition is still extant and capable of implementation. This application is submitted purely so that the dates are consistent with the current planning application (also on this agenda - P/2011/1315 - redevelopment of site with one house and 7 flats).

Further planning history should note that planning permission was granted for the conversion of the outbuildings into a bungalow in 1987 and this permission was renewed in 1992, 1997 and 2002, and that planning permission was granted in outline for the demolition of the bungalow and its replacement with 9 dwellings in 1989 and this was renewed in 1992, 1995 and 1998 although the description changed to 7 flats. A further application was made to renew the consent in 2002 but this was later withdrawn.

### **Key Issues/Material Considerations**

As an application for conservation area consent the key issue in determining this application is whether the loss of these buildings would be detrimental to the character and appearance of the conservation area. The building has not been identified as being of any merit within the conservation area character appraisal and is described in the document as being visually unappealing. This issue has already been considered with the previous application (P/2010/1126/CA) and was considered acceptable. There are no changes in circumstances since that time that would indicate that a different decision should be reached now. A precedent has therefore been set for the demolition of the buildings on site.

Despite the precedent set by the previous extant permission, it is considered that the loss of the house and its outbuildings would not be detrimental to the character and appearance of the conservation area, provided that its replacement is acceptable. Therefore a condition is recommended to control the demolition by only allowing it to occur only after the grant of planning permission and a contract for a replacement building has been made.

### **Conclusions**

The building itself does not contribute significantly to the conservation area and is not historic. Subject to a condition not allowing demolition until after planning permission has been granted, the proposal is recommended for approval. This is consistent with the previous approval for demolition which is still extant.

### **Condition(s)/Reason(s)**

01. The building(s) shall not be demolished before a contract for the carrying out of works of redevelopment of the site has been made, and planning permission has been granted for the development for which the contract

provides.

Reason: To ensure that the character and appearance of the area is not prejudiced in accordance with Policy BE5 of the Saved Adopted Torbay Local Plan 1995-2011 and advice in PPS5 "Planning for the Historic Environment".

### **Informative(s)**

01. The proposal has been tested against the provisions of the Development Plan and in the opinion of the Local Planning Authority is not in conflict with the following policies:

(a)The building itself does not contribute significantly to the conservation area and is not historic. Subject to a condition limiting its demolition until planning permission has been granted and a contract for a replacement building has been made the proposal is considered to be acceptable.

### **Relevant Policies**

BE5 Policy in conservation areas  
PPS5 Planning for the Historic Environment