

Application Number

P/2011/1392

Site Address111 Abbey Road
Torquay
Devon
TQ2 5NP**Case Officer**

Mr John Burton

Ward

Tormohun

Description

Demolition works

Executive Summary/Key Outcomes

The demolition works proposed are mainly at the rear of the property and seek to remove some of the more unsympathetic later additions to the original victorian villa. This would benefit the appearance of the property and the Abbey Road Conservation Area in general.

Recommendation

Subject to further information on the extent of the external alterations proposed, Conservation Area Consent be granted.

Site Details

Large developed site containing an altered Victorian Villa, on the eastern side of Abbey Road, immediately due south of Castle Circus Health Centre. The last authorised use of the site was as an hotel, but it has not been used as such for approximately 3 years and has had intermittent HiMO use since.

Detailed Proposal

This proposal accompanies the concurrent planning application for the conversion of a former hotel into 8 residential units. The former hotel use has been ceased for approximately 3 years and there has been an unlicensed HiMO in situ in the intervening years. As part of the proposal, the applicant is seeking consent for physical and visual improvements to the fabric of the building. These involve some demolition work, including a sun lounge, for which Conservation Area Consent is required. The bulk of the structures to be lost are at the rear of the site, and although they are not readily visible, they would improve the setting of the original Victorian villa.

Summary Of Consultation Responses

None.

Summary Of Representations

No third party representations have been received as yet, however, the three week statutory public consultation period will not expire until 2nd February.

Relevant Planning History

P/2011/1391	Planning application for alterations and conversion of the existing building to form 8 residential flats - accompanies this conservation area consent application. Concurrent application, also on this agenda.
P/2004/0394	Single storey detached building at the rear to provide owners accommodation (revised scheme). Approved 29.04.2004
P/2003/1304	Single storey detached building at the rear to provide owners accommodation. Approved 10.09.2003
P/1990/1663	2 storey extension to form new bedrooms and sun lounge. Approved 13.11.1990
P/1989/2790	Extension to dining room. Approved 06.02.1990
P/1989/2117	2 storey extension to form new bedrooms. Approved 24.11.1989
P/1988/2767	Demolition of existing hotel and erection of sheltered flats (in outline). Refused 01.03.1989.

Key Issues/Material Considerations

The original Victorian villa at the site is stated as being 'a key building of architectural importance or which makes a significant contribution to the townscape' in the Abbey Road Conservation Area Character Appraisal (revised edition adopted July 2005). On this basis it is important to seek to conserve and enhance its appearance. This would be beneficial to the appearance of the Abbey Road Conservation Area. It is also a test referred to in paragraph 4.10 of the 'Revised guidance on the interpretation of policies TU6 and TU7 of the Adopted Torbay Local Plan' (March 2010). The Adopted guidance is quite clear that where permission is sought for residential use of holiday properties within a PHAA, unsightly features such as large porches or box dormers should be removed and original buildings restored in order to meet the requirements of policies BE1 (and BE5 where applicable) of the saved adopted Torbay Local Plan. The applicant has offered selective demolition of some of the low grade buildings at the rear of the site, removal of the blue canopies on the front elevation, add new windows to match the existing, and repainting. The Senior Urban Design Officer has been asked for his view on whether there are any other important changes required as part of any approval, and his views will be reported to the Committee.

S106/CIL -

The requirement to make a financial contribution to offset the costs that would arise from the proposal has properly been entirely considered as part of the concurrent Planning Application. No additional contributions arise from this proposal.

Conclusions

The former Westwood Hotel is situated within an area in which the Revised Guidance on PHAA's states that residential use of holiday accommodation may be permitted. The applicant has offered to refurbish the external fabric of the building including the removal of some of its current worst features. This would benefit the appearance of the Abbey Road Conservation Area. There is thus significant weight in favour of approving this application for conservation area consent for demolition.

Relevant Policies

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