

**Application Number**

P/2012/0053

**Site Address**46 Tamar Avenue  
Torquay  
Devon  
TQ2 7LP**Case Officer**

Miss Alix Cathcart

**Ward**

Shiphay With The Willows

**Description**

Excavation of front garden to form off street parking for 2 vehicles with vehicular access.

**Executive Summary:**

This proposal provides for parking in the front garden, similar to other residential properties nearby, including the neighbouring houses either side, and which would maintain the character of the road.

**Recommendation:**

Approval.

**Site Details**

1930s semi-detached two-storey house on south side of Tamar Avenue. This residential road has wide grass verges and trees standing within the highway verge, contributing to the character of the road, as do the front gardens of the houses.

The application is being brought before the Committee because the applicant is a member of staff.

**Detailed Proposals:**

Creation of a vehicle parking space within the front garden for two vehicles. Width 6.1m, depth 5.5m. Excavation would be required to a maximum depth of 1.8m, with the sides finished in rendered walls, to match house, with railing and pillar surround.

**Consultation Responses:**

*Highways and Engineering Officer:* Highways have no objections to this application. For access to the parking area a formal footway crossover would need to be constructed under licence to the highways department by a contractor who is suitably qualified to work on the Public Highway with the relevant £5million public liability insurance.

**Relevant Planning History:**

None found in respect of the application site.

Approval decisions noted relating to other properties in Tamar Avenue:

95/1446 44 Tamar Avenue

05/1017 52 Tamar Avenue

06/0012 34 Tamar Avenue

06/1122 20 Tamar Avenue

**Key Issues/Material Considerations:**

The proposal would improve the amenities of the applicant's house.

The main issues in this case are the resulting relationship of the application site with the neighbouring residential occupiers either side and the resulting appearance of the property in the street scene.

The proposed new parking area would be sited at a level lower than the front window of the adjoining property, 48 Tamar Avenue. It is considered that there would be no material detriment to the amenities of those neighbouring occupiers arising from vehicle parking or from the proposed railings/fencing on the shared front boundary. There would be little change in the relationship of the application site with the property on the other side, 44 Tamar Avenue.

Where houses have permitted development rights, as is the case here, vehicle hardstandings can be introduced as permitted development. In the present case, planning permission is required because of the excavation involved. The proposal would result in the loss of the majority of the front garden area. However, it is noted that there are a number of other similar developments nearby which have not harmed the character of the road and it is considered that the impact of the proposal would be similar and would not result in material harm to the character of the area.

**Sustainability**

Environment Agency Flood Risk Map Status, Flood Zone 1 – Standard advice applies. Surface water drainage is proposed to drain to a permeable edging within the application site, which is a method that achieves SUDS objectives.

**Summary of Representations:**

No objections.

**Section 106/CIL:**

Not applicable.

**Conclusions**

The proposal reflects Local Plan Policy criteria and is recommended for approval.

**Informative(s)**

01. The applicant is requested to contact this Council's Highways Division, on 01803 207729, in respect of the pavement crossover.

02. Summary of reasons for the grant of permission: This proposal meets Local Plan policy criteria because of its size, siting and design. The scheme is appropriate in respect of its appearance and its impact on nearby residential occupiers.

**Relevant Policies**

H15 House extensions