

Application Number

P/2012/1095

Site Address

Annandale
12 Belle Vue Road
Paignton
Devon
TQ4 6ER

Case Officer

Mr Alexis Moran

Ward

Roundham With Hyde

Description

Formation of an additional residential coach house unit with amenity space and revised car parking layout

Executive Summary/Key Outcomes

The application seeks permission for the addition of a further residential coach house to the far north- west corner of the site and linked to a previously approved coach house (P/2008/1051) which has yet to be constructed.

The proposal, due to its size, siting, design and the proposed materials used in construction, is not considered to have a significant impact on the character and appearance of the conservation area or be detrimental to the privacy and amenity currently enjoyed by the occupiers of neighbouring properties.

The application has been assessed against the Council's adopted Planning Contributions and Affordable Housing Supplementary Planning Document and subsequent updates ('the SPD'). This requires all appropriate developments to mitigate any adverse impacts they may have, individually and collectively, on the community infrastructure of Torbay, in order to make the development acceptable in planning terms. A planning contribution of £2020 will be required in this instance.

Recommendation

Approval

Site Details

The proposal site is land to the rear of "Annandale", 12 Belle Vue Road, Paignton. The original property has been extended to the side to form "Miramar" and has been converted into a number of flats. The site is within the Roundham and Paignton Harbour Conservation Area.

Detailed Proposals

The application seeks permission for the formation of an additional residential

coach house unit with amenity space and revised car parking layout to the far north-west corner of the plot and linked to the previously approved coach house P/2008/1051.

The coach house has been designed with a symmetrical appearance to be in keeping with the Conservation Area and will include a natural slate roof, stone faced walls and softwood windows.

Summary Of Consultation Responses

Highways Officer: Highways raise no objection to this application; however, with the designated parking being situated away from the proposed development, it will require strict management to ensure that the parking is used correctly and that vehicles are not parked in unmarked areas to ensure all residents on this site can maintain access to their allocated parking and the entrance/exit to the site.

Strategic Transportation: Request an SPD contribution of £1260 (in line with the table found in Appendix 1 of Planning Contributions and Affordable Housing SPD Update 3) based on the creation of a new residential unit.

This contribution will support improvements to cycling links from the Goodrington area through to and along Paignton Sea Front, connecting with the wider National Cycle Network route in both directions.

Senior Heritage and Conservation Officer : No objection.

Summary Of Representations

6 letters of objection have been received in respect of the proposed development and 1 letter of support has been received from the applicant. The following concerns have been raised by the objectors..,

- Danger to users of the new dwelling from cars manoeuvring in the area
- Overdevelopment of site
- Sewerage/drainage concerns
- Parking/access concerns
- Loss of privacy.

These are re-produced at Page P.200.

Whilst issues of planning merit such as over development and privacy the majority of the issues raised by those objecting to the development are not raised in connection with the planning merit of the proposed dwelling.

Relevant Planning History

ZP/2012/0261 Additional coach house type residential unit (No.2) & revised car parking facilities; Officer support given 03.07.2012.

P/2008/1051

Curtilage Of Annandale Belle Vue Road Construction of two storey detached dwelling; formation of car parking space; relocation of car parking spaces; Approved by Development Management Committee 22.09.2008.

Key Issues/Material Considerations

The key issues to consider in relation to this application are the impact it would have on the character and appearance of the streetscene and the amenity and privacy enjoyed by the occupiers of neighbouring properties.

Housing policy

Policy H2 promotes the provision of additional housing within the built environment in order to increase densities in areas where there is already good infrastructure provision. The proposal site lies within the built up area of Paignton and close to the town centre, local amenities and bus routes. As such the proposed dwelling would be in a sustainable location and would make good efficient use of brownfield land.

Size/design/scale

The proposed coach house has been designed to reflect a traditional appearance similar to other coach house style developments in the Conservation Area. The location of the dwelling is akin to that of the original coach house on the site and the size of the building will ensure that the site is not over developed. The proposed materials will be in keeping with the character of the Conservation Area with the use of natural slate roof tiles, sandstone walls and softwood windows.

Privacy/Amenity

The proposed dwelling is not considered to be detrimental to the neighbouring occupiers in terms of privacy or amenity, but it may be necessary for the two rooflights on the rear elevation of one of the units to be non-opening and obscure glazed. The addition of two properties in this location is not likely to result in significant additional noise and disturbance and the relationship is such that existing privacy will be protected.

Parking/Access

The proposal will include the provision of 9 spaces for a total of 9 units and a minimum of 2 further spaces for visitors and will therefore ensure there is sufficient parking to serve the proposed and existing accommodation.

S106/CIL -

The application has been assessed against the Council's adopted Planning Contributions and Affordable Housing Supplementary Planning Document and subsequent updates ('the SPD'). This requires all appropriate developments to mitigate any adverse impacts they may have, individually and collectively, on the community infrastructure of Torbay, in order to make the development acceptable in planning terms.

In this instance, the SPD indicates that a financial contribution will be required. A calculation of the contribution, based on the type and size of development proposed and including any relevant mitigation, is provided below:

Waste Management :	£ 50
Sustainable Transport :	£1260
Greenspace :	£ 550
Lifelong Learning :	£ 160

Total : **£2020**

5% Discount for early payment at signing of S106

Conclusions

The proposed building is 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. The development, hereby approved, shall not commence until sections and elevations to a scale of not less than 1:20, indicating the following details, have been submitted to and approved by the Local Planning Authority:

- (i) eaves overhang;
- (ii) rain water goods;
- (iii) reveals, frame thicknesses and styles of opening to window/door openings;
- (iv) sub cills;
- (v) slating/tiling;
- (vi) soffits;
- (vii) roof lights

The building shall not be occupied until it has been completed in accordance with these details.

Reason: To ensure that the architectural detailing of the development is completed to a satisfactory standard, in accordance with policies H2, H9, H10, BES, BE1 and BE5 of the saved adopted Torbay Local Plan (1995-2011).

02. Prior to the commencement of the development, hereby approved, details indicating the design and location of a secure bin store shall be submitted to, and approved in writing by the Local Planning Authority. Thereafter, the bin store shall be completed and made available for use prior to the first occupation of the

dwelling and shall be so retained for the duration of the residential occupation of the building.

Reason: To secure appropriate service facilities for the development, in accordance with the terms and objectives of policy H9 of the saved adopted Torbay Local Plan (1995-2011).

03. Prior to the commencement of the development details indicating the design and location of secure cycle storage to serve the dwelling, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle store shall then be completed and made available for use prior to the first occupation of the dwelling, and shall be so retained for the duration of the residential occupation of the dwelling.

Reason: To secure the appropriate provision of cycle parking facilities to serve the development and to promote and enable the use of sustainable methods of transportation, in accordance with the terms and objectives of policies T2 of the saved adopted Torbay Local Plan 1995-2011.

04. Prior to the commencement of the development, a sample of the proposed roof slate and sandstone shall be submitted to and approved by the Local Planning Authority in writing.

Reason: To ensure a satisfactory form of development in accordance with policies BES, BE1 and BE5 of the saved adopted Torbay Local Plan (1995-2011).

05. The parking areas indicated on plan reference 1069.05 dated September 2012, shall be completed and made available prior to the first use of the dwelling, hereby approved.

Reason: In order to ensure that satisfactory provision is made for parking to serve the development, in accordance with policy T25 of the saved adopted Torbay Local Plan (1995-2011).

Informative(s)

01. Town and Country Planning (General Development Procedure) (Amendment) Order 2003.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

BES, BE1, BE5, H9, T25

Relevant Policies

- BES Built environment strategy
- BE1 Design of new development
- BE5 Policy in conservation areas
- H9 Layout, and design and community aspects
- T25 Car parking in new development