

P/2011/0109/HA

Shiphay With The Willows Ward

3 Erica Drive, Torquay

Proposed annexe incorporating existing garage; new detached double garage

Site Details

The site is a residential plot that holds a bungalow, which sits off a short private drive that serves three properties. The plot, which is rectangular and relatively shallow and linear, also features a detached garage to one side of the property and outdoor amenity space wrapping around the rear and the other side of the dwelling. There are no built or landscape designations over the land.

Relevant Planning History

Planning Applications

P/2010/0143/PA - Demolish garage; formation of bungalow with 2 dormers; new garage – Application Refused

Pre-Application Advice

ZP/2010/0551 Demolish garage; formation of bungalow; new garage (revised scheme to previously refused planning application P/2010/0143/PA): Not supported

ZP/2009/0311 New Garage & Dormer Bungalow: Not Supported

Relevant Policies

Saved Torbay Local Plan 1995-2011:

BES Built environment strategy
BE1 Design of new development
HS Housing strategy
H9 Layout, design and community aspects
H15 House extensions
TS Land use transportation strategy
T25 Car parking in new developments
T26 Access from development on to the highway
The Urban Design Guide SPD

Proposals

The proposal details the extension and conversion of the existing detached garage in order to provide additional living accommodation, linked to the existing dwelling through the creation of an internal doorway on the existing westerly outer wall. The accommodation created is detailed to function as a linked annexe that would be ancillary to the existing household, which would provide a living room, two bedrooms, a kitchen and a bathroom, along with its separate entry porch to the front. A secondary aspect of the proposal is to replace the parking facility through the provision of a new garage and driveway to the easterly side of the plot, creating a single-storey pitched structure that covers a floor area that is approximately 5metres by 5.4metres.

Consultations

None.

Representations

Two letters of objection have been received, which raised the following points;

- Overdevelopment and the closure of the gap creating a terracing effect.
- Traffic implications
- May lead to the provision of two units on the plot
- Manoeuvring at the end of the drive would be difficult
- Loss of value in property

These are re-produced at page T.200.

Key Issues/Material Considerations

The key issues are considered to be;

- i) the visual implications of the proposal
- ii) the likely impact upon neighbour amenity,
- iii) highway safety, and
- iv) the quality of the resultant residential environment

Visual Implications

The scale, form and material finish of the proposed extension is considered to be suitably reflective of the host building and, through the provision of a lower ridge height, it would also appear to be visually subordinate. The extension is therefore not considered to be detrimental to the character or appearance of the dwelling.

In respect of the wider setting it is accepted the addition would increase the level of frontage development within this private drive. However it is noted that the adjacent bungalow has a similar level of frontage and that the overriding impact on this secluded streetscene would appear to be somewhat minimal. The replacement detached garage is also considered suitably formed and scaled. On reflection the proposal is therefore considered to be acceptable on visual grounds.

Neighbour amenity

The key amenity issues relate to whether the proposal would harm the amenity afforded to the neighbouring occupiers, through either loss of light, outlook or privacy. Considering the scale and form of the proposal and the existing boundary relationships with neighbouring occupiers, this low-lying proposal would sit comfortably within the host plot without overtly affecting the adjacent occupiers. This judgment is formed from the appreciation that the massing of the extension would not result in any significant loss of light or outlook and there would be no significant loss of privacy. These conclusions are reiterated for the garage structure, which also follows the single storey form and lack of any sensitive windows.

Highway implications

The highway implications are considered limited as parking is to be provided on site to serve the host property and the resulting annexe. It is noted that the Authority's Highway Department do not object to the proposal.

Implications upon the residential environment

As an extension the proposal sits comfortably within the plot, as it appears to provide a scale of dwelling not dissimilar to that of the adjacent bungalow. It is accepted that the outdoor amenity space is compromised as a result of the proposal, however the level retained is considered suitable by modern plots standards. The maintenance of parking at a level similar to that which already exists is acceptable on policy grounds as annexes, by their very nature, are often occupied by young or old relatives, which can often result in there being no net gain in car ownership or vehicular movements to and from the plot. All matters considered the increased footprint and revised parking provide a suitable arrangement for a single dwelling within the plot.

For the purposes of clarity it is however stressed that this restricted plot does not possess the attributes to facilitate any form of second separate unit of accommodation on the site. This is founded on the fact that an annexe, by its very nature, can be more easily supported within fairly restricted plots due to the inherent shared occupancy and use of the associated areas, i.e. through the mutual use of both the internal and outdoor space, and other facilities such as parking. It is also judged that the implications upon the character of the area differ between the two, noting that in this context the character of Erica Drive is that of mid-sized dwellings set within grounds (and hence the formal subdivision would be at odds with this defining character).

Considering the points detailed above it is paramount that an extension to form an annexe is used and maintained as such in order to protect against the potential for the unsuitable subdivision of the plot.

Sustainability – Neutral issues

Crime and Disorder – Neutral issues

Disability Issues – Neutral issues

Conclusions

The proposal is considered to provide a satisfactory arrangement of buildings on a secluded site with little harm to the local built form, neighbour amenity or highway safety. The proposal for an ancillary linked annexe is therefore inline with general policy on the matter.

Recommendation:

Committee Site Visit; Conditional Approval

Condition(s):

01. The use of the extension hereby approved shall at all times be ancillary to the use of the existing dwelling. Prior to the first use of the approved accommodation, the proposed interconnecting doorway between the existing dwelling and the proposed annex shall be provided and made available for use to facilitate internal movement between the annex and the host dwelling. Thereafter the access shall be retained in place at all times and at no time shall the property be sub-divided into separate units of residential accommodation.

Reason: This restricted plot does not possess the inherent attributes of space and ancillary facilities to suitably accommodate more than one residential unit without undue harm to the residential environment and the character of the street, in accordance with Policies HS, H4, H8, H9, T25 and T26 of the Saved Adopted Torbay Local Plan 1995-2011 and PPS3.

02. Prior to the first occupation or use of the extension hereby approved the replacement parking and driveway facility shall be completed in full and made available for use, and maintained as such at all times.

Reason: To ensure the provision of suitable on-site parking facilities to serve the dwelling, in accordance with Policies TS, T25 and T26 of the Saved Torbay Local Plan 1995-2011.