

Application Number

P/2012/1259

Site Address4 Bishops Rise
Torquay
Devon
TQ1 2PJ**Case Officer**

Mr Alexis Moran

Ward

Wellswood

Description

Formation of single storey dwelling in land part of garden at 4 Bishops Rise with all associated works and vehicular and pedestrian access

Executive Summary/Key Outcomes

Permission is sought for the addition of a bungalow to the rear dwelling of 4 Bishops Rise, Torquay.

The application is being considered by this Development Management Committee as the result of a referral from a site review meeting. Originally there were five letters of objection received from three different properties.

The key issues to consider in relation to this application are its massing, height, layout, 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.

When comparing the proposal in terms of plot size to the immediate properties on this side of Bishops Close it is slightly smaller but follows the existing pattern of development and is not significantly different to current urban grain. For similar reasons the proposal will not appear incongruous in the streetscene and would not have a significant impact on the character of the streetscene or the original property due to its height and scale. A small amount of external amenity space will be provided which is similar to that available to other properties on Bishops Close.

Although the existing properties on this side of the road are larger, developments with a similar appearance are common in the wider area; it is also considered that this provides a less dominant form of development to the plot which is slightly smaller than that of its neighbours.

Due to the low level of the proposed dwelling it is considered that its addition would have not a significant impact on the privacy and amenity of neighbouring properties as the windows would be at ground floor level. The external amenity

space would not have a significant affect the privacy of neighbouring properties.

Recommendation

Approval

Statutory Determination Period

17th February 2013 – this application has exceeded the statutory determination period as it was the subject of a site review meeting the result of which was that it should be determined at this Development Management Committee meeting.

Site Details

The site relates to the rear garden area of 4 Bishops Rise, if approved the new dwelling would face Bishops Close. The rear garden is set down from the existing dwelling. There are three similar developments on Bishops Close.

Detailed Proposals

The application seeks permission for the formation of single storey dwelling in the rear garden of 4 Bishops Rise with a garage associated works and vehicular and pedestrian access

Summary Of Consultation Responses

Highways Raise no objection to this application.

A footway crossover will be required to access the driveway from the adopted public highway.

Strategic Transportation Request a SPD contribution of £2,350 (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 the enhancement of pedestrian links locally, specifically towards the local centre. This will encourage travel by sustainable modes and reduce wherever possible the requirement for travel by car.

There should be at least one secure cycle storage space for the dwelling unit

Summary Of Representations

Letters of objection have been received from three different properties.

The key points made in the letters of objection were that the proposal would be;

- an overdevelopment of the plot
- out of keeping with streetscene
- lack of amenity space
- precedent
- loss of privacy

The application was the subject of a site review meeting the outcome of which was that it should be considered by the Development Management Committee.

Relevant Planning History

ZP/2007/1268 Erection of dwelling to rear; a split decision was given with the proposal likely to gain support if it were single storey.
29.11.2007

Key Issues/Material Considerations

The key issues to consider in relation to this application are its massing, height, layout, 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.

When comparing the proposal in terms of plot size to the immediate properties on this side of Bishops Close it is slightly smaller but follows the existing pattern of development and is not significantly different to current urban grain. For similar reasons the proposal will not appear incongruous in the streetscene and would not have a significant impact on the character of the streetscene or the original property due to its height and scale. The proposed dwelling is to be a bungalow and although the other properties on this side of the road are larger, developments with a similar appearance are common in the wider area; it is also considered that this provides a less dominant form of development to the plot which is slightly smaller than that of its neighbours.

Due to the low level of the proposed dwelling it is considered that its addition would not have a significant impact on the privacy and amenity of neighbouring properties to the extent of warranting a refusal.

S106/CIL -

As part of this process 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:

FINANCIAL CONTRIBUTION:

Proposed Dwelling	
Waste Management	£ 50.00
Sustainable Transport*	£ 1505.00
SDLR	£ 845
Lifelong Learning	£ 300.00

Education	£ 830.00
Greenspace	£ 2050.00
<u>Total</u>	<u>£ 5860.00</u>

* This contribution has been reduced to allow the SDLR contribution.

Conclusions

The application for the siting of a single storey dwelling is considered to be appropriate for conditional planning approval, having regard to all national and local planning policies and all other relevant material considerations. It is proposed that the conditions be delegated to the Head of Spatial Planning.

Relevant Policies

- BE1 Design of new development
- BES Built environment strategy
- HS Housing Strategy
- H2 New housing on unidentified sites