

Application Number

P/2013/0470

Site Address3 - 10 Palm Court Hotel
Torbay Road
Torquay
Devon
TQ2 5HD**Case Officer**

Mrs Ruth Robinson

Ward

Tormohun

Description

Amendments to previously approved scheme P/2011/1080/MPA to include :
Addition of residential & self-catering entrance to level 0 east core, Omission of 1 bedroom self-catering apartment and increase in size of 1st floor commercial unit,
Reduction in construction to north west corner, additional floor make up to levels 01, 02 03 04 & 05 and Revision of northern & north west fenestration

Executive Summary/Key Outcomes

The changes to the approved scheme are relatively minor and involve modifications to the design of the building, a minor increase in finished floor levels, a cut back of construction adjacent to the footsteps through Old Maids Perch and an increase in the size of the commercial unit at first floor level by including space originally designated as a small one bed self catering unit.

The modifications to the design of the building are largely acceptable and follow the original design brief for the site. The alterations to the north and western elevation however, involved the introduction of an 'expressed' service core and changes to the fenestration as it wrapped around the western end of the building. This produced a less elegant appearance to these two prominent parts of the building. Discussions have been held with the applicant and revised plans are awaited.

The increase in height of the building is at most 0.5m and whilst just outside normal building tolerance this is not considered to be significant in terms of the finished building and its relationship to neighbours and context.

Landscape details are required for the space within the former Old Maids Perch garden, which is now no longer required to be included within the building envelope.

The loss of the one bed self catering holiday unit in order to provide a larger A3 unit at first floor level is considered acceptable, as a high end user is apparently poised to sign a lease if the larger unit can be secured. In addition, the holiday character will be retained by the provision of an A3 (restaurant) use at this point to provide activity and vitality between Shedden Hill Road and Torbay Road.

Recommendation

Approve, subject to the receipt of revised plans which satisfactorily resolve the appearance of the north and western elevations, and subject to landscape details

showing how the excluded part of Old Maids Perch is to be treated. As this is an amendment to the approved scheme, the S106 and conditions pursuant to the parent permission will also need to relate to this application, but will remain unchanged from the previous consent (P/2011/1080).

Statutory Determination Period

The application should be determined within 8 weeks which is the 30.06.13

Site Details

The former Palm Court Hotel sits at the base of Shedden Hill close to the junction of Shedden Hill Road and Torbay Road. Planning permission was granted for redevelopment of the site in 2012 to deliver a mixed commercial/residential scheme. This is currently being developed on site.

Detailed Proposals

This is a detailed application for amendments to the approved scheme comprising:

- A) Changes to north and northwest elevation
- B) Cut back in construction to northwest corner of the site
- C) New residential and self catering entrance to level 0, East core
- D) Increase in floor levels
- E) Increase in size of commercial unit at first floor level by incorporating (and therefore removing) one bed holiday flat.

Summary Of Consultation Responses

TDA: Concerned that design changes were a retrograde step

Summary Of Representations

None received at the time of writing

Relevant Planning History

P/2011/1080: Redevelopment to provide commercial floor space (Class A3) at ground and part first floor level, 14 self catering holiday accommodation part first and second floor and 14 private residential on third fourth and fifth floor. Approved: 9.05.12.

Key Issues/Material Considerations

The changes to the approved scheme are relatively minor and involve modifications to the design of the building, a minor increase in finished floor levels, a cut back of construction adjacent to the footsteps through Old Maids Perch and an increase in the size of the commercial unit at first floor level by including space originally designated as a small one bed self catering unit.

The modifications to the design of the building are largely acceptable and follow the original design brief for the site. The alterations to the north and western elevation

however, involved the introduction of an 'expressed' service core and changes to the fenestration as it wrapped around the western end of the building.

The expressed service core introduced a vertical emphasis to the northern elevation which was at odds with the more sweeping linear character of the original approval on the site and importantly, the open character created by the balconies sweeping around the western end of the building was reduced by incorporating balcony space into the internal living area. This created a heavier more enclosed character to the elevation on this prominent part of the building.

Discussions have been held with the applicant and revised plans are awaited to seek to resolve this design concern.

The increase in height of the building is at most 0.5 of a metre and whilst just outside normal building tolerance, it is not considered to be significant in terms of the finished building and its relationship to neighbours and context.

Landscape details are required for the space within the former Old Maids Perch garden, which is now no longer required to be included within the building envelope.

The loss of the one bed self catering unit in order to provide a larger A3 unit at first floor level is considered acceptable, as a high end user is apparently poised to sign a lease if the larger unit can be secured. Even notwithstanding the potential tenant, which is not a substantive planning consideration, the expansion of the A3 use will compliment the holiday character of the area and extend vitality into this part of the site (adjacent to Old Maids Perch).

S106/CIL -

This will remain as before.

Conclusions

The changes to the scheme are minor and are acceptable subject to revised plans in relation to the north and western elevations, and landscape details to show how the now excluded part of Old Maids Perch is to be treated.

Relevant Policies

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