

Application Number

P/2013/0395

Site Address44 Mead Road
Torquay
Devon
TQ2 6TF**Case Officer**

Mr Scott Jones

Ward

Cockington With Chelston

Description

Alterations and extensions at ground and first floor and construction of timber deck at rear

Executive Summary/Key Outcomes

The site is that of a detached dormer bungalow set within a residential street, which includes a mix of one and two storey properties of varying scale and character.

The scheme seeks alterations and extensions to revise the habitable space within the dwelling. This is achieved through raising the eaves height to circa 1.5-storeys along with some more minor remodelling.

The proposal is considered to maintain a domestic character and results in a building that sits comfortably with the general scale of properties within the locality. There appears no discernible impact upon neighbour amenity.

The application is coming forward for committee consideration since it has been submitted by one of the Council's Senior Planning Officers.

Recommendation

Approval

Statutory Determination Period

The 8 week determination date expires on 12 June.

Site Details

Detached dormer bungalow set within a residential street that currently includes a mix of one and two storey properties of varying scale and character. Parking is provided to the front and there is an attached garage to the side. The key amenity space for the property is set to the rear.

Detailed Proposals

Alterations and extensions to revise the habitable space within the dwelling, achieved through raising the eaves height to circa 1.5-storeys, enlarging the garage and utility space to the side, creating a false pitch at the front and pitching the rear section in a gable finish, introducing windows and partial dormers to front and rear and remodelling the central flat roofed protrusion to a pitched form with a differing fenestration pattern. The proposal also remodels the front boundary, widening the opening and offering a 1.4 metre high brick wall set behind hedging.

Summary Of Consultation Responses

None.

Summary Of Representations

None.

Relevant Planning History

None.

Key Issues/Material Considerations

Key issues are considered to be the visual impact on the streetscene and any impact on neighbouring living conditions.

Visual impact -

The area has a mixed building form with no overriding architectural style. There is, however, a loosely established scale for the properties and a relatively regular ridgeline. Considering the mixed form of the area, the changes proposed to form a 1.5-storey property, sit comfortably within the surroundings. The scheme also respects the established roofline, by maintaining the existing ridge height.

In addition, the extent of side development is limited and therefore predominantly retains the gap between the application site and the adjacent dwellings. The elevation changes are not sensitive and maintain a domestic character to the building. The amended border treatment is limited and the alterations are considered acceptable.

Amenity issues -

The building lines are largely maintained and the increase in scale is not to an extent that would notably alter the relationship between plots in terms of light received or the outlook enjoyed. The scheme does not introduce windows in sensitive areas and hence levels of privacy will be maintained to acceptable levels.

S106/CIL -
N/A

Conclusions

The application will result in the acceptable remodelling of a dwelling that does not harm the character or appearance of the area or impact neighbour amenity, as such it is recommended for planning approval.

Relevant Policies

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