

Application Number

P/2013/0512

Site Address

Le Papillion
18 Vansittart Road
Torquay
Devon
TQ2 5BW

Case Officer

Mrs Ruth Robinson

Ward

Tormohun

Description

Extension of time for implementation of P/2008/1256 comprising alterations, extensions and conversions to form 8 apartments Plus 1 existing owners flat) with car parking

Executive Summary/Key Outcomes

This is an application to extend the time for implementation of P/2008/1256, which is a scheme to extend and convert this property to provide for 9 units. It was approved in 2008 following a long period of negotiation to achieve an acceptable scheme.

Neighbours have objected to the scale of development on the site however, these issues were fully considered by Members in 2008 when a decision was reached to approve the scheme. There has been no material change in circumstances since the decision was made on the 2008 submission and as such it is considered that a different decision would not be justifiable in this instance.

The property has had a varied planning history including commercial use as offices, hotel and day nursery. This factor was relevant in reaching a decision to approve the scheme for 9 flats.

An important issue to emerge from consultation was the capacity of the sewerage system and this is not a matter amenable to planning control.

Recommendation

Approve, subject to conclusion of the S106 legal agreement and conditions as detailed below.

Statutory Determination Period

This is an 8 week application and, subject to the completion of the 106 variation agreement, it should be determined within 8 weeks with an expiry date of the 11th July.

Site Details

This Victorian Villa is prominent within the Torre Conservation Area and is designated as a key building of architectural importance which makes a significant contribution to the townscape. It occupies a spacious plot with a large area of hardstanding to the rear, providing extensive car parking and vehicular access onto Vansittart Road.

It has been used variously as offices, a hotel and a day nursery in the past. It is currently used as residential accommodation. Adjacent to the application site are villas of a similar character in equally spacious plots, the opposite side of Vansittart Road is characterised by much more close grained densely developed terrace properties. Vansittart Road is generally quite a narrow, congested and heavily trafficked route.

Detailed Proposals

The application is for an extension of time for the implementation of approval P/2008/1256, which involves extensions to the building and conversion into 9 flats.

Summary Of Consultation Responses

Highways: Obs awaited.

Summary Of Representations

7 letters of objection have been received at the time of writing. The letters raise concerns about traffic, overdevelopment, noise, impact on amenity, loss of family home, adverse effect on character of the area, which comprises mainly family homes and the impact on the sewerage system.

These representations have been sent electronically for Members consideration.

Relevant Planning History

P/2007/1910. Alterations and extensions to form 8 residential apartments and owners flat: Refused: 7.1.08. Subsequent appeal dismissed.

P/2008/1256: Alterations and extensions to form 8 residential apartments and owners flat: Approved – 03 June 2010.

Key Issues/Material Considerations

This is an application for an extension of time for P/2008/1256. This became time expired on the 3.06.13, however the application to extend it was validated on the 15th May, prior to its expiry. The proposal was approved following a long period of negotiation to try and agree an acceptable scheme.

The neighbours to the site have expressed concern at the scale of development

on the site; they have raised concerns about overdevelopment, traffic, noise, disturbance and impacts on amenity and impacts on the sewerage system.

The scheme comprises a single storey garden level extension which accommodates 2x 2 bed flats and includes 2x 2 bed flats in the current basement level. The ground floor is converted to provide 2x 2 bed flats and the first floor and roof level are converted to provide 3x2 bed flats. To the front of the property is a large hard surfaced car park, which provides car parking for around 15 vehicles.

In terms of extensions and alterations, this requires the inclusion of a dormer window to the gable end and velux windows to provide light and ventilation. It also involves the retention of an existing unattractive fire escape to access the upper floor flats, which is remodelled to present a more visually acceptable appearance. There are also a range of minor improvements, which collectively enhance the overall appearance of the building.

In design terms the scheme is acceptable. The main extension is to the rear of the property and is designed as an 'undercroft' with stone facing and recessed windows.

The density is high and whilst it would be preferable if the scheme to convert the building was confined to the existing un-extended building, the applicant has been requested to reconsider the number of units on the site and is quite clear that this is the required scale of development to achieve a viable scheme. The property has had a varied planning history including commercial use as offices, hotel and day nursery. This factor was relevant in reaching a decision to approve the scheme for 9 flats.

In policy terms, there has to be a material change of circumstances to justify reaching an alternative decision on the site. Whilst the provisions of PPG3 'Housing', which sought to maximise densities on urban brownfield sites, has been revoked, there is no fundamental change of approach emerging from revised advice in NPPF. Given the urban brownfield nature of the site making the most efficient and effective use of the building is still very much the desired objective of planning policy and guidance.

It is therefore recommended that the application be extended for a further 3 years, subject to the conclusion of a S106 agreement and to the same conditions imposed on P/2008/1256.

An important issue emerging from consultation is the capacity of the sewerage system to cope with the increased scale of development. However, this is not a planning matter and the drainage requirements of the scheme will be subject to Building Control Approval.

S106/CIL -

A deed of variation is required to incorporate the revised application number.

Conclusions

There has been no material change in circumstance to justify reaching an alternative decision on this scheme and the extension of time should be agreed.

Recommendation

Approval; subject to the conclusion of a S106 Deed of variation and subject to the conditions as imposed on P/2008/1256.

The conditions imposed relate to 1:20 details, landscaping scheme, bin stores, cycle parking, samples of materials and a privacy screen to the garden extension.

Relevant Policies

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