

Application Number

P/2013/1311

Site Address

Woodlands
Little Preston Road
Brixham Road
Paignton
Devon
TQ4 7BA

Case Officer

Mr Alexis Moran

Ward

Blatchcombe

Description

Detached bungalow with garage (Re-Submission of P/2013/0995 - amended scheme)

Executive Summary/Key Outcomes

The proposal site is the rear garden of Woodlands, which is located at the end of a private cul-de-sac (Little Preston Road) off of the main Brixham Road (A3022) in Paignton. Adjacent to the site is the existing Sainsbury's superstore on Brixham Road.

The application seeks permission for the addition of a bungalow on the site.

The Local Plan allocation of the land is for employment (E1.16c) and as such the addition of a residential unit here is contrary to the policy designation.

However, it is unlikely that this portion of the employment allocation would come forward as employment land. The site area is also limited and is clearly in a residential section of this land allocation. The proposed dwelling appears to be in scale with, and designed in relation to, its surroundings. Given these and other material considerations set out within this report, the dwelling is acceptable in planning terms.

Recommendation

Conditional Approval; subject to signing of s106 agreement within 3 months of the date of this committee and subject to detailed information on the proposed septic tank and surface water drainage prior to the consent being issued.

Site Details

The proposal site relates to the rear garden of Woodlands which is located at the end of a private cul-de-sac (Little Preston Road) off of the main Brixham Road (A3022) in Paignton. Adjacent to the site is the existing Sainsbury's superstore on Brixham Road.

The application site is within a wider employment land allocation (E1.16c) within the Saved Adopted Torbay Local Plan (1995-2011) and as such, the proposed development for a residential property is a departure from the Local Plan.

Detailed Proposals

The application seeks permission for the addition of a bungalow with rooms in the roof via two dormers. The proposed new dwelling is to be sited at the end of the garden with a turning area and garage proposed.

The new property will be accessed by the existing vehicle entrance to Little Preston with the addition of timber gates leading to a new permeable driveway with a turning area.

The garden boundary of the property will be enclosed by the addition of a 1.8 metre high timber boundary fence. The existing site boundary is shielded by fence and hedge.

Summary Of Consultation Responses

Highways Officer Due to a turning area being provided along with satisfactory parking levels, highways raise no objection.

Highways recommend applying the SPD as a contribution towards the Western Corridor improvements that run directly past the site.

Drainage Engineer: The drainage engineer has advised that prior to the granting of planning permission the applicant must supply details showing the design of the septic tank together with details of infiltration tests in the areas proposed for soakaways. The applicant should also supply details of the design of the soakaways which should comply with the requirements of Building Establishment Digest 365.

Summary Of Representations

None.

Relevant Planning History

- | | |
|--------------|---|
| P/2011/1300 | Little Preston, Brixham Road, Paignton - Formation of bungalow (This is a Departure from the Local Plan) - Approved by DMC 26.01.2012 |
| ZP/2010/0514 | Dwelling; positive officer response to the potential for a new dwelling on the site 02.12.2010 |
| P/2010/0289 | Mixed use development to form approx 220 dwellings, approx 5,600 SQM gross of employment (B1) floorspace, local centre and public open space with roads and car parking (In Outline)- approved by Development Management Committee 30.04.2010 |

Key Issues/Material Considerations

The key issues to consider in relation to this application are the principle of a dwelling in this location, impact it would have on the character and appearance of the streetscene and the amenity and privacy enjoyed by the occupiers of neighbouring properties.

Principle of a dwelling in this location

Although the area in which the site is located is allocated as employment land it is clear that this specific area is currently residential. Bearing this in mind and the approval of a mixed use development of residential and employment on the adjacent land (P/2010/0289) it is considered that the principle of an additional residential unit here is acceptable. It is unlikely that the land would come forward for employment given the dwellings on the land and the proposed use is more compatible with the existing dwellings.

Impact on the streetscene

The proposed dwelling will not be highly visible in the surrounding area due to its size and siting and will sit well in the plot. It is therefore considered that the addition of a dwelling here would be an acceptable addition to the streetscene.

Impact on surrounding residential amenity

There is a valid planning permission for the addition of a bungalow in the grounds of the property to the rear known as "Little Preston" (P/2011/1300). However revised plans show the proposed dwelling, which is the subject of this application, as having high level rooflights on the elevation facing the grounds of "Little Preston" and therefore it is deemed that the dwelling would have an acceptable impact on the privacy and amenity of neighbouring properties.

Highways

The proposal will utilise the existing access off of Brixham Road that serves the existing dwellinghouse. A turning area is to be provided on site along with satisfactory parking levels (2+ spaces). There are no objections to the proposal from highways.

Drainage

The proposal will require a septic tank for foul water, the design of this will need to be approved prior to the consent being issued in order to ensure the site can provide adequate foul water drainage. The surface water drainage is proposed to go to soakaways, again in order to ensure that the development can go ahead in the proposed form details of the soakaways will be required prior to the consent being issued.

S106/CIL

The application has been assessed against the Council's policy in respect of planning contributions. A contribution will be required in this case, calculated as follows:

On the basis that the new accommodation will comprise of a residential unit with over 120sq metres of gross internal floor area:

Planning Contributions Summary Contribution Early Payment

Waste Management (Site Acceptability)	£ 50.00	£ 47.50
Sustainable Transport (Sustainable Development)	£3,367.50	£3,199.13

Stronger Communities (Sustainable Development)	£ 0.00	£ 0.00
Education (Sustainable Development)	£1,417.50	£1,346.63
Lifelong Learning (Sustainable Development)	£ 227.50	£ 216.13
Greenspace & Recreation (Sustainable Development)	£2,127.50	£2,021.13
South Devon Link Road	£ 970.00	£ 921.50
Total	£8,160.00	£7,752.00
Administration charge (5%)	£ 408.00	£ 387.60
Total with Admin Charge	£8,568.00	£8,139.60

Conclusions

The proposed building is considered to be appropriate for conditional planning approval, having regard to all national and local planning policies and all other relevant material considerations. Subject to the submission of a planning contribution as outlined above and the submission of septic tank and drainage details.

Condition(s)/Reason(s)

01. The development shall not be used/occupied until the vehicle parking areas and turning area shown on approved detailed plans have been provided and made available for use. The areas shall be kept permanently available for parking / turning purposes to serve the development.

Reason: To ensure that adequate off-street parking is provided in accordance with policy T25 of the adopted Torbay Local Plan 1995-2011

02. The building shall not be occupied until the vehicular access and passing bay has been constructed in accordance with the plans hereby approved.

Reason: In the interests of highway safety and in accordance with policy T25 of the saved adopted Torbay Local Plan 1995-2011

Relevant Policies

- BES Built environment strategy
- BE1 Design of new development
- H9 Layout, and design and community aspects
- T25 Car parking in new development
- T26 Access from development onto the highway
- BE2 Landscaping and design
- CF6 Community infrastructure contributions
- CF7 Educational contributions