

Application Number

P/2013/1308

Site Address

Land At Plym Close
Torquay

Case Officer

Mr Robert Pierce

Ward

Shiphay With The Willows

Description

Outline consent -dwelling house and associated parking (access only)

Executive Summary/Key Outcomes

The application is for outline consent for the construction of a detached dwelling. Access is to be considered as part of this application but the remaining matters of appearance, landscaping, layout and scale are to be addressed at reserved matters stage.

The application has been submitted as the result of Pre Application discussions when it was agreed that the principle of residential use on the site would be in keeping with the character of the surrounding area which is a mix of detached, semi-detached and terraced properties.

Recommendation

Subject to completion of a S106 legal agreement, outline planning permission be granted with conditions as set out at the end of the report.

Statutory Determination Period

The eight week target date for the application is 01.02.2014. The timescale for signing the S106 agreement which in this case will be on the sale of the site (as it is in the Council's ownership) will determine when the decision is issued. This will exceed the target date.

Site Details

The application site comprises an area of sloping grassed open space at the corner of No 24 Severn Road and No 4 Pym Close. The land does not appear to have any defined use and there are no significant plants, trees or bushes.

Detailed Proposals

The application is submitted in outline with all matters reserved apart from access for construction of a detached dwelling with parking.

Summary Of Consultation Responses

Highways: Supports Application. SPD contribution is applicable for the enhancement of cycle routes in the area.

Drainage: No objections but as part of the detailed application a design for the on site attenuation of surface water drainage should be included.

Summary Of Representations

None

Relevant Planning History

Pre Application Discussion - Principle of residential considered acceptable

Key Issues/Material Considerations

The main issues are the principle of residential development in this location, highways and the impact of the proposal on the amenity of adjoining occupiers.

As the application is in outline with appearance, layout, landscaping and scale to be considered at reserved matters stage, the form of development does not need to be addressed at this time. It is the principle of the development on the site that should be considered under this application.

Principle and Planning Policy -

The principle of constructing a dwelling on the site would be consistent with Policies H2, H9 and H10 in the Torbay Local Plan 1995-2011. The predominant existing use of the immediate area is residential and it would be appropriate for this site to be used for a new dwelling and would be fairly consistent with the existing form of development and would not harm the character of the area.

It is considered that constructing a dwelling on the site would make effective use of the land and this would be an appropriate size of development on the site.

Accessibility -

The application site is in a sustainable location reasonably close to the town centre and also within walking distance of local shops and schools. The feasibility plan demonstrates that two off street car parking spaces could be provided. It would also be necessary for secure cycle parking to be provided on site. The indicative drawing also shows the potential to improve highway safety with the provision of a footpath along the Pym Close frontage to the site.

Amenity -

In relation to amenity, the relationship with the closest neighbours to the north (24 Severn Road) to the east (4 Pym Close) is considered to be acceptable. The indicative drawings confirm that windows on the north elevation can be kept to the minimum size and obscured in order to keep any overlooking to a minimum.

S106/CIL -

Section 106 contributions in accordance with the SPD "Planning Contributions and Affordable Housing: Priorities and Delivery" would be required for the

following;

Sustainable Transport	£3285.00
Waste Management	£ 50.00
Lifelong Learning	£ 145.00
Greenspace and Recreation	£2045.00
South Devon Link Road	£1300.00

Total Payment **£6825.00 or early payment of £6484**

These contributions are based on the indicative the size of the dwelling being 134 sq metres.

Conclusions

The proposed dwelling is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Condition(s)/Reason(s)

01. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To ensure a satisfactory form of development and in accordance with policies BES, BE1, H2 and H9 of the saved adopted Torbay Local Plan 1995-2011.

02. The development shall not be occupied until the vehicle and cycle parking areas shown on the details to be submitted and approved under Condition 1 above have been provided and made available for use. The areas shall be kept permanently available for parking purposes to serve the development.

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

03. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building occupied. Development shall be carried out in accordance with the approved treatment.

Reason; In the interests of the amenity of the area in accordance with Policy BE1

of the Torbay Local Plan 1995-2011.

04. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the detailed design for the on-site attenuation of surface water drainage. This shall be completed in accordance with such approved details before the dwelling is occupied.

Reason; In the interests of minimising the risk of flooding in accordance with Policy EP11 of the Saved Adopted Torbay Local Plan 1995-2011.

05. The development hereby approved shall be constructed in accordance with detailed drawings, which shall previously have been submitted to and approved by the Local Planning Authority, showing the datum level at which it is to be constructed in relation to an agreed fixed point or O.S. datum.

Reason: To ensure a satisfactory completion of development in accordance with policies BE1 and H9 of the saved adopted Torbay Local Plan 1995-2011.

06. No development shall take place until a schedule of the materials to be used in the construction of the external surfaces of the buildings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Samples of the materials shall be made available on site for inspection as necessary. Development shall be carried out in accordance with the approved details.

Reason; In the interests of visual amenity in accordance with Policy BE1 of the Torbay Local Plan 1995-2011.

07. No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:(a) The parking of vehicles of site operatives and visitors.(b) Loading and unloading of plant and materials.(c) Storage of plant and materials used in constructing the development.(d) Measures to control the emission of dust and dirt during construction.(e) A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason; In the interests of the amenity of the area, in accordance with Policy H9 of the Torbay Local Plan 1995-2011.

08. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development. whichever is the sooner, or at such other time as agreed by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from the

completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason; In the interests of the amenities of the area, and to accord with policies H10, L10, BE1 and BE3 of the Torbay Local plan (1995 - 2011).

Relevant Policies

BES Built environment strategy
BE1 Design of new development
HS Housing Strategy
H2 New housing on unidentified sites
H9 Layout, and design and community aspects
EP11 Flood control
L10 Major Development and landscaping
NPPF National Planning Policy Framework