

Application Number

P/2013/1326

Site Address

Land Rear Of 16-20 Alpine Road
(inc. Adj. Garage Block)
Torquay
Devon
TQ1 1RE

Case Officer

Mr Alexis Moran

Ward

Wellswood

Description

Demolition of garage block, redevelopment with 3 no. houses and associated car parking

Executive Summary/Key Outcomes

The application is for outline consent for the construction of a terrace of three dwellings. 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 principle of residential use on the site would be in keeping with the character of the surrounding area which is predominately of 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 07.02.2014. 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.

Site Details

The application site is located on an area to the rear of 16-20, Alpine Road, Torquay, where there are presently 6 prefabricated garages and 5 parking spaces.

Detailed Proposals

The application is submitted in outline with all matters reserved apart from access for construction of three terraced dwellings with parking.

Summary Of Consultation Responses

Highways no objection
Drainage consultation response awaited

Summary Of Representations

One letter of representation has been received which relates to the loss of the current parking area.

This representation has been reproduced and sent electronically for Members consideration.

Relevant Planning History

None

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 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.

The principle of a pair of a new terrace of three properties in this location is considered to be acceptable given that the immediate area is made up of terraced properties.

With regards to amenity, the relationship with the closest neighbouring terrace is tight being some 7 metres away. This however is not uncommon in the area although in general there are greater distances between properties. The proposed dwellings will have their main aspect to the rear and the existing neighbouring terrace has their main aspect to the front and this is backed up by the respective levels of fenestration.

Bearing these points in mind the impact on the privacy and amenity of these properties is considered to be acceptable. The addition of the terrace including the windows to the rear increase natural surveillance over the footpath.

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
Waste Management
Education
Lifelong Learning
Greenspace and Recreation
South Devon Link Road

The actual level of contributions would be dependent on the size of the dwellings.

Conclusions

The proposed terrace of dwellings 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. 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).

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.

Relevant Policies

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