

**Application Number**

P/2013/1357

**Site Address**

The Lookout  
8 Whidborne Close  
Torquay  
Devon  
TQ1 2PF

**Case Officer**

Mr Scott Jones

**Ward**

Wellswood

**Description**

Extension to form living accommodation

**Executive Summary/Key Outcomes**

The proposal seeks extension and modification to the rear of a mid-20th century bungalow to provide additional living space.

The proposal is considered to have a limited impact upon the character or appearance of the property or wider area. This is due to the scale of development and its relatively secluded location.

The proposal is considered to have a limited impact on the living conditions of neighbouring occupiers due to the distance between properties and the current context, including an existing roof top terrace.

The scheme is in accordance with the aims and objectives of relevant Local Plan Policy and is therefore recommended for approval.

**Recommendation**

Approval; Subject to conditions (see end of report)

**Statutory Determination Period**

The 8 week determination date for this application is the 14th February 2014.

**Site Details**

Modern (Circa 1960s) extended bungalow on the southern side of Whidborne Close set between similarly aged and scaled single-storey properties. The property is set on a sloping plot that drops away to the rear and the building offers panoramic views over the roof tops of properties set to the South off Thatcher Avenue towards the coast. There are no built or landscape designations over the land.

### **Detailed Proposals**

Modification to an existing rear wing in combination with internal layout and floor level changes to provide additional living accommodation. Externally (over the existing footprint) the side wall height established by the existing flat roof is to be raised by 0.8 metres and a shallow pitched gable is to be formed that rises a further 1.8 metres. This ultimately offers an apex ridge that sits approximately 1 metre above the existing ridge line. The main extent of glazing is offered to the rear, which includes the provision of a suspended balcony 4 metres wide with a 1 metre projection.

In regard to changes to the present layout the modification to the height and form removes the large rooftop balcony and introduces sufficient internal height to lower the present ground floor level of the wing and offer habitable space over two floors.

In regard to materials the proposal includes rendered walls coloured to match the existing, tiles to match the main roof, white Upvc and powder coated windows and doors, and a frameless glass balustrade.

### **Summary Of Consultation Responses**

None.

### **Summary Of Representations**

A number of representations have been received to date, these raise the following points (the consultation period expires on the 30th of January and any further representations received will be copied for the members before the committee meeting):

Issues raised in representations received to date:

- The East facing window will impact amenity unless obscured
- Impact upon character
- Precedent for 2-storey developments
- Roofline higher than the existing, will set a harmful precedent
- Impact upon outlook for properties on the opposite side of the road
- Not enough parking for the enlarged dwelling
- Overlooking impact upon properties to the South (Thatcher Avenue)
- Similar proposal refused by the Planning Authority (1989)

These representations have been reproduced and sent electronically for Members consideration.

### **Relevant Planning History**

P/2011/1195                      Variation of condition 2 to application P/2010/0800/HA - use of garage as habitable accommodation used in conjunction with the main dwelling; the use of the remaining part of the

garage hereby approved shall at all times be used for the garaging of private motor vehicles - Approved - 12/12/2011

- P/2010/0800 Alterations and formation of single storey extension to provide additional living accommodation - Approved - 08/10/2010
- P/1991/1110 Alteration And Extensions To Form Additional Accommodation And New Garage (As Revised By Plans Dated 30Th August, 1991) - Approved - 08/10/1991
- P/1989/1292 Ground And First Floor Extensions To Form Additional Accommodation - Refused - 12/09/1989
- P/1989/0534 Ground And First Floor Extensions To Form Additional Accommodation And Garage - 22/05/1989

### **Key Issues/Material Considerations**

The key issues and material considerations are considered to relate to:

1. Visual impact of the proposal
2. The impact upon neighbour amenity

As they have been raised in representations matters of highway impact and planning history for the site will also be covered.

#### **Visual impact:**

Generally the replacement of an expanse of flat roof with a pitched roof that is finished in materials to match main roof of a property is welcomed. It is then a question of the planning merit of the scale and form of the proposal in its context.

The proposal is set to the rear of the property off the central ridge of the main gable. The alteration is considered to be in a relatively non-sensitive location in terms of potential visual impact, both upon the property or the streetscene. It is considered acceptable for the following reasons.

The additional bulk that results from raising the side walls by approximately 0.8 metres is considered to be relatively minimal in terms of its visual impact. This is because it will be largely obscured from public view by the existing roof of the property and also the adjacent properties.

It is accepted that the new roof element of the proposal will be visible above the main ridgeline as you pass through the street. However, it is to the rear of the property and will be substantially obscured from view by the property and adjacent properties. The proposal maintains the bungalow character to the street and the extension will have a limited impact on the streetscene given the multi-

sloped form of the existing roof. As such the visual impact is acceptable in this case.

As a point of note the proposal removes a rooftop terrace and replaces it with a more discreet balcony, which is a more characteristic form of outdoor space in this area.

**Impact upon neighbour amenity:**

Impact upon amenity is considered to each side and to the rear of the development.

To the East the proposal increases the bulk of building and an upper floor side window is proposed. It does however remove the prominent rooftop terrace, which has a significant amenity impact upon the occupiers of Number 10. The proposed window serves an en-suite bathroom and as such overlooking can be negated by conditioning that the window is obscure glazed. The additional bulk will result in some additional overshadowing of No. 10 in the later part of the day, but the general arrangement is quite open and this will not be a significant impact.

Given the removal of the terrace and the limited impact of the additional bulk, the proposal has an acceptable impact on No. 10 subject to a condition with respect to obscure glazing of the side window.

To the West there is little impact upon amenity as the extent of development is contained within the opposite side of the plot.

To the rear the additional bulk of the wing does not impact upon the amenity afforded occupiers within Thatcher Avenue due to the distances involved. In regard to loss of privacy and overlooking, the existing rear wing offers rear facing windows at ground floor level and an extensive rooftop terrace above. These are replaced with an arrangement that removes the rooftop terrace and provides windows and a small balcony half a storey higher than the existing ground floor.

The revised arrangement is not considered any more harmful than the present one, views are largely across rooftops towards the coast and not into the private amenity space on neighbouring occupiers.

In addition, living conditions are protected by the distances between properties and the established green borders. It is noted that the three immediate properties to the rear, viewed from left (East) to right (West) when looking towards the coast are approximately 24m, 17m and 29m from the midpoint of the rear elevation of the extension or roof terrace, which are considerable distances.

**Highway impact:**

Highway impact has been raised within objection and hence the implications are

explored below for some clarity.

The dwelling presently benefits from a garage and driveway parking that would quite easily hold two cars. The property is considered to benefit from 3 parking spaces which is more than adequate for a dwelling of the size proposed and more than the estimated requirement for dwellings within the Saved Torbay Local Plan.

**Planning history:**

It has been stated in objections that the proposal was refused by the Planning Authority in 1989.

The previous refusals have been explored and it is clear that both refused schemes differ to that presently submitted. Both proposals submitted in 1989 sought to raise the roof (over its full width) and proposed full width flat-roofed dormers to the rear.

Each scheme should always be considered on its own merits and in-line with relevant up-to-date policy and material considerations.

**S106/CIL -**

Not applicable to householder applications

**Conclusions**

The proposal is acceptable in planning terms and will provide a suitable extension of the dwelling within a relatively secluded location to the rear of the property. There will be little impact upon the character of the property, the wider streetscene, or the level of amenity afforded neighbouring occupiers.

As such the proposal is considered to accord with relevant planning policy guidance and the application is recommended for approval.

**Condition(s)/Reason(s)**

01. The upper floor East facing window shown on the plans hereby approved shall be obscure glazed to at least an equivalent of Pilkington Level 3 and maintained as such at all times thereafter.

Reason: To protect neighbour amenity, in accordance with Policy H15 of the Saved Torbay Local Plan.

02. The rendered wall finish and the roof tiles shall match, in colour and form those elements that are present within the existing building.

Reason: To provide a suitable form of development and to protect the visual

amenities of the area, in accordance with Policies BES, BE1 and H15 of the Saved Torbay Local Plan.

**Relevant Policies**

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