

Application Number

P/2015/0213

Site AddressHilltop
Herbert Road
Torquay
Devon
TQ2 6RW**Case Officer**

Verity Clark

Ward

Cockington With Chelston

Description

Demolish existing side garage and replace with car port, Create new garage at rear underneath the lawn, Remove existing swimming pool and erect 2 storey extension to the rear of the property, Erect porch to front.

Executive Summary/Key Outcomes

The application site is a detached dwelling that is located on Herbert Road. The proposal is to remove the existing swimming pool and erect a two storey rear extension. The proposal also includes the demolition of the existing side garage which is to be replaced with a car port. In addition a garage is proposed that would be set into the rear garden and a pitched roof front entry porch.

The proposal is considered to be acceptable in this location and without serious detriment to residential amenity of neighbouring occupiers or the character or appearance of the locality in accordance with policies BES, BE1 and H15 of the Saved Torbay Local Plan 1995-2011.

The application is deemed to be acceptable for planning approval.

Recommendation

Approval.

Statutory Determination Period

8 weeks, expired on 05.05.15. The application has gone over time due to the need to be determined by the Development Management Committee.

Site Details

The application site is Hilltop, Herbert Road, Torquay. The dwelling is a detached property located on the west side of Herbert Road, close to the junction with Thorne Park Road.

Detailed Proposals

The proposal is to demolish the existing side garage and replace it with a car port, create new garage at rear set into the lawn, remove existing swimming pool and erect a two storey extension to the rear of the property and the erection of a

porch to the front elevation.

Summary Of Consultation Responses

None sought.

Summary Of Representations

3 objections have been received. Issues raised:

- Overdevelopment of the plot
- Loss of light
- Out of character
- Size, scale and height of the proposal
- Unduly dominant
- Impact on outlook
- Overlooking
- Vehicle movements to and from the rear garage
- Impact of existing trees
- Boundary impacts of the proposed garage.

Relevant Planning History

None.

Key Issues/Material Considerations

The key issues to consider in relation to this application are the impact the proposal would have on the character and appearance of the street scene and the amenity and privacy enjoyed by the occupiers of neighbouring properties.

The application was discussed at a site review meeting convened on the 5th May 2015. Within this meeting it was suggested that some amendments could be made to the scheme. It was suggested that the proposed two storey rear extension was modified to include a lowered ridge height and a hipped end in order to reduce the overall dominance. It was also suggested that the proposed rear garage was set in slightly further from the side boundary than its existing location. Following the meeting the applicant has had plans drawn up with alterations to the proposed extension. It was not considered by the applicant that the plans provided a satisfactory alternative. The revised roof structure was considered to be visually poor due to the different angle in the pitch required by the further setting down of the ridge height which led to a poor quality visual appearance and overall design. The location of the rear garage is to remain as originally proposed. The applicant has explained that the retaining wall of the garage is set sufficiently in from the boundary so as to avoid the need for the boundary to be removed or altered. The application is therefore to be determined on the basis of the originally proposed plans. It should also be noted that under permitted development rights, a two storey rear extension could be constructed in this location with a depth of up to 3 metres.

The proposal includes the addition of a two storey rear extension in place of the existing rear swimming pool. The proposed extension will extend 8.8 metres beyond the existing rear elevation of the property with a width of 6.4 metres. The extension is of a gable design and is set down from the ridge line of the existing dwelling by 0.5 metres creating a suitable level of delineation between the extension and the original dwelling and providing a level of visual subservience. The extension will adjoin the existing single storey side extension located on the north east elevation and will extend an additional 2 metres beyond this point. The extension is set in from the south west side elevation of the dwelling by 4 metres. The two storey extension will include the provision of two first floor windows, two ground floor windows and an external ground floor canopy to the rear elevation. The south west side elevation will include the provision of a rooflight set 3.4 metres above first floor floor-level and bi-fold doors at ground floor level. The side north east elevation will include the provision of a rooflight set 3.4 metres above first floor floor-level.

The site benefits from a generous sized plot and the addition of a rear extension is considered to retain a suitable level of outside amenity space for the property and the overall character of the area. The proposal is therefore not considered to constitute an overdevelopment of the plot. Although the extension is of a considerable size and scale in comparison to the original dwelling, the rear elevation of the proposed extension will roughly come in line with the rear elevation of the adjacent property; Greenhaven. The rear extension will be partly visible from the street scene of Thorne Park Road however due to boundary planting along this road, the orientation of the surrounding properties and lower ground levels along this road, views of the extension are somewhat limited. Although the prevalent design of buildings within this area is a hipped roof style, due to the limited view of the rear of the property from the streetscene, the gable roof design is considered to be acceptable. The design of the proposal is appropriate to the context of the original dwelling due to the set down nature of the roof of the extension from the ridge height of the original property.

The proposed rear extension is considered to have an acceptable impact on the privacy and amenity of the neighbouring properties. The proposal is not considered to impact upon the adjacent property Greenhaven. The rear elevation of the proposed extension will fall roughly in line with the existing rear elevation of this property and because of this the proposal is not considered to impact upon the light levels of the property. The side elevation of Greenhaven does not benefit from windows at first floor level and is set at a lower level than the application site with windows at ground floor level not exceeding the height of the existing boundary screening and existing side extension. The proposed rooflight on the side elevation is set 3.4 metres above the first floor floor-level and views out will therefore not be achievable. The size and scale of the extension is therefore not considered to constitute an overbearing or unduly dominant addition in respect to the relationship of this adjacent property.

In terms of the impact upon the adjacent property; 1 Thorne Park Road, the proposed rear extension is set in from the joint boundary by approximately 8 metres. The rear corner of this plot features a hipped garage structure. The proposed extension is therefore not considered to impact upon the amenity of this property by way of overbearing impact or over-dominance, or to impact upon the light levels of the property due to the set in nature of the extension and the orientation of the plots facing north west. The proposed rooflight on the side elevation is set 3.4 metres above the first floor floor-level and views out will therefore not be able to be achieved.

The rear extension is not considered to impact upon the amenity of 3 Thorne Park Road due to existing boundary screening, vegetation and trees within the application site and the distance of the proposed extension from this property.

The proposal includes the removal of the existing side garage on the south west elevation to be replaced with a car port with front garage door. The side of the property is fairly well screened from the street scene of Herbert Road due to boundary planting. The proposed car port will extend to the existing boundary which is separated by a high level boundary fence. The size, scale and design of the replacement car port is considered to be acceptable and is not considered to impact on neighbour amenity by way of overbearing impact.

It is proposed to erect a pitched roof porch structure to the principle elevation of the property. The porch is of a relatively small scale and is considered to look suitably in-keeping with the existing dwelling. The front elevation of the property will include the addition of two rooflights. This is considered to be an acceptable addition and does not require the benefit of planning permission as this element of the proposal would qualify as a permitted development. Due to the existing boundary screening at the front of the property which obscures much of the front elevation of the property from direct view along Herbert Road, the porch and rooflights are considered to be suitable additions.

The final element of the application includes the excavation of part of the rear garden to install a garage and storage area set into the rear lawn. The garage will have a flat planted roof which is set into the garden and will not exceed the height of the existing lawn level. The garage will be 7 metres x 7.25 metres with a garage door to the front south east elevation. The garage and retaining wall of the garage is to be set in from the boundary hedge in order to preserve the existing boundary. As the height of the garage will not exceed the existing lawn level, the proposal is not considered to impact upon neighbour amenity. The size and scale of the garage is considerable, however within the context of the plot this is deemed to be acceptable.

The proposed rear extension, car port, rear garage and front porch are all considered to be of a suitable size, scale and design and are not considered to impact on neighbour amenity. This is in accordance with policies BES, BE1 and

H15 of the Saved Torbay Local Plan 1995-2011.

S106/CIL -

N/A

Conclusions

The overall proposal is considered to be appropriate for planning approval. The size, scale and design of all elements of the application are considered to be acceptable and the amenity of the neighbouring properties is considered to be retained in accordance with policies BES, BE1 and H15 of the Saved Torbay Local Plan 1995-2011.

Condition(s)/Reason(s)

01. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), no windows or openings (other than those expressly authorised by this permission) shall be installed/constructed to the North East and South West first floor side elevations or side roof scopes unless otherwise agreed in writing by the Local Planning Authority. Reason: To protect the residential amenities of the neighbouring properties in accordance with policy H15 of the saved adopted Torbay Local Plan 1995-2011.

Relevant Policies

BES - Built environment strategy

BE1 - Design of new development

H15 - House extensions