

**Application Number**

P/2011/0674

**Site Address**

Land Rear Of Collaton Farmhouse  
337 Totnes Road ;8 Collaton Mews And  
18 - 28 Brecon Close  
Paignton  
Devon  
TQ4 7DE

**Case Officer**

Mr Alexis Moran

**Ward**

Blatchcombe

**Description**

Formation of 2 detached bungalows with car parking

**Executive Summary/Key Outcomes**

The application seeks permission for the addition of two bungalows to an area of land located between Brecon Close and Collaton Mews. The proposed dwellings are considered to have been designed to a size and height so as to have a limited impact on the character of the street scene and the privacy of neighbouring properties. The finished materials complement the neighbouring properties of Brecon Close and Collaton Mews. The addition of landscaping and boundary treatment is considered an important aspect of this application and a condition will be attached to confirm further details of these are submitted to ensure the impact of the additional units is further minimised. A planning contribution of £7040.00 will be required as part of the application.

**Recommendation**

Conditional approval

**Site Details**

The site is an area of land located between the end of the cul-de-sac of Brecon Close and Stoke Road, the A385 Totnes Road is to the north. The topography of the land here is such that the site is several metres higher than the road level and slightly higher than the neighbouring properties of Collaton Mews.

**Detailed Proposals**

This application seeks permission for the addition of 2 bungalows with parking.

The proposed dwellings are very similar in size and appearance being 8.2m wide by 9.9m long with an eaves height of 2.5m and an overall ridge height of 4.5m. The proposed dwellings are to be set down slightly from the existing ground level.

Each dwelling is to have a raised patio area to the rear which are to be a maximum of 0.9m from the new ground level.

The proposed finished materials are to be brindle brick with mini stonewold slates in dark brown and UPVC doors and windows. With the exception of the windows the materials have been chosen to be similar in appearance to the neighbouring properties, Collaton Farmhouse and Collaton Mews. Perimeter landscaping and fencing is proposed.

## **Summary Of Consultation Responses**

Senior Conservation Officer – Awaiting response

Highways Officer - Highways raise no objection, however it should be noted that there is no direct access onto the highway and therefore it should be checked that there is a legal right of way between 28-30 Brecon Close.

## **Summary Of Representations**

A total of 6 representation have been received which relate to the following objections:

- Privacy/overlooking
- Increase in traffic
- Impact on Grade II Listed buildings
- Noise
- Impact on local Areas

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## **Relevant Planning History**

ZP/2011/0275 Land Rear Of Collaton Farm House - Off Brecon Close 2 detached bungalows.

P/2007/0815 & P/2007/0815 Collaton Farmhouse, Totnes Road Paignton Alterations and conversion of existing dwelling into 2 dwellings with vehicular/pedestrian access – approved

## **Key Issues/Material Considerations**

The key issues to consider in relation to this application are whether the proposed dwellings would have a detrimental impact on the character and appearance of the street scene, the wider area and/or on the amenity enjoyed by the occupiers of neighbouring properties.

Due to the nature of the proposals, being single storey dwellings it is considered that they will not have a significant impact on the character and appearance of the wider area particularly if a suitable landscaping scheme is submitted. It is also deemed that the proposed dwelling have taken account of the character of the area in terms of their height, scale and finished materials which are to give a similar appearance to the properties of Collaton Farm House and Collaton Mews rather than the more modern, larger properties in Brecon Close.

The dwellings are of a suitable size and scale for their plots, which are larger than the majority of those in Beacon Close, and as such it is not deemed that the proposal would be an overdevelopment.

It is not considered that the addition of the dwellings here would have a significant impact on the privacy and amenity enjoyed by the occupiers of neighbouring properties. Privacy considerations have led to the chosen bungalow design and the addition of suitable landscaping, through a condition, will further reduce any potential for overlooking.

The highways officer has not objected to the proposal and it is considered that the access and parking arrangement is suitable for the development. However, the addition of an informative requesting that the applicant checks that there is a legal right of way, between 28 and 30 Brecon Close, is considered appropriate.

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 two residential units with a floor space of

70m<sup>2</sup> the contribution per dwelling is as follows;

Waste Management	£50.00
Sustainable transport	£1,720.00
Education	£410.00
Lifelong learning	£220.00
Green space and recreation	£1,120.00
Total per dwelling	£3,520.00
Overall Contribution	£7,040.00

### **Conclusions**

The proposed dwellings, by reason of their size and design are considered to concur with local and national policy guidance and the application is therefore recommended for a conditional approval and subject to the payment of planning contributions.

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

01. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include [for example]:-

- Boundary fencing
- Boundary landscaping

Reason: In the interests of the amenities of the area and in accordance with policies BES, BE1 & BE2 of the saved adopted Torbay Local Plan 1995-2011.

02. 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 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 meet the criteria of Policy BE2 of the Saved Adopted Torbay Local Plan 1995 to 2011.

03. The development shall not be used/occupied until the vehicle parking areas and turning head shown on approved detailed plans 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 adopted Torbay Local Plan 1995-2011

04. The building shall not be occupied until the vehicular access 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

### **Informative(s)**

01. As there is no direct access onto the highway the applicant must ensure that there is a legal right of way between 28-30 Brecon Close.

### **Relevant Policies**

- BES Built environment strategy
- BE1 Design of new development
- BE2 Landscaping and design
- H9 Layout, and design and community aspects
- H10 Housing densities
- H1 New housing on identified sites
- CF6 Community infrastructure contributions
- CF7 Educational contributions