

Application Number

P/2011/0735

Site Address18 Padacre Road
Torquay
Devon
TQ2 8PU**Case Officer**

Mr Adam Luscombe

Ward

Watcombe

Description

Remove kitchen windows and replace with UPVc French windows; replace rear door and steps with UPVc window

Executive Summary/Key Outcomes

The proposed alterations to the property are not considered to have a significant affect on the character or appearance of the property or impact on the amenity of any neighbouring occupiers.

Recommendation

Approval

Site Details

The site contains a detached bungalow site in a small cul-de-sac arm of Padacre Road. It is raised higher than the ground level at the front with the land sloping up towards the rear of the property. There is a driveway and garage to the side. There are steps from the driveway to a side access door.

Detailed Proposals

It is proposed to remove the steps and side door and replace with a window and to include new doors on the rear elevation in place of the existing window.

Summary Of Consultation Responses

No Consultation Comments

Summary Of Representations

At the time of writing this report there were no representations received. The consultation period for this application expires on 11 August 2011. The committee will be updated on this situation at the meeting.

Relevant Planning History

Many extensions and alterations of neighbouring properties approved over time.

Key Issues/Material Considerations

Principle and Planning Policy - The considerations are concerned with the affects on the overall appearance of the property and any affects on the amenity of neighbouring occupiers.

In this case where a window will replace a door on the side and a door will replace a window at the rear there are no additional openings or greater cause of overlooking that would result. As such there are no concerns raised in this respect.

The changes to the appearance of the property are relatively minor and will not have any significant affect. This is not deemed to raise any issues.

Economy - Not Applicable

Closing the gap - Not Applicable

Climate change - Not Applicable

Environmental Enhancement - Not Applicable

Accessibility - Not Applicable

Vibrant Town Centres - Not Applicable

S106/CIL - Not Applicable

Conclusions

The proposed development is considered to accord with local planning policies and as such is recommended for approval.

Relevant Policies

H15 House extensions
BES Built environment strategy
BE1 Design of new development