

Application Number

P/2016/0140

Site Address177 Roselands Drive
Paignton
TQ4 7RN**Case Officer**

Gary Crawford

Ward

Goodrington With Roselands

Description

Extension to garage with a tiled pitched roof and conservatory.

Executive Summary/Key Outcomes

The proposal is for a wrap-around single storey pitched roof extension to the rear of the existing garage and extending along the rear elevation. The pitched roof would extend over the existing flat roofed garage to form a dual pitched roof.

The proposed extension would increase the size of the garage and provide a conservatory at the rear of the property.

The proposal is considered to be acceptable in this location and without any overriding detriment to residential amenity of neighbouring occupiers or the character or appearance of the locality. Consequently the proposal meets Local Plan policy requirements, specifically Policies DE1 (Design), DE3 (Development Amenity) and DE5 (Domestic Extensions).

Recommendation

Approval

Statutory Determination Period

8 weeks, the determination date was 30th April 2016. However, this has been extended until 11th May 2016 following a SRM at which the Ward Councillors decided that the application should be determined by the Development Management Committee.

Site Details

The application site is a detached two storey dwelling located on the eastern side of Roselands Drive. The property has an existing attached flat roofed side garage and rear patio area. The ground levels on the site slope steeply downwards to the north and east, and consequently the application site is situated at a higher level than the neighbouring properties in Lancaster Drive.

Detailed Proposals

The proposal is for a wrap-around single storey pitched roof extension to the rear of the existing garage and extending along the rear elevation of the main house. The pitched roof would extend over the existing flat roofed garage to form a dual pitched roof. The proposed extension would be 2.25m in depth and, would abut the side boundary with Nos. 2 and 4 Lancaster Drive, as does the existing garage. The proposed dual pitched roof would be 4.2m in height at its highest point. The proposed extension would enlarge the existing garage and form a new conservatory at the rear.

Summary Of Consultation Responses

Drainage Engineer: Due to the topography of the site, the use of soakaways would not be feasible and the surface water should be discharged to the combined sewer system at a controlled rate. As Torbay is a Critical Drainage Area, any surface water discharge rate from the site to the combined sewer must be limited to Greenfield run off rate for the 1 in 10 year storm event with attenuation designed so as there is no risk of flooding to properties or increased risk of flooding to adjacent land for the critical 1 in 100 year storm event plus 30% for climate change.

The applicant must demonstrate that the surface water drainage design would not result in any increased risk of flooding to properties or land adjacent to his development for the critical 1 in 100 year storm event plus 30% for climate change.

Summary Of Representations

Three representations of objection have been received. Issues raised:

- Loss of light
- Loss of privacy
- Visual impact

Ward members requested that a site review meeting be held, at which they decided that the application should be determined by the Development Management Committee. These representations have been sent to Members electronically for their consideration.

Relevant Planning History

P/2008/1045: Single storey extension at side and rear. Permitted 2/9/2008 but not implemented.
P/2009/0111: 2 storey extension at side; single storey extension at rear. Refused 23/3/2009.

Key Issues/Material Considerations

The key issues to consider in relation to this application are:

1. Impact on the amenity of neighbouring properties
2. Impact on the character and appearance of the existing property and streetscene
3. Flood risk

1. Impact on the amenity of neighbouring properties

It is noted that the proposed extension has been reduced by 1m in terms of its depth and 0.2m in terms of its height in comparison with the previously approved extension (P/2008/1045). Whilst the proposed extension may result in some loss of light to the rear gardens of the neighbouring properties in Lancaster Drive, given the orientation of No.177 Roselands Drive due south east of the properties in Lancaster Drive and the 7.1m height of the host property, it is deemed that the proposal would not result in a significantly worse impact in terms of loss of light and overshadowing to the properties in Lancaster Drive than the existing situation.

In terms of loss of privacy, there are views to the rear gardens and rear windows of both Nos. 4 and 6 Lancaster Drive from the existing rear patio at No. 177 Roselands Drive. The proposed extension would not result in any direct overlooking impacts to Nos. 4 and 6 Lancaster Drive, and given the existing first floor windows in the rear elevation of No.177 Roselands Drive, it is considered that the proposal would not result in any worse overlooking or loss of privacy impacts to neighbouring properties than the existing situation. Given the 19m distance between the rear windows of the proposed conservatory and the property to the rear (No.14 Lancaster Drive), the existing rear patio at No.177 Roselands Drive and the drop in levels to No.14 Lancaster Drive, it is deemed that the proposal would not result in any worse overlooking or loss of privacy impacts upon No.14 Lancaster Drive than the existing situation.

The proposed extension would be located adjacent to the rear boundaries of Nos. 2 and 4 Lancaster Drive and set at a higher level than the properties in Lancaster Drive, and would result in some overbearing impacts upon the rear gardens of the neighbouring properties in Lancaster Drive. However, given the proximity of the main house at No.177 Roselands Drive to the rear gardens of Nos. 2 and 4 Lancaster Drive and the 7.1m height of the host dwelling, the single storey nature of the proposed extension and that the height of the proposed extension is 0.2m less than the previously approved extension (P/2008/1045), it is considered that, on balance, the proposal would not result in an unacceptable overbearing impact upon the neighbouring properties in Lancaster Drive.

The proposal is therefore deemed to have an acceptable impact upon the amenity of neighbouring properties.

2. Impact on the character and appearance of the existing property and streetscene

The proposed extension is considered to be of an acceptable scale and design,

and is smaller in terms of its depth and height than the previously approved scheme (P/2008/1045) which was not implemented. Whilst the proposed pitched roof over the garage would alter the character and appearance of the host property, given the existing pitched roof form of the host property and, the existing pitched roofed side extension at No.180 Roselands Drive and existing pitched roofed garage at No.184 Roselands Drive, it is deemed that the proposal would not result in any significantly adverse impacts on the character and appearance of the existing property or streetscene.

3. Flood risk

As the application site is located within a Critical Drainage Area, a condition should be included with any planning permission which states that any surface water discharge rate from the site to the combined sewer must be limited to Greenfield run off rate for the 1 in 10 year storm event with attenuation designed so as there is no risk of flooding to properties or increased risk of flooding to adjacent land for the critical 1 in 100 year storm event plus 30% for climate change. Furthermore, in order to comply with the requirements of the Critical Drainage Area, the development must not result in any increased risk of flooding to properties or land adjacent to his development for the critical 1 in 100 year storm event plus 30% for climate change.

Conclusions

In conclusion, the proposed development would not unacceptably harm the appearance and character of the area or have an unacceptably adverse effect on the amenity of nearby occupiers, therefore the proposed development is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Relevant Policies

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