

<u>Application Number</u>	<u>Site Address</u>
P/2016/0125	6 Quantocks Road Torquay TQ2 6UH
<u>Case Officer</u>	<u>Ward</u>
Mr Robert Pierce	Cockington With Chelston
<u>Description</u>	
Single storey extension, entrance porch & integral garage	
<u>Executive Summary/Key Outcomes</u>	
The site comprises a Gable fronted detached bungalow with a flat roofed garage which is set back to the rear. It stands on a level site and is one of a row of similar bungalows along the south side of Quantocks Road. The property was built in the early 1960's and forms part of the Broadpark Estate, the conditional planning approval for which removed permitted development rights (Part 1) for all 500 dwellings.	
The proposal is to remove the detached garage and form a new side extension with an intersecting hipped roof linking into the existing bungalow. If permitted development rights had not been removed then the proposal would not have required planning permission.	
The proposal is considered to maintain the domestic character and appearance of the bungalow and will result in a building which will sit comfortably within the street scene. There would be no discernible impact upon neighbour amenity. The proposal will result in the loss of some onsite parking but ample provision for at least 2 cars will remain on the existing driveway.	
The application is included on the agenda as the result of a Site Review Meeting which was held on 21st April 2016.	
<u>Recommendation</u>	
Approval	
<u>Statutory Determination Period</u>	
8 Weeks 19th April 2016. Determination of the application has exceeded this target due to the request from ward councillors for a site review meeting and the subsequent decision to determine the application at the Development Management Committee.	

Site Details

Gable fronted detached bungalow which has a flat roofed single storey garage which is set back to the rear. It stands on a level site and is one of a row of similar bungalows along the south side of Quantocks Road. The property was built in the early 1960's and forms part of the Broadpark Estate, the planning approval for which removed permitted development rights (Part 1) for all 500 dwellings.

Detailed Proposals

Permission is sought to demolish the existing detached garage and form a new extension to the side. The plans indicate that the extension would extend out towards the side where it would be slightly set off the boundary with 4 Quantocks Road. It would be set back from the front of the property by approximately 5 metres and would extend out beyond the rear elevation by 1.8 metres. The extension would have an intersecting hipped roof which would cut into the slope of the roof to the host property with a matching ridge height. As a result the extension would present a 9.5 metre long blank elevation with an eaves height of just under 3 metres facing No 4 Quantocks Road. The external materials would match the existing property with boundary treatment comprising a 1.8 metre high timber fence. The resulting accommodation would create a new entrance porch, store room to the front with facing garage door and a new dining room to the rear.

Summary Of Consultation Responses

Drainage Engineer: Observations Awaited

South West Water: Needs to be informed if any works are over or within 3 metres of a public sewer. The applicant will need to demonstrate that the prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable.

Green Infrastructure Coordinator: Probably a low likelihood of encountering bats as although it's quite close to woodland (<200m) there isn't any weatherboarding or hanging tiles. Based on this, and the information provided by the agent, I'd tend to say that no assessment is required.

Summary Of Representations

Objections received from neighbours to the side and rear. Main issues raised include, loss of privacy (potential to put rooflights in the roof), roof of extension more visible from the rear, visually out of keeping with the established street scene, loss of light to kitchen and bathrooms to No 4, proximity to mains sewer and Party Wall Issues (Not a Planning Matter). These representations have been sent electronically for Members consideration.

Relevant Planning History

- SL/6262/11027D: Residential Development (500 dwellings) Approved 16th February 1961
P/2012/0374 : Removal of existing garage at side. Replace with new extension to side and rear. Approved 31.05.2012.

Key Issues/Material Considerations

Key issues are considered to be the visual impact on the streetscene, any impact on neighbouring living conditions and loss of onsite car parking.

Visual impact -

The bungalows along the south side of Quantocks Road are all very similar in appearance with gabled front elevations and flat roofed garages set back to the rear. Number 4 has recently been extended to the side and this has introduced a variation to the uniformity of the street scene. The proposed extension will still be set back from the front of the property by 5 metres and it will retain the appearance of a garage when viewed from the front. The introduction of an intersecting hipped roof over the extension is considered to be visually acceptable and would not result in an unduly over dominant addition within the street scene.

As such, the proposal is in accordance with Policy DE5.

Amenity issues -

The extension will be slightly set off the boundary with No 4 Quantocks Road and will have an eaves height of just under 3 metres. An objection has been received from the owner of No 4 that this will result in loss of light into the bathroom and kitchen. In respect of this, the side of the existing garage already runs along 6 metres directly onto the boundary with No 4. The proposal would result in an additional 1.6 metres to the front and rear of the space already occupied by the garage and would also be marginally set back off the boundary. On balance therefore it is not considered that this additional area of side elevation is sufficiently detrimental to the light coming into the bathroom and kitchen of No 4.

As such, the proposal is in accordance with Policy DE3.

Car Parking -

The proposal will result in a loss of off-street car parking however there will still be more than adequate car parking space within the frontage of the property, as the existing driveway is long enough to accommodate at least 2 cars.

As such, the proposal is in accordance with Policy TA3.

Flood Risk

In common with the remainder of Torbay, the site is within a critical drainage area. The proposal is deemed acceptable in terms of flooding, subject to a

condition to secure the submission and approval of a detailed design for a sustainable drainage system before work commences on site.

As such, the proposal is in accordance with Policies ER1 and ER2

S106/CIL -

Not applicable

Conclusions

The proposed extension will result in an acceptable addition to the property that does not harm the character or appearance of the area, will not have any adverse impact on neighbour amenity and will retain sufficient on site car parking. The proposal is consistent with the objectives of Policies DE1 (Design), DE3 (Development Amenity), and DE5 (Domestic Extensions), TA3 (Car Parking), ER1(Flood Risk)and ER2 (Water Management), as such it is recommended for planning approval subject to conditions to secure the following:

Sustainable drainage system

Condition(s)/Reason(s)

01. No development shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority: (1) Evidence that trial holes and infiltration tests have been carried out on the site to confirm whether the ground is suitable for a soakaway(s). Trial holes and infiltration tests must be carried out in accordance with Building Research Establishment Digest 365. In addition, evidence demonstrating that the use of a soakaway(s) at this location will not result in an increased risk of flooding to surrounding buildings, roads and land. This should take into consideration re-emergence of surface water onto surrounding properties after it has soaked away. In the event that the evidence submitted under (1) above demonstrates that the ground conditions are suitable for a soakaway(s) and will not result in an increased risk of flooding to surrounding buildings, roads and land: (2) Detailed design of the soakaway(s) in accordance with Building Research Establishment Digest 365, including how it has been sized and designed to cater for the 1 in 100 year critical rainfall event plus an allowance for climate change.(3) Details of the surface water drainage system connecting the new kiosk to the soakaway(s), which must be designed to cater for the 1 in 100 year critical rainfall event plus an allowance for climate change. In the event that the evidence submitted under (1) above demonstrates that the ground conditions are not suitable for a soakaway(s) or will result in an increased risk of flooding to surrounding buildings, roads and land: (4) Evidence of how surface water will be dealt with in order not to increase the risk of flooding to surrounding buildings, roads and land. The coffee kiosk shall not be utilised until the approved surface water drainage system has been completed as approved and it shall be continually maintained thereafter.

Reason: In the interests to adapting to climate change and managing flood risk, and in order to accord with saved Policy ER1 (Flood Risk) of the Torbay Local Plan 2012-2030 and paragraph 103 of the NPPF.

02. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans, shall be constructed with the side (east) elevation of the development hereby approved.

Reason: In the interests of privacy of the neighbouring property, in accordance with Policies DE3 and DE5 of the Torbay Local Plan 2012-2030.

Relevant Policies

DE1 - Design

DE3 - Development Amenity

DE5 - Domestic extensions

TA3 - Parking requirements

ER1 - Flood Risk

ER2 - Water Management