

Application Number

P/2016/0385

Site Address28 Shiphay Avenue
Torquay
Devon
TQ2 7EA**Case Officer**

Mr Robert Pierce

Ward

Shiphay With The Willows

Description

Side Extension (Re Submission of P/2016/0093)

Executive Summary/Key Outcomes

The site contains a detached gable fronted bungalow which stands on the south side of Shiphay Avenue. The property has a small flat roofed dormer window in the front elevation and a larger one to the rear. It also has a flat roofed garage attached to the side of the property which is set back approximately 7 metres from the front of the gable.

The proposal is a revision to scheme which was recently approved by Members to form a flat roofed extension projecting out from the front of the existing garage and to convert the combined structures into additional ancillary living accommodation. The previous scheme came forward of the garage by 3.9 metres whereas this revision brings the extension forward by 7 metres in line with the front gable.

The revised 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 general scale of properties in the locality. There would be no discernible impact upon neighbour amenity. The proposal will result in the loss of onsite parking but ample provision will remain within the frontage of the property.

The application is included on the agenda as it has been submitted by one of the Council's Building Control Officers.

Recommendation

Approval

Statutory Determination Period

The 8 week determination date expires on 2nd June 2016

Site Details

Detached dormer bungalow set within a residential street that currently includes a mix of one and two storey properties of varying scale and character. Parking is provided to the front and there is an attached garage to the side. The principal amenity space for the property is set to the rear within a large garden which backs onto the grounds of the Torquay Girls Grammar School.

Detailed Proposals

A revised scheme for a single storey flat roofed extension attached to the front of the existing garage at the side of the property, it will project forward by 7metres in line with the front gable of the existing bungalow. (The recently approved scheme came forward by 3.9 metres). The extension will provide the opportunity to revise the habitable space within the dwelling by converting the combined structures into additional ancillary living accommodation. The extension will be rendered to match the parent property and will have a matching UPVC triple window and door set within its front elevation.

Summary Of Consultation Responses

None.

Summary Of Representations

None.

Relevant Planning History

P/2016/0093 Side extension approved - 22/03/2016

Key Issues/Material Considerations

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

Visual impact -

The area has a mixed building form with no overriding architectural style. There is, however, a loosely established scale for the properties with gaps between. Considering the mixed form of the area, the revised proposal to form a flat roofed extension in line with the front gable will sit comfortably to the side of the property.

Although the extension would no longer be set back behind the front of the property and it would still be ancillary to the appearance of the dwelling.

The adjacent dwelling is two storeys high and and therefore a sense of space will remain between both properties.

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

Amenity issues -

The building line to the side will be maintained along the party boundary and the

proposed extension would not notably alter the relationship between plots in terms of light received or the outlook enjoyed. There are no windows on the side elevation of the proposed extension and therefore privacy level will be maintained.

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 it is capable of accommodating several cars.

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

Flood risk -

A flood risk assessment has been submitted that confirms surface water will be disposed of by means of soakaways. Due to the site being within the critical drainage area it would be appropriate to include a condition, to the planning permission (if granted), to require that surface water drainage is addressed in accordance with the submitted flood risk assessment.

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

Conclusions

The revised scheme 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), ER1(Flood Risk)and ER2 (Water Management), as such it is recommended for planning approval subject to a condition to secure that surface water drainage is addressed in accordance with the submitted flood risk assessment

Condition(s)/Reason(s)

01. In accordance with the submitted Flood Risk Assessment dated 5th April 2016, surface water drainage shall be provided by means of soakaways within the site which shall comply with the requirements of BRE Digest 365 for the critical 1 in 100 year storm event plus 30% for climate change unless an alternative means of surface water drainage is submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason: In the interests of adapting to climate change and managing flood risk, and in order to accord with Policy ER1 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.

Informative(s)

01. In accordance with the requirements of Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order, 2015, in determining this application, Torbay Council has worked positively with the applicant to ensure that all relevant planning concerns have been appropriately resolved. The Council has concluded that this application is acceptable for planning approval.

Relevant Policies

- DE1 - Design
- DE3 - Development Amenity
- DE5 - Domestic extensions
- ER1 - Flood Risk
- ER2 - Water Management