

Application Number

P/2016/0388

Site AddressGleneagles Hotel
Asheldon Road
Torquay
TQ1 2QS**Case Officer**

Mr Scott Jones

Ward

Wellswood

Description

Variation of Condition P1 of P/2015/0836 - Amendments including; the replacement of the 3rd floor coffee lounge with a 1 bed apartment - to include the outward movement of the northwest side building line of this area by 1.2m and the northeast rear building line by 1.8m, addition of a pitched roof to the scooter store, Juliet style balcony amended to allow windows to open, stone heads added above 4F windows, arched glazed canopy added above doorway in the front (SW) elevation, & replace concrete balconies with steel frame balconies to the rear (Description/proposal amended 26.09.2016).

Executive Summary/Key Outcomes

This application is for a number of minor changes to a recently approved residential redevelopment scheme on the (former) site of the Gleneagles Hotel, Asheldon Road, Torquay.

The original development is 32 retirement units provided within a 5-storey (6 to the rear) apartment block approved under planning reference P/2015/0836 on the 10th December 2015. This approved scheme consists of a substantial single building which is to be largely rendered but with a brick wing and with weatherboard cladding at roof level. The application was approved with 16 car parking spaces to the front of the building and there were a number of conditions attached in order to resolve suitable detail within the scheme.

The proposed amendments firstly relate to the 3rd floor coffee lounge to the rear of the building where it is proposed to increase the floor area slightly by repositioning two of the three outer walls of this area and change its use to provide an additional (one bed) apartment. The resulting apartment will have a floor area of 50 square metres and will contain a living room, one bedroom, a kitchen, a bathroom and some storage space. To achieve the above the northwest side elevation will be moved outward by 1.2m to align with the building line of the storey below and the rear northeast wall will be moved outward by 1.8m along with the the accompanying rear balcony, which will also align with the building line and position of the balcony within the storey below.

The application also seeks to provide a pitched roof to the electric scooter store

to the side of the building (off the northwest elevation), subtle changes in the design of the Juliet balconies that are set in the two bay elements of the principal elevation in order to allow the windows to open out, to add stone heads above the windows on the 4th floor (SW, NE and NW elevations), to add an arched glazed canopy above the main door in the principal (SW) elevation, and to alter the approved concrete balconies to the rear to steel balconies.

The proposed extra unit provides an acceptable residential environment in terms of size and outlook, and the limited physical alterations to provide the apartment would not demonstrably alter the character and appearance of the building or result in any demonstrable harm to neighbouring amenity. The loss of the coffee lounge will not demonstrably alter the residential quality of the building and it is noted that a large communal lounge is still present that will provide a common area for residents. There is no additional parking proposed however this is considered acceptable as the approved scheme provided parking above the level outlined within the Local Plan which stipulates 1 space per 5 sheltered flats. All changes outlined above are considered relatively minor and would have little impact on the appearance of the scheme or amenity. Additional details should be sought to ensure suitable quality is achieved though.

Recommendation

Approval, subject to:

- (i) no further representations being received by the 19th October raising material considerations not considered within this report or at DMC that are considered to present a demonstrable impact (delegated to the Head of Business Services),
- (ii) all previously attached conditions, amended as necessary to reflect any detail previously discharged, delegated to the Head of Business Services, and
- (iii) completion of a deed of variation to the original S106 legal agreement linking the amendment to the original agreement, to be completed within three months of the date of this meeting.

Statutory Determination Period

The determination date for this application is the 4th October 2016. The applicant has agreed to seek resolution of the deed of variation and formal determination of the scheme by the 20th October 2016.

Site Details

The site is the recently cleared Gleneagles Hotel site off Asheldon Road, which is in the Wellswood neighbourhood of Torquay.

The site area is 0.6ha and the hotel was sited to the southwest of the plot, with a car park to the front and amenity garden space to the rear.

The northern part of the site remains wooded and slopes down to Stoodley

Knowle recreation ground, with a pedestrian footpath leading to Ansteys Cove car park and there are numerous trees within the grounds and around the edge of the site.

The site is located in a residential neighbourhood and it is a short walking distance to the centre of Wellswood to the south, which includes a number of shops and local facilities. It is a short distance away from Stoodley Knowle recreation ground and the beach at Anstey's Cove to the north, and also a short distance from the South West Coast Path in this direction.

The site is bounded by two storey residential properties in Ansteys Close to the northwest, woodland to the north, Stoodley Knowle recreation ground at the foot of the wooded slope to the northeast, residential properties to the south and Asheldon Road to the southwest.

The majority of the site is undesignated in the Local Plan however the northern wooded slope is designated as part of an Urban Landscape Protection Area.

Detailed Proposals

This application is for the variation of the approved plans condition (P1) to allow a number of minor amendments to be made to the scheme.

The proposed changes include the provision of one additional residential unit on the 3rd floor at the rear of the building. The area was assigned as a coffee lounge in the originally approved scheme and the change will result in 33 retirement apartments (i.e. one additional apartment) on the site served by 16 parking spaces. The size 3rd floor will be increased slightly to provide the apartment with two outer walls moved to align with the building lines of the floor below. The northwest side elevation will be moved outward by 1.2m and the rear wall will be moved outward by 1.8m (and the accompanying rear terrace). The apartment will have a floor area of 50 square metres and will consist of a living room, one bedroom, a kitchen, a bathroom and some storage space.

In addition to the above the proposal also seeks approval for

- i. a simple lean-to pitched roof to the electric scooter store to the side of the building off the northwest elevation
- ii. a subtle amendment to the Juliet balconies within the two bay elements in the principal elevation to allow the windows to open out by introducing a step in the glazing
- iii. stone heads to windows on the 4th floor (SW, NE and NW elevations)
- iv. an arched glazed canopy to the main door on the principal elevation; and
- v. the approved concrete balconies to the rear to be changed to steel balconies.

Summary Of Consultation Responses

Green Infrastructure Co-ordinator: No objections.

Arboricultural Officer: No objections subject to a detailed landscape scheme being approved by condition.

SWW: No Objection.

Police Designing out Crime Officer: No Objection.

Highway and Strategic Transport: The additional unit will not have a significant impact in terms of traffic generation and with 16 parking spaces provided the scheme retains parking well above the minimum requirement outlined within the Local Plan. No objection is raised on highways or parking grounds.

Environment Agency: No response.

Drainage: No response.

RSPB: No response.

Affordable Housing Team: No response.

Conservation Officer: No response.

Summary Of Representations:

Three letters received which raise concern that there is a lack of parking and there will be a greater impact upon roads in the area, that the scheme presents overdevelopment, that there is an impact of the additional size of the building on amenity, and that the proposal removes an important communal facility within the scheme. It is also commented that the changes are difficult to review as they are not clearly highlighted.

The application was re-advertised on the 28th September 2016 in order to provide greater clarity on the changes including amendments to two building lines within the 3rd floor, and to provide opportunity for public comment on this.

Relevant Planning History:

The key relevant planning history is P/2015/0836 - Demolition and Redevelopment to form 32 retirement apartments for the elderly including communal facilities, access, car parking and landscaping (revision of P/2014/1062) (revised) - Approved 10.12.2015 (Subject to a legal agreement and conditions).

Key Issues/Material Considerations:

The main issues are the whether the proposed changes to the external

appearance are acceptable in terms of the impact on the character and appearance of the area, whether the amendments impact upon neighbouring amenity, whether the additional unit would have an impact upon the highway network and parking, and whether the quality of the proposed residential environment is considered acceptable.

Visual impact, including the setting of the Lincombes Conservation Area

The alterations to the external appearance of the building are relatively minor and would not change the overall character of the development.

To the front of the building a grey powder-coated steel and glass canopy is proposed above the main door which may help visually define the entry point to the building. This is a relatively minor and potentially positive change and, subject to detail, the addition of this would not be harmful to the building or the setting of the adjacent Conservation Area. A plan view to establish the scale of the canopy has been requested.

The introduction of a step within the Juliet balconies that sit in the two bay elements of the principal elevation (in order to allow the windows to open out) would not be harmful to the visual appearance of the building. Again the amendment is relatively minor and as there is symmetry to the change across the two elements the aesthetic impact is negligible. The re-designed detail would therefore not harm the character of the approved scheme or the setting of the adjacent conservation area.

To the side of the building the provision of a simple lean-to roof finish to the approved flat-roofed buggy store would not affect the character of the building or area due to the limited scale of this structure and its relatively discrete location to the side of the building.

To the rear of the building the replacement of concrete balconies with steel balconies would not demonstrably alter the detail on this secondary elevation and the wider character and appearance of the building would be largely unaffected.

The increased massing to the rear of the building that is a result of moving two walls on the third floor in order to provide the extra apartment is also considered to have no demonstrable impact upon the wider character and appearance of the building. The walls are to move to the building line of the floor below and hence the addition to the massing of the building is limited to a minor change on one floor. The elevations, which are to be clad in a grey weatherboard, remain set below the roofline of the 4th floor above and the stepped character of the rear elevation as a whole will principally be retained.

The addition of stone heads above the windows within three of the four elevations of the 4th (rooftop) floor is a de minimus alteration to the somewhat secluded rooftop area of the building. Detail on the stone heads has been

requested and subject to detailed approval the change is considered to have no impact upon the wider character and appearance of the building and area.

Subject to approval of certain detail the amendments to the approved scheme are considered to have no demonstrable effect upon the character and appearance of the building or its impact upon the setting of the Lincombes Conservation Area. The proposal is considered to retain a standard of development that sits comfortably with Policies DE1 (Design) and SS10 (Conservation and the historic environment) of the Local Plan.

Impact on residential amenity:

The amendments to create the extra apartment to the rear would have no demonstrable impact upon neighbouring amenity in terms of loss of light or outlook because the change to the building lines and massing of the building is limited, and the distance involved to the edge of plot and adjacent properties are relatively significant. Sightlines and proximity to other buildings to the sides and the rear remain principally similar to the consented scheme meaning that there would be no demonstrable impact upon privacy through potential overlooking. There remains an acceptable distance to adjacent buildings and there is no demonstrable change to the character and form of the consented scheme. Adequate screening will remain a consideration through condition in-line with the original consent and there may be less activity of this outdoor space from a private flat than from a communal coffee lounge.

The additional amendments proposed, to the scooter store and other detailed design elements, would not impact amenity as they are de minimus in regard to potential impact on light, outlook or privacy.

In light of the above, the proposal is not considered to result in any greater impact to neighbouring residential amenity by reason of loss of light, privacy or by reason of being unduly dominant or overbearing, and hence the amendments are acceptable and compliant with policy DE3 (Amenity) of the Local Plan.

Impact on highway safety and parking provision:

The original approval gave consent for 32 sheltered apartments supported by 16 car parking spaces, two of which were for the disabled. The amendment seeks to provide one additional unit which will present a scheme for 33 units supported by 16 car parking spaces.

The addition of one additional sheltered apartment would not have a significant impact upon the traffic generation and the wider highway network, a conclusion which is supported by the Councils Strategy and Project Officer in their strategic transport response.

The consented scheme provided parking at a ratio of 1 space per every two units which is well above the policy standard of 1 space per every 5 (sheltered) units.

The addition of one additional apartment would retain a scheme that provides parking well above the policy requirement and hence the proposal is considered acceptable on parking grounds. This conclusion is also echoed by the Council's Strategy and Project Officer in their strategic transport comments.

It is concluded that the amended scheme remains acceptable on highway, movement and parking grounds as it accords with policies TA2 (Development access), TA3 (Parking requirements) and Appendix F (Car parking requirements) of the Local Plan.

Standard of residential accommodation:

The supporting text to policy DE3 (Amenity) of the Local Plan seeks to achieve a minimum size for dwellings and amenity space.

The size of the apartment is consistent with the suggested standard for a one-bed apartment and the amount of communal garden space is more than adequate in terms of associated outdoor amenity space, and this itself is supplemented by the private balcony space that improves the quality of residential environment.

The apartment has good natural lighting with windows to all key spaces. Outlook from the apartment is adequate with open views to the verdant valley and the rear gardens and woodland on the site to the north.

The standard of the wider residential accommodation within the scheme would not be unduly harmed as there would be little impact upon other units within the building and there remains a communal lounge at ground floor for occupants to use and socialise, should they wish.

It is considered that the revised proposal is acceptable in terms of the standard of the residential amenity afforded occupier and is considered compliant with the relevant paragraphs of the National Planning Policy Framework which refer to creating good quality living environments and policy DE3 (Amenity) of the Local Plan.

S106/CIL

The addition of one residential unit is not considered to significantly alter the outcome of the previous viability assessment and secured obligations package within the s106 legal agreement. The existing Section 106 agreement will need to be tied to the new application through a deed of variation though and this should be completed prior to the application formal determination.

Conclusions

The proposal would provide one additional unit (resulting in a total of 33 on site) that has a good standard of residential accommodation.

The various physical alterations are considered to be relatively minor and would present no greater impact than the consented scheme on neighbouring residential amenity, highway safety, parking, or the character and appearance of the building or setting of the Lincombes Conservation Area.

With little notable impact, the variation of condition P1 to allow the addition of one residential unit in place of the coffee lounge, together with the listed design changes, are considered acceptable and compliant with both local and national policy. The application is hence recommended for approval.

Conditions to cover the following matters:

Construction method statement (Compliance with detail agreed)
Construction and ecological management plan (Compliance with detail agreed)
Tree protection (Compliance with detail agreed)
Cedar Tree (Compliance with detail agreed)
Surface water drainage scheme detail
Bird breeding season suitably considered
Materials details approval
Building details approval
Landscaping details approval
External lighting details approval
Landscape and Ecological Management details approval
Residential travel plan detail approval
Cycle parking provision approval
Parking provision implemented
S278 highway agreement secured
Privacy screens details approval
Obscured glazing compliance
No access to flat roof
Age restriction condition

Relevant Policies

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