

**Application Number**

P/2017/0544

**Site Address**79 Wall Park Road  
Brixham  
TQ5 9UF**Case Officer**

Mr Alexis Moran

**Ward**

Berry Head With Furzeham

**Description**

Demolition of existing garage, erection of two storey side extension, two storey rear extension, first floor front extension, front and rear dormers, and improved access to dwelling.

**Executive Summary/Key Outcomes**

The site 79 Wall Park Road, Brixham, is a detached residential property located at the end of Wall Park Road. The site is within the South Devon Area of Outstanding Beauty and adjacent to the Countryside Area and Other Site of Wildlife Interest (OSWI).

The application seeks permission for the demolition of the existing garage to the east of the site and to replace this with a two storey side extension incorporating a new garage; this extension includes a pitched roof gable extension to the front with two small pitched roof dormers on its east facing side elevation. The application also proposes the addition of a two storey rear extension, front and rear cat slide dormers and a small first floor extension to the existing gable on the principal elevation (which protrudes by some 1.2m) supported by natural stone clad posts.

The two storey extension to the south-east would result in the pitched roof gable of the development being 0.5m higher than the existing gable on the principal elevation of the dwelling. This elevation would be most visible from the private access road to the east of the site and when travelling up Victoria Road. The orientation of the property within its plot is such that it faces away from Wall Park Road and it is set back from Wall Park Road by some 22m. However, the proposed scale and height of the gable would appear to be an overly dominant feature to the original principle elevation. The applicant has been advised that this should be reduced in size to match the existing gable. Subject to the receipt of revised plans confirming the requested amendments, the proposal is considered to be acceptable.

The land immediately to the rear of the site consists of fields bounded by large trees and therefore the proposed works to the rear of the dwelling would be well screened from the wider area and would not be highly visible in the wider street scene.

The development is considered to have an acceptable impact on the privacy and amenity of neighbouring properties and would not result in an unacceptable level of overlooking or have an overbearing impact on the amenity of neighbouring occupiers.

The development provides suitable levels of parking and the submitted bat and breeding bird survey states that no evidence of bats or breeding birds was found in the roof of the dwelling.

On balance and subject to the submission of revised plans it is considered that the proposal complies with Policies DE1, DE3, DE5, SDB3, SS8, ER1, ER2, C1, C4, NC1 and SS8 of the Torbay Local Plan 2012-2030 and is recommended for conditional approval.

### **Recommendation**

Conditional approval subject to the submission of revised plans detailing a revised design to the proposed gable extension and completion of a HRA screening. Final drafting of conditions to be delegated to the Executive Head of Business Services.

### **Site Details**

The site 79 Wall Park Road, Brixham, is a detached residential property located at the end of Wall Park Road where it merges with Victoria Road it is set back from the road by some 22m. The existing dwelling is orientated almost at a right angle to Wall Park Road and instead faces a private access road.

The site falls within the AONB, the land to the rear is a designated as the Countryside Area and includes a local wildlife site (other site of wildlife interest: OSWI). The site is also located within the Greater Horseshoe Sustenance Zone.

### **Detailed Proposals**

The application seeks permission for the demolition of the existing garage to the south-east of the site and to replace this with a two storey side extension incorporating a new garage; this extension includes a pitched roof gable extension to the front with two small pitched roof dormers on its east facing side elevation. The new pitched roof gable extension to the south-east of the site would be approximately 0.5m higher than the existing pitched gable.

The application also proposes the addition of a two storey rear extension, front and rear cat slide dormers and a small first floor extension to the existing gable on the principal elevation (which protrudes by some 1.2m) supported by natural stone clad posts . Improvements to the access are also proposed.

The proposal also includes the removal of two trees to the front of the dwelling and one tree to the rear of the dwelling.

## **Summary Of Consultation Responses**

Brixham Town Council - Comments awaited.

Arboricultural Officer - the application notes the removal of 2 Sycamore trees presently bounding the entrance to the property, whilst not of a quality that will constrain the scheme their location at the confluence of a number of roads will leads to readily appreciable erosion on local public visual amenities once removed. To mitigate for this 2 trees should be required by condition to be planted within the front (southern) elevation of the property. No further significant arboricultural features are present requiring comment.

The scheme is suitable for approval on arboricultural merit subject to a landscape plan detailing 2 suitable trees of medium size with management and planting details.

Highways - No objection.

Natural England Standing Advice - The SSSI Impact Risk Zones indicate that no further consultation is required with Natural England as the proposal is a householder application. In line with this the proposal is not considered to have a likely significant effect on the Berry Head SSSI.

## **Summary Of Representations**

None.

## **Relevant Planning History**

None.

## **Key Issues/Material Considerations**

The key issues to consider in relation to the proposed development are the impact it would have on the visual amenity and character of the street scene and AONB, the impact on biodiversity and drainage and the affect it would have on the privacy and amenity of neighbouring occupiers.

### **1. Visual amenity and street scene character**

Policy DE1 of the Torbay Local Plan 2012-2030 states that development should be well-designed, acknowledge local character evolving high quality architectural detail with a distinctive and sensitive palette of materials.

The character of the area is currently that of a mix of dwelling forms and designs, the prevailing character to the south of Wall Park Road is that of bungalows/one and a half storey properties with rooms in the roof.

The two storey extension to the south-east would result in the pitched roof gable of the development being 0.5m higher than the existing gable on the principal elevation of the dwelling. This elevation would be most visible from the private

access road to the east of the site and when travelling up Victoria Road. The orientation of the property within its plot is such that it faces away from Wall Park Road and it is set back from Wall Park Road by some 22m. However, the proposed scale and height of the gable would appear to be an overly dominant feature to the original principal elevation which would affect its symmetry. The applicant has been advised that this should be reduced in size to match the existing gable and in order to comply with Policy DE1 and DE5 which require developments to respect the character of the original building.

The applicant has been advised that revised plans should be submitted so that the proposed gable matches the existing gable in terms of its height, scale and eaves height. Subject to the submission of revised plans in accordance with the aforementioned amendments, the proposal is deemed to be acceptable.

Comments from the Arboricultural Officer request the submission of a landscaping scheme by condition to include two additional trees to the front of the site to help mitigate the loss of those to be removed. In addition these two trees will help to screen the development and soften the appearance of the resulting building within the street scene.

The cat slide dormer to the front elevation of the property is considered to be of an acceptable scale and design, the cat slide roof limits the overall visual impact of the dormer on the character of the property. The rear cat slide dormer would not be highly visible in the wider street scene and is of an acceptable scale and design.

The proposed works to the rear of the dwelling will not be highly visible in the wider street scene, the land to the rear is allocated in the Torbay Local Plan key diagram and Policies map as Countryside Area and is undeveloped. With regards to the AONB and street scene, it is considered that due to the size and siting of the proposed extensions, they will not be highly visible in the wider area. Concomitantly to the south and east of the site, the character is more rural and the proposed development would be well screened by trees from wider viewpoints. To the rear is a narrow private field which is bounded by a bank and several mature trees, to the rear of this is a rolling field which is again bounded by large mature trees. Therefore there are very limited opportunities to view the rear of the site from the wider area. In this instance it is considered that the proposal would have an acceptable impact on the visual amenity of the AONB and the Countryside Area. It is therefore deemed to comply with Policies C1, SDB3 and SS8 of the Torbay Local Plan 2012-2030.

The palette of materials is considered to be acceptable for this location which is in an area where there is no specific design style. However in order to ensure that the materials in the finish of the development are compatible with the character of the area it is considered that further details of the materials should be submitted via condition.

Bearing the above points in mind and subject to the receipt of revised plans, the proposal is deemed, on balance to comply with Policies DE1, DE3, DE5, SDB3, SS8 and C1 of the Torbay Local Plan 2012-2030.

## 2. Neighbour amenity

Policy DE3 of the Torbay Local Plan 2012-2030 states that development should be designed to limit visual intrusion, overlooking and should not have an overbearing impact on neighbour amenity.

The alteration to the north-west facing elevation would have limited impact on the amenity of neighbouring occupiers as there are no new windows at first floor level. The new two storey rear extension adjacent to the existing rear gable is glazed at first floor and provides a gallery to the first floor landing. This is considered to provide very little opportunity to overlook or look back into the rear of the adjacent neighbour (77 Wall Park Road).

The two storey extension and dormers in the south-east elevation would be approximately 23m from 'Berry Head House' and 34m from 'The Garden House.' The distance between the dormers and the neighbouring properties is considered to be sufficient enough to limit concerns regarding overlooking and loss of privacy.

The two storey aspects of the development are not located in close proximity to the boundary with 77 Wall Park Road and are not of a scale which would result in having an overbearing impact on the amenity of the occupiers of the neighbouring property. The small cat slide dormer to the front and the one to the rear will not cause an unacceptable level of overlooking or loss of privacy.

The proposal is deemed to have an acceptable impact on the privacy and amenity of neighbouring properties and complies with the requirements of Policies DE3 & DE5 of the Torbay Local Plan 2012-2030.

## 3. Parking

Parking for in excess of two cars is provided on the site, the garage meets the size standards required in Appendix F of the Torbay Local Plan 2012-2030. The parking provision therefore meets the requirements of Policy TA3 of the Torbay Local Plan 2012-2030.

The amendments to the access will improve the situation and in line with the comments from the Council's Highways Engineer are acceptable. The access the site is considered acceptable and compliant with Policy TA2 of the Torbay Local Plan 2012-2030.

## 4. Ecology and trees

The submitted bat and breeding bird survey states that there is no evidence of bat or breeding bird activities in association with the roof or eaves. Given the location of the site within the Greater Horseshoe Bat Sustenance Zone, a HRA screening

will be carried out. Subject to the outcome of this screening, the proposal is considered compliant with Policies NC1 and SS8 of the Torbay Local Plan 2012-2030.

Two sycamore trees bounding the entrance of the site are to be removed, the Councils Arboricultural Officer has advised that these play a role in the visual amenity of the area. Their removal should be mitigated by the planting of two new trees and this is proposed via a landscaping condition. Subject to the inclusion of a condition requiring the submission of a landscaping scheme which includes the provision of two new trees to the front of the site, the proposal is considered compliant with Policies DE1 and C4 of the Torbay Local Plan 2012-2030.

#### 5. Drainage

The submitted FRA advises that surface water will be disposed of via a soakaway which is designed in accordance with BRE 365 for the critical 1 in 100 year storm event plus 30% climate change. This method is considered acceptable for a residential extension within Flood zone 1. Subject to a condition requesting further design details of the soakaway design being submitted, the proposal is considered to comply with Policies ER1 and ER2 of the Torbay Local Plan 2012-2030.

#### Conclusions

Subject to the receipt of revised plans and the conditions below, 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 and retained as such at all times thereafter.

- o Details of soakaway design to be submitted and approved prior to development above DPC level. The approved drainage details shall be implemented prior to the first use of the extensions hereby approved and retained as such at all times thereafter.
- o A landscaping scheme including details of two replacement trees shall be submitted for approval prior to development above DPC level. The approved landscaping shall be implemented prior to the first use of the extensions hereby approved and retained as such at all times thereafter.
- o Details of materials.

Final drafting of conditions to be delegated to the Executive Head of Business Services.

#### Relevant Policies

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