

Application Number

P/2017/0146

Site Address

24 Barnfield Road
Torquay
TQ2 6TN

Case Officer

Mrs Saffron Loasby

Ward

Cockington With Chelston

Description

Front, side and rear extensions (Revised plans received 9 May 2017 retention of existing garage)

Executive Summary/Key Outcomes

The application proposes a two storey side extension, single storey rear extension over the existing flat roof, front terracing, and changes to the existing fenestration. The proposals have been amended since the original submission following officer advice. The changes that were proposed to the garage have since been removed. The garage would therefore be retained as existing.

The application has been referred to Development Management committee following a Site Review Meeting. A number of objections to the application have been received on the following grounds: impact on amenity of the area, overlooking, noise, traffic impact, trees/wildlife, adverse impact on the character of the area and drainage.

The applicants' agent has worked positively with the Council to produce a form of development that would be acceptable on the site. As such the proposal represents a development that carefully balances the issues of design, neighbour amenity, domestic extensions, highways, landscape and drainage. The proposal is considered to accord with Policies DE1, DE3, DE5, TA2, ER1 and ER2 in the Torbay Local Plan 2012-30 and is therefore recommended for approval.

Recommendation

Conditional Approval. Conditions to relate to materials, obscure glazing and drainage. Final drafting of conditions to be delegated to the Executive Head of Business Services.

Statutory Determination Period

The eight week target date for determination of this application was 20th April 2017. An extension to this deadline was agreed with the applicant to reconsider elements of the design via the submission of amended plans (revised plans received 9th May 2017 retention of the existing garage) and further consultation with neighbours.

Site Details

The application site relates to 24 Barnfield Road, Torquay, a detached two storey dwelling located on a residential plot whose principle elevation sits facing east towards the bay. Wide, long distance views can be seen from the existing property and the application site slopes down towards the north east with a rear south west garden set high above the road level. Properties to the rear of the application site, in Mead Road, sit at a higher level still.

The site is not located in a designated Conservation Area, the property is not listed and there are no protected trees on site or in close proximity.

Access to the site is already established and a detached single flat roofed garage is located at road level. The property is finished in render with timber detailing to the front gable. The existing property sits high in the street scene and is similar in design and appearance to those in the immediate vicinity. Barnfield Road is split quite distinctively into two parts. The northern part of the road details a mixture of dwelling sizes and designs with a varied material palette. The southern/eastern part of Barnfield Road is made up of predominately render, tile and applied timber detailing, although there is the odd property that varies from this style.

Detailed Proposals

The application proposes a two storey side extension to the south elevation of the existing property comprising a galleried entrance lobby and cloaks at ground floor level. The existing rear conservatory is to be demolished and a new first floor erected above the existing ground floor which currently comprises a workshop and study. The space at ground floor to the rear would be a self-contained annexe attached and accessed via the main dwelling or by a separate entrance door to the rear.

At first floor the scheme proposes two new bedrooms (one extra bedroom to that of the existing 3-bed property). These bedrooms propose to have doors directly accessing the rear garden. The ground levels across the site vary significantly with the south west (rear garden) sitting high above the north east (road level) allowing for vast views across the bay. The rear extension, with a combination roof, comprises an extension of 6.5m in depth from the rear of the main dwelling. It is proposed to sit 6.3m high at the rear, approximately 0.8m higher than the existing flat roof and 1.2m lower than the ridge height of the main dwelling house. Due to the land rising so steeply to the rear of the site the rear extension is shown in the drawings to sit approximately 2.4m above the existing fence height (which is a standard 1.8m fence). There are existing openings on the north facing elevation and the new layout results in the removal of one window and replacement with a smaller opening. All windows on this elevation at first floor are proposed to be obscure glazed. There are no new openings at first floor on the south facing elevation.

The internal layout will be re-configured, fenestration altered and the materials of

the external appearance changed to include, natural slate, grey powder coated aluminium sliding doors, grey Upvc windows, painted render (to match the existing), grey Cedral cladding and glass balustrading for the terrace to the front of the property. The proposed two storey side extension to the southeast elevation of the existing property measures 3.9m by 2.4m and is 6.4m in height.

The extensions would result in a larger built form to the rear of the property but the footprint is being only marginally extended by the additions to the side.

The proposed front terrace area currently comprises an existing hardstanding to the front of the house. The proposed balustrading is shown on the plans as frameless and it is intended to be lightweight with minimal visual impact. Plans have been amended to detail this element of the application more clearly.

Summary Of Consultation Responses

Ecology Consultant - No evidence of Bats/nesting birds found - no objection.

Drainage - The additions are under 100m² and therefore standing advice will be provided as part of a condition to ensure the applicant discharges surface water in accordance with the submitted Flood Risk Assessment dated 10th February 2017.

Summary Of Representations

10 Representations against the application have been received which raise the following issues:

- o Precedent
- o Inaccurate drawings
- o Engineering works will impact on neighbours
- o Drainage
- o Impact on the character of the local area
- o Noise
- o Not in keeping
- o Over development
- o Overbearing
- o Privacy/overlooking
- o Residential impact unacceptable
- o Traffic/access/parking provision
- o Loss of trees/wildlife
- o Loss of sunlight.

One letter has been received from the occupier of 37 Mead Road who has stressed his annoyance at his property being referred to in several objection letters received. The property has not been recently extended and would like all reference to his property removed.

A letter has also been received from the applicants following receipt of a letter from Historic England. It advises that an application was made to add the applicant's property to the List of Buildings of Special Architectural or Historic Interest. Comments from Historic England read as follows:

We have completed an initial assessment of the building, based on the material provided in the application, but without any further investigation or a visit. The Secretary of State has considered our advice and recommendation, and has decided not to take the application forward to a full assessment. The building will therefore not be added to the List at this time.

Relevant Planning History

None relevant to this application.

Key Issues/Material Considerations

Considering the proposal and the context, the key considerations are:

1. The visual implications of the scheme upon the character of the area
2. Impact upon neighbouring amenity
3. Highway parking/access
4. Ecology and trees
5. Other matters.

1. Visual implications

Although not under any built or landscape designations the plot sits proud on raised land amongst similar designed properties to the immediate north and south. The wider visual impact, in addition to the impact of the local street scene, is a key consideration.

In respect of the local street scene it is considered that the extension would sit comfortably within what is a predominately mixed character, where there is a varied form of building type from the early and late 20th Century. Whilst there are several properties in this road that have similarities; render, tiles, mock Tudor gables and Georgian style Upvc windows the proposed scheme is more modern in its approach. The proposal is considered to accord with the scale, general form and setting of the existing property. It will sit comfortably within the street scene with little detriment to the local visual qualities. Some of the proposed materials are different to those used in the immediate surroundings however this is not considered to warrant a reason for refusal, particularly where there are no specific designations over the land or site.

The Cedar boarding proposed on the front gable is a material that is becoming more widely used. Whilst it does not naturally age and weather like Cedar boarding the material has been used in the local area and can be seen on various sites across Torbay. The colour and finish is important and a condition securing materials to be submitted prior to development commencing will ensure that the

right palette of materials is used on the refurbished building. The use of natural slate and fresh render will improve the visual impact of the property in the street scene.

The new proposed terrace that is accessible via both the new kitchen and living space is located at the front of the property and may be visible from within the street scene. There is an existing area of hardstanding to the front of the property that sits almost level with the house. The use of the area at the front of the property could be utilised as amenity space without the balustrade and therefore the assessment is whether the proposed balustrade is harmful. The materials propose a frameless, lightweight clear glass structure thus having minimal impact on the street scene. In light of the difference in ground levels from the road, the proposed design and materials it is unlikely that the new balustrade will be overly visible therefore having minimal visual impact on the street scene. Any visibility of the new balustrade is not considered to be harmful.

The changes to the windows include the introduction of grey powder coated aluminium folding doors. These are to be located on the front of the building, opening up onto the new proposed terrace area. In keeping with this, the remaining casement windows are proposed to be replaced with grey Upvc windows. Upvc windows are very prevalent in the wider street scene of Barnfield Road and window casement design varies. The proposed changes are not considered to be detrimental to the wider street scene and the casement design is reflective of the modern refurbishment of the dwelling.

The two storey side extension is set back from the principal elevation and sits subservient to the main dwelling. This has been reduced considerably in size and scale since the original submission based on officer feedback. The impact of this extension is the street scene will be minimal and as such, acceptable.

The proposed extension to the rear will have minimal impact on the street scene as there will be limited views of the extension from the road.

The proposal is considered to sit comfortably with the aims and objectives of Policies DE1 of the Torbay Local plan 2012-2030.

2. Impacts upon neighbour amenity

Overlooking/Loss of privacy

There are no new windows proposed in the side elevations of the proposed extensions that would have an adverse impact on neighbour privacy. The replacement opening in the north elevation will be obscure glazed and the south elevation will result in improved neighbour privacy as one of the existing windows that overlooks the rear of No.22 is removed completely. The opportunity to overlook would be minimal as a result of the proposed extensions.

There are a number of windows in the side elevation of No. 26 that look towards the rear garden of the application site. However interrelations between neighbouring occupiers is not uncommon or dissimilar to other properties in the local area. There would be no loss of privacy to the occupiers or neighbours of the application site as a result of the proposed development.

Overbearing

The application proposes two main elements of change. One element is the two storey side extension which is set approximately 4m back from the principal front elevation and approximately 2m off from the shared boundary (at its closest point). The location of this part of the scheme is not considered to have an overbearing impact on the residents of the neighbouring property to the south given the distance between the dwellings and the orientation of the properties in the street scene.

The second addition is to the rear and comprises a first floor over the existing ground floor. The roof of the ground floor meets the ground level of the rear garden, thus meaning the first floor extension is approximately 3.1m from the existing flat roof of the ground floor. The proposed combination roof has been designed to include slate for design purposes but includes a flat roof element to keep the height down. The rear extension appears more akin to a single storey extension from the rear of No.26 rather than a two storey extension because of the site topography. The rear extension is close to the shared boundary but the height is not considered to be overbearing in this instance. There will be a new view of the top of the rear extension from the rear garden of No.26 but it is not considered to be detrimental to the quality of amenity enjoyed in the rear garden space. Therefore it is concluded that the proposed development will not result in an overbearing relationship to adjoining properties.

Loss of light

Neighbour objection has been raised regarding the loss of light to the rear garden of No.26 Barnfield Road and documents have been provided to show just how the proposed extension will result in a loss of light during the winter solstice. There is no indication or reference as to where this information has come from or its accuracy however it demonstrates the worst case scenario for loss of light caused by the proposed rear extension. This is in the winter, when the sun is at its lowest and daylight hours are reduced. Any sunlight lost is shown to be to the garden and not specifically to openings of the property into habitable rooms. This particular area of the garden is currently decked with seating areas and is used regularly as part of the wider garden space. There is some planting along this shared boundary but a 2m high close boarded fence is the primary boundary treatment.

The overshadowing shown on the submitted document would be for a short period only in the winter to the rear, primarily east facing garden and not to habitable rooms of the property. The view of officers is that the proposed rear extension is

low enough to not cause an unacceptable loss of light to the occupier of No. 26 and therefore would not result in a significant loss of amenity that would warrant a recommendation of refusal.

The proposal is considered acceptable in respect of its likely impact upon local neighbour amenity and is consistent with the aims and objectives of Policies DE3 and DE5 of the Torbay Local Plan 2012-2030.

Noise

The extension will result in some noise and disturbance during the construction process which can be controlled via condition where required, however there is other legislation (statutory noise nuisance covered by the Environmental Protection Act 1990) in place that has control over noise and disturbance and therefore it is not suggested that further conditions are imposed to control noise.

3. Highway/parking access matters

The proposal utilises the existing vehicular access and hardstanding to provide the parking facilities for off road provision. This includes the existing garage and two spaces on the driveway. As there is no change to the parking provision serving the dwelling and the use of the property would not change as a result of this application this issue does not need further consideration.

4. Drainage and flood risk

The proposal details that surface water run-off from the development shall be served via soakaways. As the site is within the Critical Drainage Area as designated by the EA it is appropriate to impose a condition requiring the development to accord with the submitted flood risk assessment.

The proposal accords with Policies ER1 (flood risk) and ER2 (water management) in the Torbay Local Plan 2012-30.

5. Ecology and Trees

The application does not have an impact on trees on the plot.

An ecological assessment on nesting birds and bats was submitted with the application and advises that no evidence of birds and bats have been found. It also advises on good working practice should any be found during construction.

Human Rights/Equalities

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government

Guidance.

S106/CIL

The application is for an extension to an existing dwelling that includes a self-contained annexe. To ensure this remains part of the main dwelling and not used, let or sold separately as an independent dwelling a legal agreement is required in the form of a S106.

Conclusions

The proposal is considered to offer an acceptable form of residential extension that would sit comfortably within the immediate street scene and sit as a subservient addition to the existing development. As such it complies with Policies DE1, DE3, DE5, TA2, ER1 and ER2 in the Torbay Local Plan 2012-30.

With supportive conditions to secure similar materials, obscure glazing and ensure drainage accords with the submitted flood risk assessment the proposal accords with the provisions of the development plan and is therefore recommended for conditional approval.

Condition(s)/Reason(s)

- o Materials
- o Drainage to accord with submitted flood risk assessment
- o Annexe to be used as part of the main dwelling and not let/rented separately from the host dwelling. (via Legal Agreement)
- o Obscure glazed windows
- o Construction management plan

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

Relevant Policies

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