

**Application Number**

P/2011/1041

**Site Address**

San Remo Holiday Flats  
15 Marine Drive  
Paignton  
Devon  
TQ3 2NJ

**Case Officer**

Mr Alexis Moran

**Ward**

Preston

**Description**

Internal alterations - first floor rear holiday flat to be combined into owners accommodation

**Executive Summary/Key Outcomes**

Permission is sought to amalgamate an existing small unit of holiday accommodation to the rear of the building into the existing owners accommodation. This unit which is some 30m<sup>2</sup> in size is not considered to be functional and its loss would not be of detriment to the guest house or the wider Principle Holiday Accommodation Area (PHAA).

**Recommendation**

Approval.

**Site Details**

The site, San Remo, 15 Marine Park, Paignton, is a semi-detached property located adjacent to the cul-de-sac of Marine Park and faces onto Marine Drive. The property is currently in use as a guest house. The site is within the Principle Holiday Accommodation Area (PHAA)

**Detailed Proposals**

The application seeks permission for the change of use of to an existing small holiday flat to the rear of the building to be combined into the existing owners accommodation. The unit is some 30m<sup>2</sup> and as it is located towards the rear of the property and is less popular than the other two units of holiday accommodation to the front of the building.

**Summary Of Consultation Responses**

None.

**Summary Of Representations**

None.

**Relevant Planning History**

None.

### **Key Issues/Material Considerations**

The site is situated within a Principle Holiday Accommodation Area, as defined by policy TU6.9 of the Saved Adopted Torbay Local Plan. As originally approved by the Council, the purpose of this policy was to resist changes of use away from holiday accommodation where that change would be detrimental to the character and function of the PHAA.

However when considering the undesirable size and siting of this particular unit within the guest house, its functionality as a suitable unit of accommodation is very questionable. To this end it is considered that amalgamating this unit into the existing owners accommodation and keeping the two more usable units of holiday accommodation is acceptable and would not be of detriment to the character of the wider PHAA. It is considered that this judgement should be viewed in isolation and not as a prelude to a future decision for the conversion of the remaining holiday accommodation which would be judged on its own merits.

### **Principle and Planning Policy -**

Policy TU6 Principal Holiday Accommodation Area.

### **Climate change -**

Use of existing property.

### **Environmental Enhancement -**

No external alterations.

### **Accessibility -**

No change.

### **S106/CIL -**

When mitigating the current use against the proposed and given the very slight size of the unit (some 30m<sup>2</sup>) it is determined that the application would not require a section 106 agreement.

### **Conclusions**

The proposal is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

### **Informative(s)**

01. Town and Country Planning (General Development Procedure) (Amendment) Order 2003.

The proposed development has been tested against the following policies of the

Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

TU6

**Relevant Policies**

TU6 - Principal Holiday Accommodation Areas