

Application Number

P/2011/1068

Site Address

110 Hookhills Road
Paignton
Devon
TQ4 7NT

Case Officer

Mr Robert Pierce

Ward

Churston With Galmpton

Description

Remove porch, alterations to form enlarged tiled roof to cover porch and front of house; build pool/games room at rear in garden

Executive Summary / Key Outcomes

It is proposed to construct an extension to the dwelling at the rear of the property and to alter the porch to the front.

It is considered that the development will have an adverse impact on the detached property, its setting and the wider characteristics of the area as well as impacting in a detrimental manner on the amenity of neighbouring residential occupiers. The scale of the development is not considered suitable for the proposed location.

The proposed drawings were amended during the consideration of the application as there were concerns raised as to the accuracy and detail. The revised plans provided a clearer understanding of the proposed development.

Recommendation

Site Visit, Refusal

Site Details

The site contains a two-storey detached property on a late 20th Century development. Attached to the side of the property is a converted garage now in use as habitable rooms and the property has been extended at the rear with further accommodation.

A footpath runs to the North of the property which provides access to the rear of this and the rear of properties in two terraces to the north of the site. There are further properties to the west which also back onto this site. To the east of the site there is a public open space with a footpath through to a larger open space.

Detailed Proposals

It is proposed to extend the dwelling to the rear with a flat roof single storey

building running adjacent to the northern boundary. The extension will be 3m high, which is 1 metre higher than the existing boundary fence. It will extend out by 12.7 metres from the rear of the existing extension which totals 17.1 metres from the rear of the original dwelling. The extension will be 6.7 metres wide where it attaches to the dwelling and 5.5 metres wide at the Western end running at all times adjacent to the footpath. A small decked courtyard will be maintained at the rear of the converted garage/utility space with access from the path. The extension is indicated to house a sun lounge / Games room.

Additionally it is also proposed to remove the existing and develop a new porch to the front of the property.

The plans have been altered during the process. This has changed the shape of the roof and levelled the roof at a height higher than previously indicated.

Summary Of Consultation Responses

No Comments Received.

Summary Of Representations

Nine letters of representation have been received. Some of these letters were received prior to the amendment to the plans. The issues raised were:

- Concern of the overall height
- Loss of light
- Loss of outlook and view
- Noise
- Character
- Proximity to other dwellings
- Overlooking
- Overdevelopment

These letters are re-produced at Page P.201.

The issue of the detail of the plans is also a common thread through the representations. The lack of detail and measurements on the plans made them difficult to interpret initially. This was addressed with the amended plans.

Relevant Planning History

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|-------------|---|
| P/2010/0237 | Conversion of garage including roof space over, and downstairs bathroom to provide granny annexe on two floors (retrospective) – PERMITTED 10.05.2010 |
| P/2007/1511 | Extension To Rear – PERMITTED 21.12.2007 |
| P/1984/0759 | Shed And Greenhouse – PERMITTED 19.04.1984 |

Key Issues / Material Considerations

The key issues raised by the application concern the impact on the appearance

and character of the property, the site, the streetscene and the surrounding area in general as well as the occupiers and users of the neighbouring properties and area.

With regards firstly to the porch alterations proposed at the front of the property this is not considered to raise any significant concern or to have any adverse impacts on either the character and appearance of the property or the residential amenity.

In considering the rear development there are more significant concerns. The overall extent of the development would be in excess of 17 metres from the rear of the original house. This will develop a considerable proportion of the plot and the existing amenity space relating to the property. The impact is such that this would overdevelop the site and result in a less suitable residential environment with a poor balance of internal and external living spaces.

There is an existing extension to the rear of the property, already in excess of common permitted development allowances, which significantly increases the footprint of the original building. However it was considered that given the detached nature of this dwelling and its siting that this form of development would not have had significant adverse impacts. However the combination of the existing development and this proposal would have adverse impacts on the character of the plot, the size and bulk of the existing building, and could lead to an undesirable precedent for other extensions on similar properties.

The properties to the north are separated from the application site by an access footpath. Most of those boundaries alongside the footpath have approximately 1.8 metre or 2 metre high fences. This makes the footpath a well enclosed space. The addition of a building alongside the boundary at an increased height will be imposing on the path and impact on the amenity therefore of the neighbouring occupiers.

Furthermore the mass and extent of the development along the boundary at the increased height will adversely impact on the outlook of, and have an overbearing impact upon, those neighbouring occupiers.

The mass, bulk and overall scale of the development will have a detrimental impact on the character of the area as well as the appearance of the site and the setting of the building. The proposal is visible, all be it minimally, from the street at the front and this would have a negative outcome.

Principle and Planning Policy -

The development would result in an over development of the site as well as being out of keeping with the residential character of the area. Furthermore the proposal would be detrimental to the residential amenity of the area in terms of outlook. Collectively this is contrary to the objectives of the local planning

policies.

Accessibility -

Whilst the proposals do not directly impact on the accessibility of the site it will have a concerning impact on the access footpath along the side of the development caused through the height and massing having an overbearing impact on the users of that footpath. This could also raise security and safety issues.

Conclusions

The proposed development is considered contrary to the policy, specifically as set out within the Saved Adopted Torbay Local Plan 1995-2011. For this reason the application is deemed unacceptable and is therefore recommended for refusal given the adverse impacts of the development on the built environment setting and the residential amenity.

Condition(s)/Reason(s)

01. The proposed single storey extension, by reason of its size, siting and design, would represent an inappropriate form of development, due in particular to the overall scale, mass and bulk of the proposal relative to that of the application site and its surroundings. The adverse impact on the appearance of the property and the character of the area that this would have is contrary to the policy objectives of the Local Plan, in particular policies BES, BE1 and H15 of the Saved Adopted Torbay Local Plan 1995-2011 and the Urban Design Guide – Supplementary Planning Document section 3.3 I Layout Structure and IV Scale: Height and Massing.

02. The proposed single storey extension, by reason of its size, siting and design, would adversely impact on the amenity of the neighbouring properties through having an overbearing effect on, and obscuring the outlook of, the neighbouring residential occupiers contrary to planning policies BES, BE1 and H15 of the Saved Adopted Torbay Local Plan 1995-2011.

Relevant Policies

BES Built environment strategy
BE1 Design of new development
H15 House extensions