

Application Number

P/2011/1300

Site Address

Site Curtilage Of Little Preston
Brixham Road
Paignton
Devon
TQ4 7BA

Case Officer

Mr Alexis Moran

Ward

Blatchcombe

Description

Formation of bungalow (This is a Departure from the Local Plan)

Executive Summary/Key Outcomes

The application seeks permission for the addition of a bungalow in the grounds of the property known as Little Preston which is sited off of the Brixham Road, Paignton.

The Local Plan allocation of the land highlights it for employment and as such the addition of a residential unit here is considered to be a departure from the Local Plan.

However the site is clearly in a residential section of this land allocation and appears to be in scale with, and designed in relation to, its surroundings.

Recommendation

Conditional Approval

Site Details

The proposal site relates to the rear garden of Little Preston off which is located at the end of a private cul-de-sac off of the main Brixham Road (A3022) in Paignton. Adjacent to the site is the existing Sainsbury's superstore on Brixham Road, and to the East there are four residential properties.

The application site is within a wider employment land allocation (E1.16c) within the Saved Adopted Torbay Local Plan (1995-2011) and as such, the proposed development for a residential property is a departure from the Local Plan.

Detailed Proposals

The application seeks permission for the addition of a bungalow with rooms in the roof. The proposed new dwelling is to be sited at the end of the garden and

close to an existing garage which is to be retained.

The proposed dwelling is to be 14.5 metres in length and 11.5 metres in width with an overall height to ridge of 6 metres and a height of 2.4 metres to eaves level. Velux rooflights are proposed on the side elevations of the pitched roof.

The new property will be accessed by the existing vehicle entrance to Little Preston with the addition of timber gates leading to a new gravel driveway with a turning area. The garden boundary of the property will be enclosed by the addition of a 1.8 metre high timber boundary fence. The existing site boundary is shielded by fence and hedge.

The existing garage area will be used by the new dwelling for parking with a total of 3 spaces being formed with the parent property of Little Preston also retaining 3 parking spaces.

Summary Of Consultation Responses

Highways Officer: Due to a passing bay being provided along with satisfactory parking levels and turning facilities, highways raise no objection.

Highways: recommend applying the SPD as a contribution towards the Western Corridor improvements that run directly past the site.

Summary Of Representations

None.

Relevant Planning History

ZP/2010/0514 Dwelling; positive officer response to the potential for a new dwelling on the site 02.12.2010

P/2010/0289 Mixed use development to form approx 220 dwellings, approx 5,600 SQM gross of employment (B1) floorspace, local centre and public open space with roads and car parking (In Outline)– approved by Development Management Committee 30.04.2010

Key Issues/Material Considerations

The key issues to consider in relation to this application are the impact it would have on the character and appearance of the streetscene and the amenity and privacy enjoyed by the occupiers of neighbouring properties.

The proposed dwelling will not be highly visible in the surrounding area due to its size and siting and will sit well in the plot. Due to this and the distance to the nearest property, which is some 50 metres away, it is considered that the proposal would not have a detrimental impact on the privacy and amenity of neighbouring properties.

Although the area in which the site is located is allocated as employment land it is clear that this specific area is currently residential. Bearing this in mind and the approval of a mixed use development of residential and employment on the adjacent land (P/2010/0289) it is considered that the principle of an additional residential unit here is acceptable.

Accessibility -

The existing access to Little Preston is to be utilised and highways have no objection to this.

S106/CIL -

The application has been assessed against the Council's policy in respect of planning contributions. A contribution will be required in this case, calculated as follows:

On the basis that the new accommodation will comprise of a residential unit with over 120sq metres of gross internal floor area:

Contribution for dwelling:

Waste Management	£ 50.00
Sustainable Transport	£ 3,610.00
Education	£ 1,660.00
Lifelong Learning	£ 470.00
Greenspace and Recreation	£ 2,370.00

TOTAL FOR DEVELOPMENT £ 8,160.00

The applicant has indicated that they are willing to pay the contribution by means of an upfront payment.

Conclusions

The proposed building is considered to be appropriate for conditional planning approval, having regard to all national and local planning policies and all other relevant material considerations. Subject to the submission of a planning contribution as outlined above.

Condition(s)/Reason(s)

01. The development shall not be used/occupied until the vehicle parking areas and turning area shown on approved detailed plans have been provided and made available for use. The areas shall be kept permanently available for parking purposes to serve' the development.

Reason: To ensure that adequate off-street parking is provided in accordance with policy T25 of the adopted Torbay Local Plan 1995-2011

02. The building shall not be occupied until the vehicular access has been constructed in accordance with the plans hereby approved.

Reason: In the interests of highway safety and in accordance with policy T25 of the saved adopted Torbay Local Plan 1995-2011

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:

BES, BE1, H9, E1, T25 & T26.

Relevant Policies

- BE1 Design of new development
- H9 Layout, and design and community aspects
- BES Built environment strategy
- T25 Car parking in new development
- T26 Access from development on to the highway
- CF6 Community infrastructure contributions
- CF7 Educational contributions
- E1 New employment on identified sites