

**P/2011/0064/HA**

**Preston Ward**

**10 Hutton Road, Paignton**

**Extension of Dormer (Under Permitted Development) Addition of Windows to Dormer & Deletion of Velux Windows**

### **Site Details**

The site, 10 Hutton Road, Paignton, is a detached residential property located midway along the cul-de-sac. Due to the topography of the area the properties are slightly more elevated as you proceed up the road. This application is retrospective.

### **Relevant Planning History**

P/2009/0939 - 10 Hutton Road, Dormer loft extension; application approved by Development Management Committee on 23.11.2009.

### **Relevant Policies**

*Saved Adopted Torbay Local Plan 1995-2011 -*  
H15 House extensions

### **Proposals**

The application seeks permission to extend the previously approved flat roofed dormer on the side elevation of the property to the elevation which faces 8 Hutton Road. The proposed dormer protrudes from the existing roofslope by approximately 2.71m (previously 3m) is 8.35m long (previously 5.5m) and 2m high, the same height as the previously approved application. The dormer consists of four sets of windows which are to be clear glazed and can be opened.

A development of this type would have been permitted development until the introduction of the amended Town and Country Planning (General Permitted Development) Order which came into effect in October 2008. This amendment restricts the addition of clear glazed windows and windows which open on side elevations above ground level without first gaining planning permission from the Local Authority. In effect therefore, the proposal solely requires permission for the addition of clear glazed and opening windows and not the dormer structure.

### **Consultations**

None.

### **Representations**

Mr & Mrs Ellis – 8 Hutton Road: Object to the proposal on the grounds that the dormer overlooks their property and that the windows should be fitted with obscure glazing. This letter is reproduced at page P.202.

This application has been put to the Development Management Committee as the applicant is an employee of the council. Although the application was considered at the previous committee meeting (21/02/11) the consultation expiry date was not until the 25th February. A representation was subsequently received between these two dates. In order to ensure that the objectors points are taken into account the application has been put forward for consideration again.

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

The main issues in relation to this application for an extension to the previously approved flat roofed dormer and the addition of extra windows is the impact the development may have on the streetscene, and the potential detrimental impact on the amenity of neighbouring properties.

It is considered that the proposed flat roofed dormer does not have a significant impact on the character and appearance of the street scene due to its size and siting and as the addition of the

dormer structure would be permitted development.

In terms of the impact the proposal has on the neighbouring property, although the dormer protrudes further to the rear than that previously approved, it is considered that the relationship is acceptable. This is due to the slight difference in level between the properties, 10 Hutton Road being slightly higher, and this resulting in the immediate outlook from the dormer being onto the pitched roof of 8 Hutton Road. The proposal would not therefore result in a loss of privacy or amenity to a level that would warrant the application being refused.

**Sustainability** – No special issues.

**Crime and Disorder** - No special issues.

**Disability Issues** – No special issues.

**Conclusions**

Bearing in mind the considerations previously discussed it is deemed that the proposal is appropriate for planning approval, having regard to all national and local planning policies, specifically policy H15 of the saved adopted Torbay Local Plan 1995-2011, and all other relevant material considerations.

**Recommendation:**

Approval