

Application Number

P/2012/0191

Site Address2 York Crescent
Torquay
Devon
TQ1 3SH**Case Officer**

Mr Adam Luscombe

Ward

St Marychurch

Description

Alterations and formation of ground and first floor extension; retrospective fence.

Executive Summary / Key Outcomes

The application seeks consent for the addition of a 1.5 storey extension on the side of the property and the removal, replacement and enlargement of the conservatory on the rear of the property.

The key issues concern the appearance in relation to the streetscene and character of the area and any affects on the amenity of neighbouring residential occupiers.

In this case the development, whilst recognised to be large in scale, is not deemed to adversely impact on the wider character or the overall appearance of the varied streetscene. Additionally the hipped roof design, the setting of the building away from the boundary and the inclusion of obscure glazing to the side facing windows is considered to minimise the impact on the immediate neighbouring property.

The application is therefore considered acceptable on planning merit.

Recommendation

Conditional Approval.

Site Details

The application site contains a large detached family house which has previously been extended. There is a footpath connecting York Crescent and Palermo Road adjacent to the East of the site. The site is approximately double the width of many other plots in the street. The adjacent property to this site, no.2, is number 6 York Crescent.

Detailed Proposals

It is proposed to replace and enlarge the conservatory on the rear and to construct a 1.5 storey extension to the side. The roof above the side extension will be hipped. The side extension will also extend to the rear by approximately 5

metres, as well as forward by 2 metres. There will be garaging to the ground floor with a living space behind and above will be a study space and en-suite master bedroom. It will also include a terrace on the rear elevation but this will be enclosed under an extension of the roof and built up sides.

A further proposal included in this application is the erection of a fence at the bottom of the garden, adjacent to Palermo Road and the property to the rear. The fence is 1.8 metres, made from a solid panel with trellis above in an arch shape. This part of the proposal is retrospective.

Summary Of Consultation Responses

No Comments.

Summary Of Representations

Five letters of representation have been received. The issues raised include:

- Impact on Character
- Overdevelopment
- Impact on Highway
- Concerns over previous development
- Overbearing
- Loss of Light
- Privacy
- Concerns during building works
- Accuracy of drawings
- Neighbour Amenity

These are re-produced at Page T203.

Relevant Planning History

P/2003/0636	Dwelling And Detached Garage. Refused 28.05.2003
P/2003/0944	Dwelling & Detached Garage (Revised Scheme). Refused 21.07.2003
P/2006/0790	Erection Of Annexe; External Works. Permitted 06.07.2006
P/2006/1947	Erection Of Annexe; External Works (Second Revised Scheme). Permitted 27.02.2007
P/2011/0774	To delete condition No2 pursuant to P/2006/1947 requiring the height of the boundary wall to be reduced to an agreed height and for it to be rendered. Permitted 06.10.2011

Key Issues / Material Considerations

The key issues concern the character and appearance of the streetscene and the residential amenity of neighbouring occupiers.

In considering the impact of the enlarged conservatory there are no concerns raised. The proposal is considered to be Permitted Development in any case.

With this in mind the first material consideration is in respect of the appearance of the building and its affect on the wider character of the streetscene. The existing property is large and its extension would lead to a large scale detached dwelling. However, the plot in which it sits is recognised to be larger than many others in width and therefore it is considered that a larger dwelling could be supported on this site. The proposed development is proposed to be set away from the boundary which will maintain the separation between properties which is somewhat closer, with a tighter relationship, between other properties in the streetscene.

The property, and indeed street, does not fall within either the St Marychurch or Cary Park Conservation Areas – although both surround the vicinity. Therefore, whilst some consideration is given to the wider impacts of the development, it is not recognised to contribute in its current form to the character of the conservation areas. The proposed extension is not considered to result in any additional harm or impact on the wider conservation areas in respect of appearance or character, they would therefore be preserved.

With regards to the amenity of the neighbouring occupiers the design of the extension, whilst being developed towards the neighbouring dwelling will remain a minimum of three metres away from the boundary (increasing to 3.7 metres). The roof eaves is also lowered and although the length is more significant than the existing dwelling it is not considered to be imposing, or cause a loss of light, to a level that would have any adverse impact contrary to planning policies. The enclosure of the terrace space will mean that it is not possible to overlook the neighbouring dwelling.

The addition of the fence could be Permitted Development. In any case the works are not considered to have any adverse impact on either the neighbour sharing that boundary or the wider character and appearance of the site or surrounding areas. The fence is a considered approach to provide privacy to the occupiers of this dwelling where previously the rear was open.

In response to the other particular issue raised in representations, concerning previous development, it is not considered relevant to this proposal as the application should be assessed on its own merits. A question was also raised in this respect about the inclusion of velux windows and accommodation within the roof space. This work would not have required a planning application as it would have been considered Permitted Development.

Accessibility -

Access to the site will remain unchanged. However, there is a new garage created and the existing driveway is shown with separation due to the change in levels. There is an excess of parking space on site and this will remain the case with the proposed development. Given the narrow street however, this is not

considered to raise any concerns.

S106 / CIL - As an extension to an existing dwelling house this application is not subject to a Planning Contribution Calculation.

Conclusions

The proposed development is considered to accord with the policy, specifically as set out within the Saved Adopted Torbay Local Plan 1995-2011. For this reason the application is deemed acceptable and is therefore recommended for approval.

Condition(s)/Reason(s)

01. The windows indicated as obscure glazing on the side (West) elevation of the extension shall be installed as such prior to the first occupation of the extension and shall be maintained as such at all times thereafter unless otherwise agreed in writing by the Local Planning Authority. Furthermore no additional windows, doors or other openings shall be installed in that elevation without the prior approval in writing of the Local Planning Authority.

Reason: To ensure that the amenity of the neighbouring occupiers is preserved and not adversely affected in accordance with policy H15 of the Saved Adopted Torbay Local Plan 1995-2011.

02. The use of the extension as hereby approved shall be at all times ancillary to that of the main dwelling house and at no time shall it be occupied or sold separately, subdivided, or used as separate holiday or business accommodation unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the amenities and character of the area is not adversely impacted upon in accordance with policies BES and H15 of the Saved Adopted Torbay Local Plan 1995-2011.

03. Any new surfacing of the driveway areas shall be of a permeable material or shall drain towards a porous surface within the property and shall not drain into the existing drainage systems or out of the site.

Reason: To ensure that the development is constructed in a sustainable manner in accordance with PPS25 (Development and Flood Risk)

Relevant Policies

H15 House extensions
BES Built environment strategy
BE1 Design of new development
T25 Car parking in new development