

Application Number

P/2012/0414

Site Address

Collingwood
38 Braddons Hill Road East
Torquay
Devon
TQ1 1HB

Case Officer

Mr Adam Luscombe

Ward

Wellswood

Description

To form balcony and additional apartment at roof level

Recommendation

Conditional Approval

Site Details

The site contains a Grade II Listed early-mid 19th Century villa which has suffered fire damage and been in part reconstructed with additional development in the grounds.

Detailed Proposals

It is proposed to convert the existing single unit within the roof space into two, one-bedroom, units. Changes are also then proposed to the existing windows where it is proposed to form two doors leading to onto a new balcony area.

Summary Of Consultation Responses

Senior Heritage and Design Officer – proposed area for alteration is within the area of new build following the fire. The alterations will not impact on the original character of the listed building.

Summary Of Representations

Letters of objection have been received. These raise concerns for:

Parking
Size of accommodation
Unfinished existing development
Overlooking
Works to a Grade II Listed Building
Overdevelopment

The objections have been lodged against both the listed building consent and

planning application. They have been re-produced at Page T.201.

Relevant Planning History

P/2006/1111 Restoration And Conversion To 9 Apartments And 2 Houses
(As revised by plans received 16 October 2006 and 23 October 2006 and letter dated 20 October 2006) – PERMITTED 28.11.2006

Key Issues/Material Considerations

The key considerations for this application concern the impact on neighbouring amenity; adequacy of residential environment created; and effect on the Listed Building and its historic character and qualities.

In this case, in terms of the amenity of neighbours, whilst a balcony is proposed it is not considered that it would have any significant adverse effect. It would have potential to have a marginally greater impact than the existing relationship of the property, for instance from first floor windows. However, with limitations of the extent of the balcony which can be used this could be overcome.

In considering the suitability of the residential environment created, and that of the one lost, it is noted that a much larger unit would be lost by through the proposal. However, the two created units are still ample in space and size, providing one and two-bedrooms respectively. In addition, with the associated alterations, there would be external amenity space created which would improve the environment for the occupants.

Regarding the impact on the character of the Listed Building, this property has unfortunately suffered significant damage in the past and as a result has had to be re-built. Whilst the listing still stands this part of the building was an aspect that was rebuilt and as such does not hold any historic value. The changes are in keeping however with the wider character and would not cause any adverse effect on the general historic qualities of the building.

The car parking situation is noted to include two spaces for the existing unit. The inclusion of one additional unit, at a smaller size, should not be restrictive in this central location. To ensure though that sufficient parking is provided for the use of the development details were requested and those submitted will need to be adhered to.

S106/CIL - In considering the application the proposal has been assessed against the provisions of the Planning Contributions and Affordable Housing Supplementary planning Document and, in line with that policy document, it is considered that a contribution of £1360 would be required. This contribution represents the difference between an existing unit of approximately 160sq metres and two proposed units measuring approximately 63 and 76sq metres each. The assumed contribution for the existing unit was deducted from the total required for the two new units as mitigation for the existing use and subsequent

demands on local infrastructure.

Conclusions

The proposed development is not considered to cause any significant harm to the character, or appearance, of the Listed Building. Furthermore the development would not result in overdevelopment through the addition of one more unit and a reduction from 4 bedrooms to 3 overall. Having considered the details of the application and representations submitted the proposal is considered to accord with the provisions of the Saved Adopted Torbay local Plan 1995-2011 and as such the application is recommended for approval.

A site review meeting was undertaken, given the objection to the proposals. Following that meeting it was considered appropriate for the application to be put before the Development Management Committee.

Condition(s)/Reason(s)

01. The agreed vehicular parking arrangements shall be set out on site and maintained in accordance with the details hereby approved prior to occupation of the unit hereby approved, unless otherwise agreed in writing by the local planning authority.

To ensure adequate parking is provided and maintained in accordance with policy T25 of the Saved Adopted Torbay Local Plan 1995-2011.

02. Notwithstanding the plans as hereby approved, prior to first use of the balcony hereby approved, a section of the balcony from the West up to the first window shall be blocked and not made available for use as a balcony. The block shall be no higher than the existing parapet wall. The use of that area shall be for maintenance only and not for any other purpose unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the amenity of the neighbouring occupiers is maintained in accordance with policies H4 and H15 of the Saved Adopted Torbay Local Plan 1995-2011

Relevant Policies

BES Built environment strategy
BE1 Design of new development
BE6 Development affecting listed buildings
BE5 Policy in conservation areas