

Application Number

P/2012/0619

Site Address110 Hookhills Road
Paignton
Devon
TQ4 7NT**Case Officer**

Mr Adam Luscombe

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 outbuilding to cover the pool at the rear of the dwelling and to alter the porch to the front.

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

This application revises a previously refused scheme on the site. That was for an extension to the rear. The proposal differs with a lower height and is detached from the dwelling.

Recommendation

Approval

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 construct a detached outbuilding to the rear with a lean to roof over a single storey building running adjacent to the northern boundary. The

building will be a maximum of 2.7 metres high, reducing down to 1.8metres adjacent to the boundary. It will have a total length of 14.307 metres and a maximum width of 5.493 metres. 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 the existing swimming pool.

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

Summary Of Consultation Responses

No Comments Received

Summary Of Representations

At the time of writing, prior to the completion of the consultation period, five letters of objection have been received. The key issues raised are:

Amenity
Overall height
Loss of outlook/view
Noise
Proximity to other dwellings
Overlooking
Loss of light
Overdevelopment

These are re-produced at Page P.200.

Relevant Planning History

P/2011/1068 Remove porch, alterations to form enlarged tiled roof to cover porch and front of house; build pool/games room at rear in garden – REFUSAL 30.01.2012

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, it is deemed that the proposal has addressed many of the concerns previously raised.

The development is now separated from the dwelling house which breaks up the scale and bulk of the overall development. Further more there is a reduction on both the overall height and especially the height adjacent to the fence. The overall length has also been reduced by approximately 3 metres.

Previously there was a concern for the scale of the development and how it would lead to overdevelopment. The separation from the existing dwelling and the reduction in size will mean that it is considered the works will not overdevelopment the site.

The proposed development, on other sites, would be considered Permitted Development. In this case there is a restriction on Permitted Development allowances on this and the entirety of the surrounding development and therefore it is subjected to the planning application. The restriction applies because of a condition on the original planning consent for the wider development as a whole. The reason given was to protect the appearance and amenities of the area.

The previous development was higher than the boundary fence and considered to be imposing on the access lane and to affect the outlook from the neighbouring properties. The revision to the plans reduce the height and therefore reduce the impact. The properties are approximately 12 metres away and the development would not lead to a loss of light to any of those neighbouring buildings. Furthermore the single storey design, behind the fence, would not contribute to any overlooking.

Principle and Planning Policy -

The development would not have any significant affect on the amenity of neighbouring occupiers and would not lead to overdevelopment of the site. Whilst it would develop a large proportion of the rear garden sufficient amenity space is maintained around the development to provide an adequate residential environment.

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 given that there are no adverse impacts of the development on the built environment setting or the residential amenity.

Condition(s)/Reason(s)

01. The proposed outbuilding as hereby approved shall not be used as habitable space and shall at all times remain ancillary to the use of the existing dwelling unless agreed otherwise by the Local Planning Authority.

Reason: To ensure that the proposed development does not harm the amenities of the area in accordance with policy H15 of the Saved Adopted Torbay Local Plan 1995-2011.

Relevant Policies