

Application Number

P/2012/0483

Site AddressPavings
Roundham Gardens
Paignton
Devon
TQ4 6DD**Case Officer**

Mr Robert Pierce

Ward

Roundham With Hyde

Description

Extension to form hobbies room and utility room

Executive Summary/Key Outcomes

This a revised scheme for a single storey extension to the rear of this property. The principal of a slightly smaller extension has recently been allowed at appeal and any perceived adverse impact of the adjoining occupiers now have to be considered. This application was the subject of a site review meeting on 5th July 2012 when it was decided that the matter should be dealt with at Committee.

Recommendation

Approval.

Site Details

Large two storey detached dwelling which is situated on the north side of Roundham Gardens. It is one of several large dwellings occupying sizeable plots on this headland. The property has a car port and garage attached to the side elevation which extend out onto the boundary with the property next door.

Detailed Proposals

Permission is sought to form a single storey extension to the north west corner of the property. The plans indicate a flat roofed structure with a roof lantern over. The proposed extension would project out from behind the existing lobby/wc and garage along the side boundary towards to a point slightly off the rear boundary. The resulting accommodation would comprise a utility room and hobbies room with pyramidal roof over.

Summary Of Consultation Responses

None.

Summary Of Representations

Representations received from neighbours. main issues raised include : overdevelopment, loss of hedging on rear boundary, out of character with other properties in the area. These are re-produced at Page P.201.

Relevant Planning History

- P/2004/1279 Alterations and Erection of Pitched Roof over Existing Flat Roof Dormer PER - 13/01/2005
- P/2005/2087 Dormer Roof Extension (as revised by letter and plans received 3 January 2006) PER - 17/01/2006
- P/1989/1868 Insert Dormer Window between Existing Dormer Windows PER - 03/11/1989
- ZP/2010/0622 Pre Application enquiry ...Provided it's no closer to the boundary than the garage then acceptable.
- P/2011/0230 Formation of 2 storey extension at rear to form utility room and bedroom with en suite over. Refused 3.5.2011.
- P/2011/1014 First floor extension to side over existing garage and car port and utility room to rear. Application Refused 14.11.2011. Appeal dismissed with the exception of the utility room which was allowed. 6th March 2012

Key Issues/Material Considerations

The principle of a single storey extension to the rear of this property has already been accepted by way of the Appeal Decision. In allowing the extension the Inspector was of the opinion that it would not be visible from the public realm and would not detract in any way from the area's character and appearance. Although at that time concerns were raised by neighbours about the potential removal of the conifers, even if it were to occur, it would not amount to justification for refusing permission. This latest proposal now includes an increase in the footprint of the approved extension and a further small extension projecting out from the garage. No windows are indicated to the rear or side of the extension and the roof lantern is set well off the boundaries. Overlooking is not therefore considered to be an issue. In respect of impact on the amenities of the properties to the side and rear, whilst the extension would be visible on or near to their boundaries, this visual impact is considered to be acceptable and as it is single storey it would not have an overbearing impact either. There will be a requirement by condition for the side and rear elevations to be finished in brick to match the existing property, therefore its appearance is also considered to be acceptable.

Principle and Planning Policy -

H15 House Extensions
BES Built Environment Strategy
BE1 Design of new development

Economy -

Will create work in the construction industry

Closing the gap -

No issues

Climate change -

No issues

Environmental Enhancement -

Not visible from the public realm

Accessibility -

No issues

Vibrant Town Centres -

No issues

S106/CIL -

Not applicable

Conclusions

The proposed extension is not visible within the public realm, it will be subservient to the host property and it will not have any adverse impact on the amenities of the neighbouring properties.

Condition(s)/Reason(s)

01. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no additional windows or other form of opening shall be introduced into the side (north) and rear (east) of the extension hereby approved, without the prior grant of planning permission in that behalf.

Reason: To protect residential amenity and in accordance with the objectives of Policy H15 of the Saved Adopted Torbay Local Plan 1995-2011.

02. The materials to be used in the construction of the external surfaces of the extension hereby approved shall match those used in the existing building.

Reason : To ensure a satisfactory form of development and to meet the criteria of

Policies BES, BE1 and H15 of the Saved Adopted Torbay Local Plan 1995 to 2011.

Informative(s)

01. The proposal has been assessed against the criteria of Policies BES, BE1 and H15 of the Saved Adopted Torbay Local Plan and it is considered to be an acceptable form of development.

Relevant Policies

BES Built environment strategy