

P/2011/0105/MPA
Roundham With Hyde Ward
Seaford Sands Hotel, 17 Roundham Road, Paignton
Demolition, alterations and conversion to form 14 dwellings

Site Details

The application site is a broadly rectangular plot on the north side of Roundham Road opposite the junction with Braeside Road. The site currently contains a hotel within a detached villa which has been extended over the years. It is two storeys with rooms in the roof. The site is within the Roundham and Paignton Harbour conservation area and is covered by a Tree Preservation Order.

Relevant Planning History

- P/1990/1514 Alterations and extensions to form additional accommodation – PER – 19/10/1990
P/1994/0209 Replacement UPVC windows to front and side elevations and erection of rear conservatory - REF – 05/05/94
P/1994/0236 Demolition works in connection with replacement UPVC windows to front and side elevations – REF – 05/05/94
P/1998/1468 Change of use to residential/nursing care for the elderly – PER – 29/10/98
P/2008/0950 Replacement 34 windows and doors with UPVC – PER – 01/09/08

Pre-application enquiries ZP/2010/0527 & ZP/2011/0012 – Conversion to 14 residential units, this proposal has come about as a result of these pre-application discussions.

Relevant Policies

- HS Housing Strategy
H2 New Housing on unidentified Sites
H4 Conversion and Sub-division into flats
H9 Layout design and community aspects
TU6.12 Principal Holiday Accommodation Areas
CF6 Community Infrastructure Contributions
W7 Development and waste recycling facilities
L9 Planting and Retention of Trees
BES Built Environment Strategy
BE1 Design of New Development
BE5 Policy in Conservation areas
T1 Development Accessibility
T3 Cycling
T25 Car Parking in New Development
T26 Access from Development onto the Highway

Guidance on Principal Holiday Accommodation Areas
Planning Contributions and Affordable Housing Supplementary Planning Document

Proposals

This application proposes the demolition of some of the extensions to the existing building, comprising the conservatory on the south west corner of the building and the two storey side extension with conservatory on the east elevation of the building. It is also proposed to reconstruct the two storey rear element and replace the conservatory with a smaller, more sympathetic version. The resultant building would be reconfigured to provide 12 dwellings which are mostly two storey. It is also proposed to construct a 'coach house' style building to the south east corner of the site which would accommodate 2 more dwellings. Parking provision would be provided to the front of the building along with bin and bike storage facilities.

Consultations

English Heritage: No comments

Highways: The number and layout of the parking spaces is acceptable. The access needs some work to bring it up to standard.

Tree Officer: Acceptable subject to conditions securing a tree protection plan in relation to the off site Beech tree and the submission of a landscaping scheme which achieves space for planting of at least one Pine tree.

Representations

1 comment has been received which relates to the following issues:

- Concerns about overlooking
- Concerns about potential disruption through construction period

This has been re-produced at Page P.201.

Key Issues/Material Considerations

The key issues in determining this application are (1) the principle, (2) the visual impact and impact on the conservation area, (3) neighbour amenity, parking and access issues, (4) trees and landscaping issues, (5) S.106 issues.

Principle

The application involves the conversion of a hotel into residential units. The site is within the Roundham Road West Principal Holiday Accommodation Area (PHAA). However, the recent review of PHAAs designated this area as a 'green zone', which means that conversions to residential use would be considered acceptable in principle. The proposal is for good sized units, most of which are two storeys. The proposal also involves the removal of unsightly additions to the building. Therefore the proposal is considered to be acceptable in principle and in line with current policy.

Impact on Conservation Area

The hotel has been significantly extended over the years. This proposal seeks to remove unsightly additions to the building in order to reinstate the relationship of a detached villa in its grounds. As such the proposal is considered to be an enhancement of the conservation area. New additions are proposed, however, these are sympathetic to the building and the conservation area.

The proposal involves the erection of a coach house in the grounds of the building. This is considered to be an acceptable way to develop the site and the proportions of the building are appropriate for the context. The front elevation of this building has been redesigned following feed back from the conservation officer.

Neighbour Amenity

The alterations to the main building essentially result in the removal of elements of the building and minor additions. Therefore the general mass of the building exists and would not result in an additional impact upon neighbouring properties. Some windows have been made into doors, some of which have small balconies. An issue has been raised with regards to the relationship of the new balcony at roof level, with Roundham House, however this is over 30m away, and as such results in an acceptable residential relationship.

The arrangement of windows is similar on the west elevation to the existing building, the main change being a balustrade to a full length window, a projecting gabled extension of 1.2m deep, and a new window within the existing side extension. The balconette is over 25m from 15 Roundham Road and the new window in the gable is 10m away, this being obscure glazed. These relationships are considered to be acceptable in terms of overlooking. The coach house lies low in the site and has no windows on the rear, except for roof light windows. It is not considered that this element of the proposal would have an adverse impact on neighbouring properties.

Parking and access

The proposal provides for 1:1 parking which is considered to be acceptable in this location. The layout is workable and the access provides sufficient visibility. Minor alterations to the access will be required and these will be secured by condition.

Trees and Landscaping

The site is currently relatively devoid of soft landscaping and as such it is recommended that a landscaping condition is attached. An off site tree is considered to be important and as such a condition requiring its protection is also recommended. Subject to these controls the issue of trees and landscaping is considered to have been appropriately dealt with.

S.106 Issues

The s.106 contributions have been calculated in accordance with the Councils SPD as follows. The sustainable transport contribution (£23,960) is fully mitigated by the existing use as a hotel. The remainder of the contributions are as follows:

* Waste Management	£ 700
* Stronger Communities	£ 1,780
* Education	£ 5,350
* Lifelong Learning	£ 3,060
* Greenspace	£15,830

TOTAL: £26,720

The applicant has confirmed that he is happy to enter into a s.106 agreement. This will need to be signed before the application can be approved.

Sustainability – The proposal results in the efficient reuse of a building in a relatively sustainable location.

Crime and Disorder – No issues

Disability Issues – No issues

Conclusions

The application is in line with the new guidance on changes of use within PHAAs. The unsightly extensions are to be removed, new additions and changes are sympathetic. As such the proposal is recommended for approval subject to conditions and the signing of a s.106.

Recommendation Conditional Approval: subject to the signing of a s106 agreement in terms acceptable to the Executive Head within 6 months of the date of this committee. Conditional Approval

Condition(s):

01. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure, hard surfacing materials, bin stores, bike stores, meter boxes. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate, implementation programme. The planting scheme shall include at least one pine tree.

Reason: In the interests of visual amenity and to comply with the objectives of policies H9, L9 and BE2 of the saved adopted saved Torbay Local Plan 1995-2011.

02. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, or at such other time as agreed by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenities of the area.

03. Prior to the commencement of the development hereby approved a scheme for improvements to the access to the car park shall be submitted to and approved in writing by the Local Planning Authority. The approved works shall be carried out in accordance with the approved details.

Reason: To ensure that the access to the site is safe and convenient in accordance with policy T26 of the Saved Torbay Local Plan 1995 – 2011.

04. Prior to the commencement of the development hereby approved a Tree Protection Plan in line with B.S. 59837 shall be submitted for the approval for the protection of the rooting environment and above ground tree parts of the offsite Beech tree, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved plan.

Reason: In order to protect the off site tree, in the interests of the amenity of the area, in accordance with policy L9 of the Saved Torbay Local Plan 1995 – 2011.