

Application Number

P/2012/0841

Site AddressWilsbrook
77 Avenue Road
Torquay
Devon
TQ2 5LL**Case Officer**

Miss Alix Cathcart

Ward

Tormohun

Description

Change of use from guest house to (C3) dwelling house - retrospective

Executive Summary:

This proposal meets the criteria of Policy TU6 for the loss of holiday accommodation and the location is suitable for the residential use proposed.

Recommendation:

Approval.

Site Details

Semi-detached two-storey house on the east side of Avenue Road, lying within the Torre Conservation Area.

The applicant is already occupying the property as a single dwelling house; the application is therefore retrospective and follows the involvement of the Planning Investigation Officer.

Detailed Proposals:

Change of use from guest house to residential use falling within Class C3 Dwelling Houses.

At the time of preparation of this report, details are awaited supporting the case for the loss of holiday accommodation, as required by Policy TU6.

Consultation Responses:

Natural Environment: The financial contribution would be used for the enhancement and improvement of Upton Park and the facilities available therein.

Representations:

No objections

Relevant Planning History:

None found.

Key Issues/Material Considerations:

Loss of tourist accommodation within a Principal Holiday Accommodation Area is considered against the document "Revised Guidance on the Interpretation of Policies TU6 (Principal Holiday Accommodation Areas) and TU7 (Holiday Accommodation elsewhere) of the Adopted Torbay Local Plan Approved March 2010". The application site is shown within a Green area where, for small guest houses with up to 10 bedrooms, residential use is likely to be allowed.

It is expected that when the criteria of Policy TU6 have been addressed by the applicant, it will be possible to accept that the loss of previous use would not harm the holiday character and atmosphere of this PHAA.

The application site lies in a mixed use area of predominantly residential uses, including flats and institutional accommodation, and some commercial uses. The building would originally have been built as a house. The internal accommodation is suited to the proposed use. There is little outside garden area at the rear, but ample parking provision at the front. There would be no material detriment to the privacy or amenities of the neighbouring occupiers and the proposed use is considered entirely appropriate for the property and its location.

Section 106/CIL: The application proposal has been assessed against the provision of the document "Planning Contributions and Affordable Housing, Supplementary Document – Update 3, Economic Recovery Measures April 2011". A financial contribution would be payable in respect of the proposed new use, as set out below. No contribution would be payable in respect of Sustainable Transport as use, in this regard, as a single dwelling would be significantly less than its use as a guest house. Mitigation has been applied at a rate of 50% in respect of Greenspace and Recreation, in recognition of the property's former use. The contribution has been calculated on the basis that the dwelling would be in the category "Larger Properties 4+ bedrooms, in excess of 120sq m."

Waste Management	£ 50
Lifelong Learning	£ 470
Greenspace & Recreation	£2370 x 50% = £1185

TOTAL **£1705**

The discount for early payment would be £85.00.

Conclusions

Provided that supporting details are provided which support the case for the loss of holiday accommodation, the proposal will be considered to reflect Local Plan Policy criteria. In that case, the application will be recommended for approval, subject to provision being made, prior to the issuing of a decision, for the

payment of the financial contribution due under the Council's policy.

Informative(s)

01. Summary of reasons for the grant of permission: This proposal meets Local Plan policy criteria because the use proposed is an appropriate one in this location.

Relevant Policies

TU6 Principal Holiday Accommodation Areas