

Application Number

P/2012/1338

Site Address

37 Long Wools
Paignton
Devon
TQ4 6HU

Case Officer

Mr Robert Pierce

Ward

Churston With Galmpton

Description

Alterations and additions to form first floor bedroom and en suite accommodation

Executive Summary/Key Outcomes

This is a householder planning application and there have not been any objections received. However because the applicant is related to Councillor Excell (brother) it can only be determined by the Committee.

Recommendation

Approval

Statutory Determination Period

8 Weeks

Site Details

Detached bungalow which forms part of an estate of similar properties. It backs onto open countryside to the rear.

Detailed Proposals

Permission is sought to erect a box dormer with balcony to the rear of the property.

Summary Of Consultation Responses

None

Summary Of Representations

None

Relevant Planning History

ZP/2011/0676 Pre Application Enquiry Extensions and dormers Advised Split decision

Key Issues/Material Considerations

The application is presented to Committee because the applicant is the brother of Councillor Robert Excell.

The main issues with this proposal relate to visual appearance and whether there would be any adverse impact on the amenities of the adjoining occupiers. In respect of these issues there are other box dormers to the rear of nearby properties at No's 39 and 41. The property backs onto open countryside and therefore it will not be visually intrusive within the street scene. In terms of overlooking from the balcony, this will be brought in off the boundary and therefore overlooking will not be considered a problem.

Principle and Planning Policy -

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

Economy -

The proposal will create job opportunities in the Construction Industry

Closing the gap -

No obvious issues

Climate change -

Efficient use if the roof space.

Environmental Enhancement -

No issues

Accessibility -

No issues

Vibrant Town Centres -

No issues

S106/CIL -
Not applicable

Conclusions

The proposed dormer and balcony are considered to be visually acceptable and will not have any adverse impact on the amenities of the adjoining occupiers.

Informative(s)

01. The proposed development has been considered against the criteria of Policies BES, BE1 and H15 of the Saved Adopted Torbay Local Plan 1995 to 2011 and is considered to be an acceptable form of development.

Relevant Policies

BES Built environment strategy
BE1 Design of new development
H15 House extensions