

Application Number

P/2013/0450

Site Address52 Preston Down Road
Paignton
Devon
TQ3 1DU**Case Officer**

Mr Alistair Wagstaff

Ward

Preston

Description

Alterations and extensions to provide additional accommodation (Re-submission of P/2013/0198)

Executive Summary/Key Outcomes

The application proposes a series of extensions and alterations to the host property including two, two storey extensions, the key considerations are the site constraints, impact on the street scene, the impact on the living conditions of the neighbouring occupiers and highways considerations. In these regards the application is considered acceptable and as such is recommended for conditional approval.

This application is brought before Committee due to concern expressed by two ward Councillors, that the matter could not be address by a Site Review Meeting.

Recommendation

Approval; subject to Committee Site Visit.

Statutory Determination Period

8 weeks 27th June

Site Details

52 Preston Down Road is a 3 bedroom residential property, it has its principle elevation facing seaward with a side elevation facing the road. The property does not sit squarely within the plot and is instead on an angle, in order to gain sea views from principle rooms. It is located on a section of Preston Down Road which is one-way. The site slopes down to the North, the East and the South giving it an elevated appearance, however, this is largely masked in the wider street scene due to other buildings and foliage.

The property has a single story element on the west side comprising a garage, breakfast room and garden room.

Detailed Proposals

It is proposed to demolish the existing single story element of the property and

build a two storey extension to the West side, this element will come forward at ground floor level (towards the road) by approximately 1.8 m, but be set back to the rear by approximately 3m, the two storey element of this extension is more limited in mass with a maximum depth of 6m compare to the ground floor element which is 9.5m, this element has a hipped roof, reducing the impact on the neighbour.

A new terrace is proposed at ground floor level to reduce the steepness of the rear garden, with a frameless balustrade enclosing it.

An additional two story extension is proposed to the north, to the rear of the site, this will replicate the existing double bay feature on the west elevation creating three bays in total.

Summary Of Consultation Responses

Highways: Providing a vehicle can turn around on site and exit in a forward gear, Highways would not object.

Arboriculture: No objection; the only constraining arboricultural feature is the mature Birch tree, which is a relatively short lived species and its light canopy rarely contributes significantly to other than visual amenities. The terrace will cut into a portion of the root plate but the tree appears vigorous enough to cope with this if it is intended for it to be retained by the applicant.

Summary Of Representations

5 objections have been submitted, the key points of planning merit raised are:

Highways issues, loss of light to neighbouring properties, overlooking / loss of privacy, set precedent for other developments, impact on trees, over development, could be subdivided in future.

These representations have been sent electronically for Members consideration.

Relevant Planning History

P/2013/0198 Alterations and extensions- withdrawn

Key Issues/Material Considerations

The Key issues in this scheme are the site constraints, the impact on the street scene, the neighbouring occupier's living conditions and highways considerations.

The site of 52 Preston Down Road is a substantive plot, the proposed development will occupy approximately 1/3 of the site set back approximately 12 metres from the highway and 10 metres from the rear boundary. In relation to the side boundaries the proposal is no closer than the existing built form, with the exception of the rear extension, which does draw closer to the boundary but is

still over 1 metre from the boundary. On this basis the proposed extensions are not considered to over develop the site.

In relation to the streetscene there is a wide variety of property styles both bungalows and houses of a variety of designs offering no overriding character in terms of appearance. There is, however, a pattern of dwellings being set back from the highway with mature front gardens and also a degree of separation between dwellings.

The proposal will retain the set back pattern of development and while an enlarged driveway is proposed, this retains a grassed area over the proposed soak away and the highway boundary vegetation is also retained.

A landscaping condition is proposed to ensure a satisfactory landscaping is provided to the front and also the rear of the site. In relation to the separation of dwellings within the street scene, this application does pull away part of the existing dwelling from the boundary to the neighbouring property on the west, but it also introduces a new two story extension on this side. This does close the gap with the neighbouring property to a degree, however given that there is a degree of separation provided by the neighbouring property's driveway, it is, on balance, considered that this is not substantively out of character with the street scene.

The proposed street fronting elevation also provides a more traditional front elevation to the dwelling compared to the existing elevation, which reads more as a side elevation. The upper floor is proposed to be clad in cement fibre boarding, this will be a new treatment to an elevation in the streetscene, however, there is a wide variety of designs and finish to the properties in the vicinity. Therefore on balance this is not considered a detrimental addition. There are however no details of the exact finish and colour, this will therefore need to be the subject of a condition to ensure its visual appearance is acceptable.

The impact on the neighbour's residential amenity is a key consideration in this case and a number of residents have expressed concern. The most substantive impact of the scheme is on the neighbour to the west. A more substantive built form would be created abutting the boundary of this property, however the two properties are separated by a distance of approximately 6 metres. While this relationship is more substantive than the status quo, relationships of this nature are common in residential areas. On balance it is considered that the resultant relationship is not so detrimental to the neighbour's residential amenity that it would warrant the refusal of the application.

A number of new windows are proposed as part of the extension at first floor level, a revised plan has been submitted showing that all but two of these are to be obscure glazed. This ensures that no overlooking will take place to the west and north, the window to the south will over look the street and is in excess of 25

metres from the property across the street and is also in part obscured by the boundary foliage of the two properties. As such this relationship is deemed acceptable.

In relation to the new bay window to the east, this has been designed to provide seaward vistas. It will provide views of the properties below, however, this is only a marginal increase on the existing relationship. Given that there is a distance of between 15 and 25 metres to the adjoining properties (depending on which property you are looking at) and also considering the surrounding boundary treatments and topography of the area, this will not create a harmful relationship.

Given the elevated nature of the site, particularly in relationship to the properties to the North to North East, consideration is given to whether the development will have an over bearing relationship to these properties. The rear extension is under 4 meters in outward extent with hipped gables. The extension will create an additional impact, however, given the distances involved the relationship is not considered detrimental and replicates many situations in Torbay due to the undulating topography of the area.

In conclusion, in relation to the impacts of the scheme on the surrounding residents' amenity, the impacts are considered acceptable in this case.

There is a mature Birch tree in the rear garden, the arboricultural officer has reviewed the scheme and advised that the root plate the tree appears vigorous enough to cope with this if it is intended for it to be retained by the applicant. It is also noted that the tree is not protected by either a TPO or the virtue of being located in a Conservation Area, as such it could be felled at any time.

In highways terms, as an extension to an existing dwelling, it is not envisaged that additional trips would be generated by the development. The highways department have confirmed that they raise no objections to the application providing vehicles can exit the site in a forward gear. An additional plan has been provided by the applicant showing that this is possible due to the enlarged driveway being provided. As such while there have been objections from local residents concerning highway safety the application is considered acceptable in that regard.

S106/CIL -
Not applicable

Conclusions

Having considered the impact of the development and considered it against the relevant local and national planning policy the scheme is recommended for conditional approval.

Condition(s)/Reason(s)

01. Prior to the commencement of the development details of the cement fibre board cladding shall be submitted to and approved by the LPA. The extension shall then be completed in accordance with the approved details. Reason: To ensure the form and appearance of the extension is acceptable and in accordance with policies BES, BE1 and H15 of the Saved Adopted Local Plan 1995-2011.

02. Prior to the commencement of the development a detailed landscaping plan showing boundary treatments and other landscaping proposed on site shall be submitted to and approved by the LPA. All landscaping shall be carried out within the first planting season following the completion of the development, unless otherwise agreed in write with the LPA. Reason: To ensure a satisfactory form of development and in accordance with Policies BES and BE1 of the Saved Adopted Torbay Local Plan 1995-2011.

03. The proposed first floor windows, shown as obscure glazed on plan 7006.05D, shall be obscure glazed and be permanently retained as such.

Reason: To preserve the residential amenity of the neighbouring occupiers and in accordance with the Saved Adopted Torbay Local Plan 1995-2011.

04. No trees or shrubs retained or planted as part of the landscaping scheme required by condition 2 shall be cut down, felled, uprooted, removed, destroyed, lopped or topped without the prior written consent of the Local Planning Authority. If within a period of 5 years from completion of the development any of the approved landscaping, whether it be retained or planted, is destroyed, dies or is seriously damaged or defective, another tree or shrub of the same species shall be planted at the same location in the first planting season following death, damage, removal etc.

Reason: To ensure that landscaping as approved and implemented is allowed to become established and to comply with the objectives of Policy L9 of the saved adopted Torbay Local Plan 1995-2011.

Relevant Policies

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