

Application Number

P/2013/0244

Site AddressTallet
Barrington Road
Torquay
Devon
TQ1 1SG**Case Officer**

Mr Alexis Moran

Ward

Wellswood

Description

Formation of extension at first floor level (revised scheme)

Executive Summary/Key Outcomes

The application seeks permission to raise the existing roof level to provide an extra storey of residential accommodation through the addition of a natural slate hung mansard roof. This is a revised scheme from that one originally submitted and has been re-advertised.

The original submission resulted in three objections and three letters of support being received. The revised application has received two objections at the time of writing this report. The key issues raised were;

- Impact on character and appearance of the Conservation Area
- Overlooking and overbearing impact
- Impact of size and design of the proposal.

Due to the size and design of the proposed extension to the property it is considered to be an acceptable addition to the Conservation Area which would be subservient to its neighbours. The proposed increase in height will be visible from the wider Conservation Area, but is deemed to preserve its character or appearance.

Due to the relationship of the site to its neighbours at the rear, who are significantly lower, it is not considered that the proposal would result in significant overlooking or have an overbearing impact. An increase in overlooking into the curtilage of the neighbouring property to the East is likely as a result of the development, however, this is deemed to be an acceptable level and not one worthy of resulting in the application being refused.

The proposal is therefore deemed to comply with policies BES, BE1, BE5 & H15 of the saved adopted Torbay Local Plan 1995-2011.

Recommendation

Approval.

Site Details

The property is situated within the Warberries Conservation Area. It has been extended over time in various forms. It is currently not recognised as an important building or one

which specifically contributes to the Conservation Area. It is a detached dwelling set on the hillside, largely below the level of the street to the front, but significantly higher than the properties at the rear.

Detailed Proposals

The application seeks permission for the formation of an extension at first floor level which will involve raising the existing roof height and forming a natural slate hung mansard roof. The scheme is a revision to that originally submitted and as such has been re-advertised.

Summary Of Consultation Responses

Conservation Officer - No objection.

Summary Of Representations

The present design is a revised scheme which has been re-advertised as part of the process. Originally objections were received from three people, two neighbours and one agent on behalf of one of those neighbours. Three letters of support were also received.

The letters of objection raised the following concerns of planning merit:

- Impact on appearance/character of Conservation Area
- Impact on light
- Impact on privacy and amenity
- Impact though noise (especially during construction)
- Impact of scale.

The letters of support raised the following points:

- Not deemed to have an impact
- Improved appearance
- No impact on their property.

Since the scheme has been re-advertised two letters of objection have been received which relate to:

- Impact on appearance/character of Conservation Area
- Overlooking and overbearing impact
- Impact of size sting and design of the proposal.

Relevant Planning History

DE/2012/0112 First floor extension - The applicant was advised that the principle of the development is acceptable and likely to gain officer support
14.02.2013

P/2012/0094 Formation of first floor level and associated works - Refused by delegated powers; 25.04.2012

Key Issues/Material Considerations

The key issues to consider in relation to this application are the impact it would have on the character and appearance of the Conservation Area and that of the original dwelling, and the amenity and privacy enjoyed by the occupiers of neighbouring properties.

At present the property's roof line appears at a low level on the Barrington Road/Higher Warberry Road elevation in comparison to its two neighbours. Although raising the roof

will make the property more visible it will still be subservient in height and would not appear incongruous in the street scene.

When viewed from across the valley it is not deemed that the increase in height would have a significant impact on the character and appearance of the wider Conservation Area and in fact would result in an architecturally more appealing building than the present one. The size and design of the proposed development is considered to be an acceptable addition to the Conservation Area. The form of the extension as a mansard roof assists in assimilating it into its context.

The properties to the rear are sited significantly lower than the application site and therefore the addition of an extension at first floor level would have an acceptable impact on privacy and amenity given the angle of view. Although the proposal is likely to have an effect on the privacy of residents in the property to the East it is not considered that the level of overlooking is sufficient enough to result in the refusal of the application.

Conclusions

The proposed first floor roof extension is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Relevant Policies

BES - Built environment strategy
BE1 - Design of new development
BE5 - Policy in conservation areas
H15 - House extensions