

Application Number

P/2013/0529

Site Address147 Fore Street
Barton
Torquay
Devon
TQ2 8DN**Case Officer**

Mr Alistair Wagstaff

Ward

Watcombe

Description

Two storey extension to side, rebuild detached garage.

Executive Summary/Key Outcomes

The application proposes a two storey side extension and a new garage.

The key issues to consider are the impact on the neighbouring occupiers' residential amenity, the impact on the character and appearance of the Conservation Area, and parking and access.

Following the submission of revised plans to attend to design concerns, the application is considered to be acceptable and as such is recommended for planning approval, subject to conditions.

Recommendation

Conditional Approval.

Statutory Determination Period

8 weeks expired 16th July, delayed due to requirement to be decided at committee. The application is brought before committee at the request of Cllr Darling.

Site Details

147 Fore Street Barton is located in Barton Conservation Area. It is located on a small drive way and is the end property of a trace of small cottages, it is located furthest away from the road.

Beyond the run of cottages is a detached house. The application property is not widely visible from the surrounding area due to the topography and more significantly its physical location and surrounding vegetation.

Detailed Proposals

The proposal is for a side extension 4.5 metres wide and 5.92 meters in depth, the extension is set back from the building's frontage by 0.4m and by 1.3m at the rear. The ridge line is set down from the original property and the eaves height is to match the existing property.

The scheme also includes demolition of the garage and provision of a replacement garage.

Summary Of Consultation Responses

Design and conservation: Following submission it was advised that the proposal would not accord with guidance.

Retention of the chimney, reinstatement of windows and a contemporary contextual subservient new build were suggested.

Subsequently an extension with a lower ridge height, a matching eaves height and UPVC sash windows has been submitted. The existing chimney has been retained and the extension is a pastiche of the historic terrace.

This is a case where we need to balance the benefit of the windows reinstatement and the presumption to approve sustainable development with the harm to the heritage asset.

Summary Of Representations

4 objections received- key issues are the impact on neighbours, impact and appearance of the extension in the conservation area and the run of cottages, loss of light, privacy, ground stability, impact on the conservation area, parking and access, impact on the character of the area.

Range of non-planning issue including access, construction process were also raised.

1 letter of support was received from the applicant.

Relevant Planning History

None relevant.

Key Issues/Material Considerations

The key issues to consider are the impact on the neighbouring occupier's residential amenity, the impact on the character and appearance of the Conservation Area, and parking and access.

Residential amenity

The proposal is to the side of the property, it affords no new opportunities for overlooking to the other cottages in the row. It does however bring the property closer to the detached property at the end of the drive.

Two windows are introduced in the end elevation facing the property, the ground floor window raise no issues of overlooking, the first floor window would however increase the opportunity for overlooking the property, in this instance it is felt appropriate to require this window to be obscure glazed and have it fixed shut to preserve the neighbour's amenity. In relation to the overall impact on neighbouring living conditions, while the building does extend closer to its neighbour, given the distances involved and its limited scale the resultant relationship of buildings is considered acceptable in planning terms.

Transport and access

The property already benefits from vehicular access and parking with a space with garage behind. This scheme will maintain this situation with a space provided with a new garage behind. While there has been concern expressed about the access and

parking, this scheme, in effect retains the status quo (albeit a slight relocation of the existing provision). It is noted that the property will increase in size, however, the parking requirements of policy T25 are for dwellings and do not differentiate in the size of the property. The parking provision is in line with the requirements of policy T25.

The provision of a garage in the location shown is acceptable, and it allow adequate access and provision for parking in front of it with out obstructing the access route.

Impact on the conservation area

There has been a substantive amount of concern expressed in representations regarding the scheme. It should be noted these were received prior to the revised plans, which are now considered part of the application.

Since submission of the application a range of changes have been made these include, reinstatement of the chimney to the original property, dropping down of the ridge of the roof of the extension, the removal of roof lights, the setting back of the front elevation and the replacement of all windows on the front elevation with heritage style sliding sash windows. This has resulted in a substantively enhanced scheme from the original.

It is clear that any extension to this run of cottages will impact their appearance. This matter has been discussed at length with the Conservation Officer, it was concluded that an extension would be acceptable, albeit that a preference towards a green oak and glazed extension was put forward to the applicants.

The applicant's agent has requested that the current scheme be considered and that an alternative using more expensive materials would make the scheme unviable. As such the merits of this scheme are to be considered.

The Conservation Officer has concluded that the harm the extension causes to the designated heritage asset is slight to moderate, but that the benefit is only slight.

However, given the benefits proposed and the presumption in favour of sustainable development, it is officers view that the proposals as now submitted provide a form of development which would preserve the character of the conservation area. The pallet of material and design in this location is considered acceptable, replicating the form, design and materials of the existing terrace. Whilst an alternative approach would set the extension apart from the terrace, it is not considered that this pastiche approach fails to preserve the prevailing character.

It is also important to consider the location of the extension, it is not at all visible from the wider Conservation Area and is tucked in behind the existing cottages. While the extension does alter the visual appearance of the run of cottages, it is subservient due to its ridge line and set back frontage, it also still retains key features by continuing the eaves line and the pattern and style of opening for the windows. The resultant appearance is an appropriate addition to the host dwelling, the run of cottages and the wider conservation area.

Details of the proposed garage have now been received from the applicant, the size style and appearance of the garage are acceptable in its location and it raise no concerns in relation to residential amenity of the adjoining occupier.

S106/CIL -
Not required

Conclusions

The proposed extension is considered appropriate for planning approval and as such is recommended for approval.

Condition(s)/Reason(s)

01. Prior to the first occupation of the extension hereby approved, sliding sash heritage style windows as shown on the plans and specifications approved shall be installed in all window openings in the front elevation of both the existing dwelling and the extension, these shall be retained thereafter.

Reason: To preserve and enhance the character of the Barton Conservation Area and in accordance with policies BE5, BES and BE1 of the Saved Adopted Local Plan 1995-2011.

02. The first floor window on the North Elevation of the extension shall be obscure glazed to Pilkington 4 or 5 or a similar level of obscurity and fixed shut.

Reason: To preserve the residential amenity of neighbouring properties and in accordance with policy H15 of the Saved Adopted Local Plan 1995-2011.

Relevant Policies

BES - Built environment strategy
BE1 - Design of new development
BE5 - Policy in conservation areas
H15 - House extensions
T25 - Car parking in new development