

Application Number

P/2013/0808

Site Address

Land Adjacent To
79 Glebeland Way
Torquay
TQ2 7RG

Case Officer

Mr Alexis Moran

Ward

Shiphay With The Willows

Description

Construction of a pair of split level semi-detached houses with associated parking.

Executive Summary/Key Outcomes

The application is for outline consent for the construction of a pair of semi detached dwellings. Access is to be considered as part of this application but the remaining matters of appearance, landscaping, layout and scale are to be addressed at reserved matters stage.

The principle of residential use on the site would be in keeping with the character of the surrounding area which is a mix of detached, semi-detached and terraced properties.

Recommendation

Subject to completion of a S106 legal agreement, outline planning permission be granted with conditions as set out at the end of the report.

Statutory Determination Period

The eight week target date for the application is 02.10.2013. The timescale for signing the S106 agreement which in this case will be on the sale of the site (as it is in the Council's ownership) will determine when the decision is issued. It is likely this will exceed the target date.

Site Details

The application site is located on an unused piece of land adjacent to 79 Glebeland Way, Torquay. The development would be accessed off of Exe Hill. Due to the topography of the land, which drops away to the south of the site, the properties will be split level having an extra storey to the rear.

Detailed Proposals

The application is submitted in outline with all matters reserved apart from access for construction of a pair of semi detached dwellings with parking.

Summary Of Consultation Responses

One letter of representation has been received which relates to drainage issues.

Summary Of Representations

Highways - consultation response awaited

Drainage - consultation response awaited

Relevant Planning History

None

Key Issues/Material Considerations

The main issues are the principle of residential development in this location, highways and the impact

of the proposal on the amenity of adjoining occupiers.

As the application is in outline with appearance, layout and scale to be considered at reserved matters stage the form of development does not need to be addressed at this time. It is the principle of the development on the site that should be considered under this application.

The principle of a pair of semi-detached properties in this location is considered to be acceptable given the mix of dwelling types that there is in the area at present, slightly further up Exe Hill there are similar examples of semi-detached and terraced properties.

In relation to amenity, the relationship with the closest neighbour to the east is considered to be acceptable with the west elevation including windows to increase natural surveillance over the footpath.

S106/CIL -

Section 106 contributions in accordance with the SPD "Planning Contributions and Affordable Housing: Priorities and Delivery would be required for the following;

Sustainable Transport
Waste Management
Education
Lifelong Learning
Greenspace and Recreation
South Devon Link Road

The actual level of contributions would be dependent on the size of the dwellings.

Conclusions

The proposed pair of semi-detached dwellings are considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Condition(s)/Reason(s)

01. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To ensure a satisfactory form of development and in accordance with policies BES, BE1, H2 and H9 of the saved adopted Torbay Local Plan 1995-2011.

02. The development shall not be occupied until the vehicle and cycle parking areas shown on the details to be submitted and approved under Condition 1 above have been provided and made available for use. The areas shall be kept permanently available for parking purposes to serve the development.

Reason: To ensure that adequate off-street parking is provided in accordance with policy T25 of the Saved Adopted Torbay Local Plan 1995-2011

03. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building occupied. Development shall be carried out in accordance with the approved treatment.

Reason: In the interests of the amenity of the area in accordance with Policy BE1 of the Torbay Local Plan 1995-2011.

04. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development. whichever is the sooner, or at such other time as agreed by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenities of the area, and to accord with policies H10, L10, BE1 and BE3 of the Torbay Local plan (1995 - 2011).

05. The development hereby approved shall be constructed in accordance with detailed drawings, which shall previously have been submitted to and approved by the Local Planning Authority, showing the datum level at which it is to be constructed in relation to an agreed fixed point or O.S. datum.

Reason: To ensure a satisfactory completion of development in accordance with policies BE1 and H9 of the saved adopted Torbay Local Plan 1995-2011.

Relevant Policies

BES - Built environment strategy

BE1 - Design of new development

H9 - Layout, and design and community aspects

T25 - Car parking in new development

T26 - Access from development on to the highway