

**Application Number**

P/2013/1188

**Site Address**

Brixham Indoor Swimming Pool  
Higher Ranscombe Road  
Brixham  
Devon  
TQ5 9HF

**Case Officer**

Carly Perkins

**Ward**

Berry Head With Furzeham

**Description**

Proposed extension to existing Swimming Pool for use as a training area and store for pool equipment

**Executive Summary/Key Outcomes**

The application is being referred to the committee because Torbay Council owns the land/buildings subject to the application and at the time of writing this report the consultation period has not yet expired. Hence to determine the application within the statutory time period it is considered expedient to refer the matter to committee.

The application seeks permission for a flat roof single storey extension to the existing Admiral Swimming Centre building. Subject to the comments of the Arboricultural Officer and any public representations, the proposal is considered acceptable and without detrimental impact to residential amenity or the character or appearance of the existing building or the wider locality.

**Recommendation**

Approval

**Statutory Determination Period**

8 weeks

**Site Details**

The application site is the Admiral Swimming Centre building to the east side of Higher Ranscombe Road. The existing building features a dual pitched roof to the main building and a flat roof to the extension to the southern elevation of the building.

**Detailed Proposals**

The proposal is for a single storey flat roof extension to the southern elevation of the building. The extension will be a continuation of the existing single storey flat roof element. There are roof lights proposed which will be hidden from view by a

parapet wall and there are no windows proposed to the side elevations. The use of the extension is for a training room and store room ancillary to the use of the existing building.

### **Summary Of Consultation Responses**

*Arboricultural Officer:* Awaiting comments.

*Building Control:* Awaiting comments.

### **Summary Of Representations**

None received to date. However at the time of writing this report the consultation expiry date has not yet expired. The expiry date for representations is the 5th December 2013. All representations received will be referred to the Committee for consideration.

### **Relevant Planning History**

P/2007/1825 Replacement of roof covering and refurbishment of external walls with replacement windows. Extension to provide new office (as revised by letter and details received 3rd December 2007) APPROVED 27.12.2007

P/1991/0407 Extension to form additional facilities (as amplified by applicant's letter 22nd April 1991) APPROVED 06.06.1991

P/1980/1121 Extension APPROVED 07/07/1980

### **Key Issues/Material Considerations**

The relevant considerations are the impact of the development on residential amenity and the character and appearance of the existing building and the wider locality.

The proposal is an extension to the existing flat roof element located to the southern elevation of the building. Views from the east and south will remain largely unchanged with the exception of the removal of the existing door and windows. The proposal will not be visible from Higher Ranscombe Road as it is positioned behind the existing flat roof element.

The changes to the exterior of the building result in very minor alterations to the appearance of the existing building and therefore it is considered that the proposal is acceptable in relation to the character and appearance of both the existing building and the wider locality.

There are several leylandi trees that line the southern boundary of the site of which five are proposed for removal. The Council' Arboricultural Officer has been consulted and his comments are awaited.

The proposal is located a minimum of 33m from residential properties and therefore is not considered to result in any serious detriment to residential amenity by reason of loss of privacy, light or by reason of being unduly dominant or overbearing.

**S106/CIL -**

The proposal is for training and storage for pool equipment and is for a very limited floorspace, hence it is not considered that the development will have a discernible impact on local community infrastructure demands.

**Conclusions**

Subject to the comments of the Arboricultural Officer and any public representations, the proposal is considered acceptable and without detrimental impact to residential amenity or the character or appearance of the existing building or the wider locality.

**Relevant Policies**

NPPF National Planning Policy Framework  
BES Built environment strategy  
BE1 Design of new development