

Application Number

P/2014/0160

Site Address

Former Day Nursery
Barum Close
Paignton
Devon
TQ3 2AX

Case Officer

Mrs Helen Addison

Ward

Roundham With Hyde

Description

Approval of appearance, landscaping, layout and scale in relation to construction of a pair of semi detached dwellings. Reserved Matters for P/2013/0745

Executive Summary/Key Outcomes

The application seeks permission for the appearance, landscaping, layout and scale in relation to construction of a pair of semi detached dwellings. The principle of the proposed residential development on the site, along with access, was approved under planning application P/2013/0745; this is the related reserved matters application.

Subject to revised plans to revert to a hipped roof form and reduce the height of the boundary fence to the front/side adjacent to No. 15 Barum Close; the proposed dwellings are considered to be of an appropriate appearance, layout and scale so as to maintain the general character and appearance of the area.

The scale and siting of the proposed dwellings has an acceptable impact on the privacy and amenity of the occupiers of neighbouring properties.

The applicant has paid the required planning contribution, in accordance with the SPD "Planning Contributions and Affordable Housing: Priorities and Delivery, via an upfront payment.

Recommendation

Conditional Approval; subject to revised plans to revert to a hipped roof arrangement and to reduce the height of the boundary fence to the front adjacent to No. 15 Barum Close. This is also subject to a condition to ensure that the side window facing No. 15 Barum Close is obscure glazed to protect privacy.

Statutory Determination Period

The eight week target date for the application is 18th April.

Site Details

The application site is situated on the east side of Barum Close. On the site is a single storey building that was most recently used as a children's nursery and is currently vacant. The existing building is sited close to the road. There is a garden that is part hard surfaced at the rear of the site.

Barum Close is a cul-de-sac and has no footpaths. To the south and west of the site is modern residential development. To the north is the car park of the Polsham Arms pub which is a Listed Building. In the Torbay Local Plan 1995-2011 there is no specific allocation relating to the site. The boundary of the Polsham Conservation Area runs along the north and east boundaries of the site.

Detailed Proposals

The application seeks permission for the appearance, landscaping, layout and scale in relation to construction of a pair of semi detached dwellings. This is the reserved matters application for P/2013/0745.

Summary Of Consultation Responses

Highways No objection

Summary Of Representations

Four objections have been received including a petition. These have been copied and provided electronically for Members reference. The following material planning considerations have been raised;

- Scale
- Overdominant
- Out of character with the area and Listed Building at 35 Lower Polsham Road
- First floor windows to site will result in overlooking.
- Lack of privacy

One objection referred to the site being within a Conservation Area, for clarity the site borders the Polsham Conservation Area but is outside of it.

Relevant Planning History

P/2013/0745	Construction of a pair of semi detached dwellings and associated parking- in outline - approved by DMC 05.07.2013
P/1993/1036	Formation of additional classroom with toilet facilities and staff/office area approved 19.10.93
P/1990/0107	Extension to form staff room approved 9.3.90

Key Issues/Material Considerations

The key issues to consider in this application are;

1. Impact on the character of the area (design & scale)
2. Neighbouring Occupiers Amenity

1. Impact on the character of the area (design & scale)

i) The existing single storey building on the site has no design merit and is not worthy of retention. Its demolition would provide an opportunity to improve the appearance of the site and the surrounding area.

ii) The principle of constructing two dwellings on the site has already been deemed appropriate through planning approval (P/2013/0745) and is deemed to be consistent with Policies H2, H9 and H10 in the saved adopted Torbay Local Plan 1995-2011.

iii) The predominant character of this part of Barum Close is that of two storey residential dwellings and the proposed design would be in keeping with the character of the area. The resulting form of development would have a narrow plot width but this would be fairly consistent with the form of development in Barum Close and would not, therefore, harm the character of the area.

iv) It is considered that, given the relatively long plot size, the scale of the dwellings would make effective use of the land and this would be an appropriate size of development on the site. Although they would be longer than their neighbours it is considered that they would not constitute an overdevelopment of the site. The principle elevations would be in keeping with the scale of neighbouring properties and are considered to be of a suitable height. The first floor has a reduced plot length owing to the single storey element to the rear of each dwelling.

As highlighted in the objections, the deep plot results in a large gable to the side of both properties. Given the plot depth this is considered to be an overly dominant feature in the area. The architect has been asked to look at reducing the impact of these gables, by reverting to a hipped roof arrangement. Subject to this design change the impact on the character of the area and on neighbouring living conditions is likely to be acceptable.

v) The proposed boundary treatment includes a 1800mm high timber fence running right to the road edge of the front curtilage of the property. Whilst this is acceptable to the boundary with the pub car park, this would not be acceptable along the boundary with No. 15 Barum Close where the residential estate has a more open character. As such a reduced height has been requested of the architects where the boundary fence runs to the front and side of the properties adjacent to 15 Barum Close.

2. Neighbouring Occupiers Amenity

i) In relation to 15 & 17 Barum Close, although the addition of the two storey dwellings would be more dominant than the existing single storey nursery, the siting of the dwellings would not cause a substantial loss of light as the side elevation would be south facing and therefore not eclipse the path of the sun. Subject to the revisions requested in relation to the boundary fence and the hipping of the roof, the relationship of buildings will be acceptable and will not harm the living conditions of the neighbouring occupiers.

ii) There may be potential for overlooking into the rear conservatory of 15 Barum Close through the first floor side window on the South facing elevation of the proposed dwellings. As this is to be a bathroom it is considered that obscure glazing this window would be an acceptable compromise and overcome any potential issues relating to overlooking.

iii) The relationship to properties on the opposite side of Barum Close would be a front elevation to front elevation and it would be reasonable to expect windows facing each other. The distance between properties would be in excess of 18 metres. The front elevation of the building opposite the site is already visible from Barum Close for this reason the proposal would not have a detrimental effect on residential amenity.

iv) The Listed Building on Lower Polsham Road (Polsham Arms) is some 36 metres away. Given the distance, and subject to reverting to a hipped roof arrangement, the proposed dwellings would have an acceptable relationship to the setting of the Listed Building. Whilst this would have the effect of moving the residential development closer to the Listed Building, there would be no significant impact to the established setting of the building.

v) The proposed residential use would cause less of an impact through noise and vehicular movement than the nursery or a commercial use. The addition of residential units here is therefore deemed to have an acceptable impact on the privacy and amenity of the occupiers of neighbouring properties.

S106/CIL -

Section 106 contributions in accordance with the SPD "Planning Contributions and Affordable Housing: Priorities and Delivery is required as follows;

Planning Contributions Summary Contribution Early Payment

Waste Management (Site Acceptability)	£ 100.00	£ 95.00
Education (Sustainable Development)	£1,992.67	£1,893.03
Lifelong Learning (Sustainable Development)	£ 332.67	£ 316.03
Greenspace & Recreation (Sustainable Development)	£4,252.67	£4,040.03
South Devon Link Road	£1,462.00	£1,388.90

Total	£8,140.00	£7,733.00
Administration charge (5%)	£ 407.00	£ 386.65
Total with Admin Charge	£8,547.00	£8,119.65

The applicant has paid the required contribution via an upfront payment.

Conclusions

In conclusion, the proposed design, scale and layout of the proposed pair of semi detached dwellings is considered to be acceptable, subject to a change to a hipped roof in place of the gabled sides and a reduction in height of the front boundary fence.

Condition(s)/Reason(s)

01. Before the first occupation of the dwelling hereby permitted the window at first floor level on the south facing side elevation shall be fitted with obscured glazing to, or to the equivalent of, or to a level in excess of Pilkington Level 5. The window shall be permanently retained in that condition thereafter.

Reason: To protect residential amenity and the privacy of neighbouring properties; and in accordance with the requirements of policies BES and BE1 of the saved adopted Torbay Local Plan 1995-2011.

Relevant Policies

- BES Built environment strategy
- BE1 Design of new development
- H10 Housing densities
- H2 New housing on unidentified sites
- H9 Layout, and design and community aspects