

**Application Number**

P/2014/0363

**Site Address**

Marine View  
8 Peak Tor Avenue  
Torquay  
Devon  
TQ1 2DS

**Case Officer**

Verity Clark

**Ward**

Wellswood

**Description**

Extension &amp; Alterations

**Executive Summary/Key Outcomes**

The proposal is for an extension to the existing garage. The proposal will extend the width of the garage closer to the side boundary and will extend past the front elevation of the dwelling.

The proposal is considered to be acceptable in this location and without serious detriment to residential amenity of neighbouring occupiers or the character or appearance of the locality.

The application is deemed to be acceptable for planning approval subject to the addition of a condition restricting the use of the extended roof.

**Recommendation**

Committee Site Visit; Conditional Approval

**Statutory Determination Period**

8 weeks, expired 18.6.14, this application has gone over time due to the need to report to the Development Management Committee.

**Site Details**

The application site is Marine View, 8 Peak Tor Avenue. The dwelling is a detached property located on the North side of Peak Tor Avenue. The existing building features a flat roof garage with access gained from the front of the property.

The site is located within the Lincombes Conservation Area.

**Detailed Proposals**

The proposal is for alterations and extensions to the current garage. The proposed extension of the current flat roof garage will extend the width of the

garage by 2.1 metres and increase the depth by an additional 3.2 metres. Additional alterations include the provision of a new garage door, three windows and a door to the ground floor west side elevation.

### **Summary Of Consultation Responses**

None

### **Summary Of Representations**

2 objections have been received from the adjacent properties; 7 Peak Tor Avenue and 9 Peak Tor Avenue. Issues raised:

- Impact on the streetscene within the Conservation Area
- Impact on neighbour amenity by way of reduced privacy
- Inappropriate scale and appearance
- Impact on neighbour outlook
- Overdevelopment of the plot

These representations have been sent electronically for Members consideration.

The application is coming before the committee at the request of the committee Chairman.

### **Relevant Planning History**

P/2009/0396	Conservatory at side. APPROVED 30/06/09
P/2005/2007	Extension. APPROVED 12/01/06
P/1997/0030	Alterations And Garage Extension. APPROVED 03/03/97
P/1981/2991	Alts To Form Additnl Garage. APPROVED 11/12/81

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

The key issues to consider in relation to this application are the impact the proposal would have on the character and appearance of the streetscene within the context of the Lincombes Conservation Area and the amenity and privacy enjoyed by the occupiers of neighbouring properties.

The proposal is considered to be an appropriate addition to the original property and the wider streetscene. The proposed extension of the flat roof garage will extend the garage by 2.1 metres closer to the west side boundary. This will result in the side elevation coming closer to the side boundary. It is considered that this is an acceptable addition to the existing property.

The proposed extension will potentially require the removal of part of the boundary planting with the construction of the extension however the impact of

the single storey element on the adjacent dwelling is not considered to be unduly dominant.

The garage will extend beyond the building line of the principle elevation. Due to the set back nature of the dwelling within the curtilage the impact of the increased length of the garage is not considered to have a significant impact on the streetscene and will therefore preserve the quality of the streetscene within the Conservation Area. The design of the proposal is considered to maintain the character and appearance of the existing dwelling. The existing footprint of the dwellings on the North side of Peak Tor Avenue are characterised as wide building that extend close to the boundary of the curtilage and the proposal is therefore considered to be consistent with the urban grain of the locality.

The proposal is deemed to have an acceptable impact on the privacy and amenity of neighbouring properties. The garage includes the provision of a door and an additional three windows to the ground floor of the West side elevation. This addition is considered to be acceptable in terms of impact upon neighbour amenity. It is acknowledged that the proposed extension of the garage will result in an extension that is situated in close proximity to the boundary of the curtilage. It is however considered that the ground floor windows will not impact further upon neighbour amenity by way of reduced privacy. At first floor, the dwelling already has a balcony with direct views into the adjacent property's side and front elevation. The impact of the proposed ground floor windows at a closer proximity is not considered to be further detrimental to neighbour amenity.

In order to preserve neighbour amenity a planning condition will be required to restrict the use of the top of the proposed garage to prevent the further expansion of the first floor balcony.

**S106/CIL -**

N/A

### **Conclusions**

The proposed development is 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. The existing first floor balcony shall not be extended out over the flat roof of the garage extension hereby approved. The flat roof of the garage extension shall not be accessed other than for maintenance purposes only.

Reason: To preserve the amenity of the surrounding occupiers in accordance with policy H15 of the Saved Adopted Torbay Local Plan 1995-2011.

## **Relevant Policies**

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