

Application Number

P/2014/0623

Site Address5 Windmill Avenue
Paignton
Devon
TQ3 1BS**Case Officer**

Mr Alexis Moran

Ward

Preston

Description

Demolish of garage and addition single storey side extension

Executive Summary/Key Outcomes

The site, 5 Windmill Avenue, is a detached residential property located within a cul-de-sac off of Albany Road, Paignton.

The application seeks permission for the demolition of the existing garage to the side of the property and the addition of a single storey pitched roof side extension. There is no internal connection between the extension and the main dwelling due to a change in floor levels. However, the extension is to be ancillary accommodation and not a separate unit of residential or commercial use.

The extension is acceptable in the streetscene and in relation to residential amenity. Adequate parking will be provided in place of the garage.

Bearing these points in mind it is considered that the proposal complies with policies BES, BE1, H4 & H15 of the saved adopted Torbay Local Plan 1995-2011.

Recommendation

Conditional Approval

Target Date

The 8 week target date for determination of this application is 19.08.2014. The application has gone over time due to the SRM protocol and an extension of time will be sought from the applicant.

Site Details

The site, 5 Windmill Avenue, is a detached residential property located within a cul-de-sac off of Albany Road, Paignton.

Detailed Proposals

The application seeks permission for the demolition of the existing garage and its replacement with a single storey pitched roof side extension. Due to the difference in ground levels the extension is accessed from the front and does not contain an interconnecting door to the main dwelling.

Summary Of Consultation Responses

None

Summary Of Representations

One letter of objection was received as well as a petition with 9 signatures. The following issues were raised in the objections;

- The library is so interconnected to the main dwelling so may be for commercial use
- If the library is to be commercial then there will be a detrimental impact on parking and access in the cul-de-sac
- The pitched roof would cause a loss of a view and would be an eyesore

As a result of these objections a Site Review Meeting, in accordance with the Council's protocol, took place on 07.08.2014. Members agreed that the application should go before the Development Management Committee.

Relevant Planning History

P/2006/1068 - Extension over Garage; 5 Windmill Avenue, Paignton; Approved by delegated powers - 06.09.2006.

Key Issues/Material Considerations

The key issues to consider in relation to this application are, firstly, the impact it would have on the character and appearance of the streetscene and, secondly, the amenity and privacy enjoyed by the occupiers of neighbouring properties. There is also an ancillary issue relating to parking.

Impact on the streetscene

The proposed extension is considered to be an acceptable addition to the original property. It is located in the position of the existing garage and would not appear as a highly visible addition to the streetscene. The proposal has been designed so as to match the roof pitch of the original property. The proposed extension is also subservient to the ridgeline of the original property. It is worth noting that

the proposed extension is smaller than the extension previously approved (P/2006/1068)

Impact on surrounding residential amenity

The proposal is deemed to have an acceptable impact on the residential amenity of neighbouring properties given its size, siting and design. The extension does not give rise to an increase in overlooking of neighbouring properties, the design is not overdominant and, consequently, there is no material increase in the level of over-shadowing / loss of light. Indeed, the extension has been sensitively designed to reflect the scale and dimensions of the existing house.

One issue raised in the representation was the loss of a view caused by the pitched roof. This is not, as Members know, a material planning consideration. In any case, the proposed extension retains more of a view than the previously approved application for an extension over the garage (P/2006/1068).

The objections raised relate to the potential use of the extension as a commercial library. The case officer has spoken with the agent to determine the reason for there being no internal interconnection to the main dwelling. It has been confirmed that this is due to the difference in levels. It was also confirmed that the proposed use of the extension is to be ancillary the use of the main dwelling and not used or sold off separately. A condition is recommended to ensure that the extension remains ancillary to the main dwelling.

Highways

At least two parking spaces are available to the front of the property despite the loss of the garage. There are no on-street parking restrictions currently in place in the cul-de-sac.

Conclusions

The proposed building is considered to be appropriate for conditional planning approval, having regard to all national and local planning policies and all other relevant material considerations.

Condition(s)/Reason(s)

01. The use of the extension hereby approved shall be ancillary to the use of the existing dwelling and the property shall not be sub-divided into separate units of residential or holiday accommodation.

Reason: The approved extension is not designed for multiple or separate occupation and any such use could result in a loss of residential amenity and a

negative impact on highway safety. A proposal to sub-divide it would be a separate matter to be considered on its merits in accordance with the objectives and saved Policies in the Adopted Torbay Local Plan 1995-2011 or any Local Plan that supersedes the Adopted Local Plan.

Relevant Policies

BES - Built environment strategy

BE1 - Design of new development

H15 - House extensions

H4 - Conversion and sub-division into flats