

Application Number

P/2015/0092

Site Address15 Duchy Drive
Paignton
Devon
TQ3 1HB**Case Officer**

Carly Perkins

Ward

Preston

Description

Single Storey extension to side, single storey rear extension, increased roof height and depth

Executive Summary/Key Outcomes

The application site is a detached bungalow and is located to the rear of dwelling houses that front on to Duchy Drive and Preston Down Avenue and is partially enclosed by gardens of the surrounding dwelling houses. The application is for an increase in roof height, pitched roof dormer windows to the front elevation, a pitched roof over the existing flat roof projection to the front, a flat roof dormer window to the rear, a rear extension and a side extension.

The proposal is considered acceptable and without serious detriment to residential amenity or the character and appearance of the existing dwelling house or wider street scene in accordance with policies H15, BES and BE1 of the Torbay Local Plan 1995-2011.

Recommendation

Approval; subject to the applicant submitting revised plans which are acceptable to the Director of Place, within 3 months of the date of this committee or the application be reconsidered in full by the committee; unless otherwise agreed by the Director of Place in consultation with the Chairman of the Development Management Committee.

Statutory Determination Period

8 weeks, the determination date was the 2nd April 2015 however this has been extended to allow the proposal to be determined by the Development Management Committee.

Site Details

The application site is a detached bungalow and is located to the rear of dwelling houses that front on to Duchy Drive and Preston Down Avenue and is partially enclosed by gardens of the surrounding dwelling houses.

Detailed Proposals

The application is for an increase in roof height, pitched roof dormer windows to

the front elevation, a pitched roof over the existing flat roof projection to the front, a flat roof dormer window to the rear, a rear extension and a side extension.

Summary Of Consultation Responses

None sought.

Summary Of Representations

4 representations have been received. Issues raised:

- Impact on privacy
- Impact on land stability
- Impact on the appearance of the area
- Overdevelopment of the site
- Impact on noise
- Loss of view.

Relevant Planning History

P/1980/0468 Alterations and Extensions APPROVED 26.04.1980

Key Issues/Material Considerations

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

Representations regarding the impact on the character of the area have been received and are noted. Policy H15 of the Torbay Local Plan states that proposals for house extensions will not be permitted where the extension would dominate or have any other adverse effects on the character or appearance of the original property or street scene in general. Similarly policies BES and BE1 of the Torbay Local Plan states that proposals should conserve or enhance the built environment and that proposals for new development should be designed to take in to account their wider context in terms of scale, density, massing and height. This part of Duchy Drive features both chalet style bungalows and single storey bungalows. There is limited consistency to the roof forms in the locality, with gabled roofs, hipped roofs and various styles of dormer windows. The area has a varied character such that the inclusion of a chalet style bungalow will not appear out of place. In addition, the application site is not easily visible from either Duchy Drive or Preston Down Avenue being set behind the established building line on both these streets. The application site does not sit within either of these established street scenes and as such the dwelling can be subject to alteration and extension without serious detriment to the overall character or appearance of these street scenes.

The increase in height of 1m is noted and, in light of the variations in roof heights and styles in the locality, the increase in height and changes to form a chalet style bungalow is considered acceptable. The increase in height is considered to

sit comfortably between the two storey dwellings on Preston Down Avenue and the bungalows and chalet style bungalows on Duchy Drive. The dormer windows to the front elevation are positioned comfortably within the roof slope with pitches to reflect those on the existing building. The materials proposed match those on the existing house and therefore will blend satisfactorily with the existing dwelling.

Revised plans have been requested. These are expected to reduce the scale of the rear dormer window in line with officer advice. It is noted that the dormer window to the rear is currently relatively large and, whilst it is set down from the ridge and set back from the eaves by some distance, it is considered that the dormer would benefit from a reduction in width in order to improve its appearance within the roof slope. It is however noted that the site is of limited visibility from public viewpoints and that there are various designs of dormer windows throughout Duchy Drive and Preston Down Avenue such that an additional dormer window to the rear would not appear out of character.

Representations regarding the overdevelopment of the site are noted. The size of the plot (840sqm) is considered sufficient to accommodate the proposed works without detriment to the overall character of the area. The proposals will not result in any undue loss of private amenity space and are therefore acceptable in relation to policy H15 (1).

In line with the above, subject to the revision of the rear dormer window, the proposals are considered acceptable and without detriment to the character or appearance of the existing dwelling or wider street scene in accordance with policies H15, BES and BE1 of the Torbay Local Plan 1995-2011.

Representations regarding the loss of privacy have been noted. Policy H15 of the Torbay Local Plan states that proposals for house extensions will not be permitted where the extension would cause harm to the amenity of nearby properties by reason of overlooking, overbearing impact, loss of light or privacy. The proposal includes dormer windows to the front and rear which serve bedrooms, a bathroom and a stairway. Whilst bedrooms are considered as main habitable living accommodation it is noted that such rooms would not be utilised to the extent of living rooms, kitchens and dining rooms that in this case are located at ground level. The windows provide views directly on the front and rear gardens associated with the dwelling. Neighbouring gardens are separated from the proposals by a minimum of approximately 15m. A minimum of 26m separates the application dwelling from those on Preston Down Avenue and 21m from those on Duchy Drive. This is sufficient distance so as not to result in any serious detriment to residential amenity by reason of loss of privacy. In addition in a built up area such as this it is noted that a level of intervisibility between dwellings is expected especially in situations such as this where plots are positioned to rear of established streets. Similarly the potential for similar works to be carried out under the remit of permitted development has been noted.

The proposals are not considered to result in any serious detriment to residential amenity by reason of loss of light or by reason of being unduly dominant or overbearing. This is due to the position of the dwelling in relation to the surrounding houses.

Representations have been received regarding the impact of the proposal on noise and have been noted. The use of the site will remain unchanged as a result of this application, being used for purposes incidental and ancillary to the use and enjoyment of the existing dwelling house. Consequently the proposal will not result in any greater impact to residential amenity by reason of noise.

Representations regarding the impact of the proposals on views are noted, however the loss of a view is not a planning consideration and therefore would not constitute a reason to refuse the application. Concerns regarding land stability are noted, any damage to neighbouring property as a result of the proposal would constitute a civil issue to be resolved between the relevant parties.

The proposal is not considered to result in any detrimental impact to parking provision.

S106/CIL

N/A

Conclusions

In conclusion the proposal is considered acceptable and without serious detriment to residential amenity or the character and appearance of the existing dwelling house or wider street scene in accordance with policies H15, BES and BE1 of the Torbay Local Plan 1995-2011.

Relevant Policies

H15 - House extensions

BES - Built environment strategy

BE1 - Design of new development