

Application Number

P/2015/0459

Site AddressLand Rear Of 200 - 208 Teignmouth Road
Torquay
Devon
TQ1 4RX**Case Officer**

Mr Scott Jones

Ward

St Marychurch

Description

Formation of 2 flats

Executive summary

The site is a small rectangular plot of undeveloped scrub land and an adjacent garage, which in terms of size is approximately 20m deep by 13m wide.

The proposal is to provide a detached two-storey modern building that will supply two flats with two parking spaces.

The scale and design of the building is considered to provide an acceptable addition within the locality, one which will fit comfortably as a stand-alone structure in a domestic setting, with limited visual impact.

In regard to local amenity the internal layout and window detail limits any overlooking. The impact upon neighbours outlook, due to the height and bulk of the building, is considered "borderline" however officers feel that the relationship can be improved to provide an acceptable relationship by; (i) moving the building west, away from the edge of the plot with the rear of an adjacent residential terrace, and (ii) exploring a visually "soft" boundary treatment on the eastern boundary that that will help screen the building from below. This will also reduce the ability to overlook the gardens of properties from the footway access along this border.

As the plot is restricted a detailed landscape plan should be submitted in order to seek to provide a limited but beneficial outdoor space for residents.

A sustainable drainage solution should be duly considered and in this instance it is deemed acceptable to seek this detail by planning condition.

The proposal is considered by officers to result in the efficient use of undeveloped urban land that presently holds little value. It will help meet housing needs whilst locally resulting in little impact upon the built environment, transport and the amenity afforded to neighbouring occupiers.

Recommendation

Approval; Subject to (i) the receipt of revised plans to the satisfaction of officers (which suitably addresses concerns in regard to amenity), (ii) the receipt of an extended phase one habitat survey that concludes that protected species would not be unduly affected, (iii) Planning obligations as considered necessary in-line with local and national guidance, and (iv) conditions as detailed at the end of this report.

Site Details

Parcel of land that sits off a short private road and to the rear of a terrace of residential properties, 200-208 Teignmouth Road. The site is close to the junction of Teignmouth Road with Westhill Avenue and opposite St Cuthbert Mayne School.

The plot is a small rectangular site of largely undeveloped scrubland approximately 20m deep by 13m wide. It is supplemented by a garage structure that lies adjacent to the rear of number 200 Teignmouth Road.

To the north and west the plot abuts the edge of exposed rock-faces, which rise up to land and residential properties off Lincoln Green / Truro Avenue. To the south the plot fronts a short private lane and a public footpath that runs east-west and connects to Truro Avenue. To the east the plot looks down and over the rear of numbers 200-208 Teignmouth Road which are on a lower level. The backs of these properties are served by a sweeping vehicular access that comes in from the north and parking and gardens are present.

Detailed Proposals

Provision of two flats with associated parking.

The proposed building is two-storey in terms of scale, and modern in its style and finish. The external form is principally two interconnected two-storey pods connected by a lower central mono-pitched roof.

The southern element of the building is two-storey and flat-roofed with the elevations finished in vertical cladding. The northern element is mono-pitched with a standing seam roof with rendered elevations.

The fenestration is varied in order to provide light to rooms but limit overlooking.

The footprint of the building is varied due to its design but at its longest and widest points it will be 15.5m by 10m.

The building is set central fairly centrally within the plot, which provides circulation space to the east and west along its flanks. A degree of planting to the

south is shown between the building and the public footpath, and amenity space is shown to the north between the building and the rock face.

Bin storage areas and bike storage is shown.

Two car parking spaces are to be provided in the area of the plot where an existing garage sits. Vehicular access to the site would be from Teignmouth Road.

Summary Of Consultation Responses

Highways: No objection is raised to the proposal.

South West Water: Surface water drainage should not connect to the public sewer unless it has been demonstrated that a SUDS alternative is not available.

Drainage: The potential for a sustainable urban drainage system should be investigated prior to the grant of planning permission. Only if ground conditions are unsuitable should surface water be drained to the sewer system and SWW should confirm that that discharge is acceptable at a "Greenfield" rate.

Building control: Note on design advice in regard to waste storage and travel distances.

Summary Of Representations

5 letters of representation have been received objecting to the proposals. Concern has been raised on the following matters;

- Parking pressure and access
- Stability
- Contamination
- Impact upon amenity
- Visual impact
- Air pollution and traffic fumes

A copy of these representations have been sent electronically for Members consideration.

Relevant Planning History

None.

Key Issues/Material Considerations

With consideration of the proposal and the context the key issues and material considerations are;

1. Visual impact

2. Impact upon adjacent occupiers / amenity
3. Quality of the proposed residential environment
4. Highway / movement impact
5. Drainage / flood risk
6. Impact upon protected species
7. Other matters raised in consultations and/or representations

1. Visual impacts

The proposal is considered acceptable in regard to the likely visual impact.

The building is of a domestic scale and the proposed height and bulk will sit comfortably within the context of the residential buildings that surround it.

The mono-pitched form, where the building rises towards the rock face to the west, relates well with the land levels and the design of the roof form will help lessen the buildings impact when seen from longer views from the east, principally from Westhill Road.

The modern architectural form of the proposal is considered to be an acceptable design solution in the context. The adjacent architecture is mixed and ranges from the visually pleasant Victorian architecture to the east to the somewhat unremarkable architecture of the late 20th century to the west. Due to the street arrangement and the varied ground levels the building will sit as a lone structure, set close to but somewhat detached from the properties that surround it. In this circumstance a unique building form is considered acceptable.

With matters of scale and design considered the proposal would result in little visual harm to the character and appearance of the area and the scheme is considered to comply with Policies BES, BE1 and H9 of the Saved Local Plan.

2. Amenity impacts

The proposal is considered acceptable on amenity grounds subject to improvements being achieved in regard to the relationship with the residential properties to the east (200-208 Teignmouth Road).

The plot fronts a footpath to the south and there are rising rock faces to the north and west. As a result the key relationship to consider is to the east where the border of the plot is defined by a rendered wall atop a rock face and where there is a drop in levels to the rear of properties within the residential terrace 200-208 Teignmouth Road.

The drop in levels to the adjacent properties heightens the sensitivity of the building in terms of impacts upon outlook and privacy. Aside this the sensitivity is diminished somewhat by the immediate use of the rear as an access lane and the prevalence of parking spaces off it, which generally increase the distances to usable amenity space. In terms of building-to-building the distance is 16m from

the eastern building line to the somewhat uniform line of the rear wings of the properties within the terrace.

Firstly in terms of overlooking the internal layout and window detail will limit the visual links from the proposed building to the terrace. The present border treatment along the eastern border is relatively low and without supplement it would have potential to result in overlooking from the proposed access path to these properties and gardens. A condition on the border treatment is recommended which would ensure that the boundary is revised in order to limit this potential impact.

In regard to outlook and loss of light the likely impact is considered "borderline". The rise in levels will provide a prominent building but aside this, when viewed from the east, the building will be set in front of the western rockface and the tree line that sits upon it. It is officers view that the relationship could be improved to provide an acceptable relationship by (i) moving the building west away from the edge of the plot with the rear of an adjacent residential terrace, and (ii) exploring a visually "soft" boundary treatment on the eastern boundary that that will help screen the building from below. These matters have been raised with the agent and response is pending.

Subject to the receipt of revised siting of the building that increases its distance to the eastern edge of the plot and a detailed border treatment that will partially screen the building and access, the proposal will retain suitable levels of amenity locally.

The development is considered to comply with relevant criteria within Policy HS and H9 of the Saved Local Plan subject to the matters above.

3. Quality of the proposed residential environments

The proposal is considered to provide suitable units of living accommodation.

The units are considered to be a suitable scale and will provide a good level of internal habitable space. Each dwelling would comprise a living room, kitchen/dining room and two bedrooms.

The orientation and design of the building ensures that outlooks and key rooms are naturally lit by north and south facing windows. This ensures that key spaces are not facing the immediate rockface to the west and amenity is protected to the east towards the adjacent residential properties within the terrace.

There is a small degree of amenity space to the north of the plot which is considered acceptable in the context.

Bin and cycle storage has been considered and provided within the scheme.

Considering the scale and attributes the units are considered acceptable and the proposal is considered to comply with relevant criteria of Policy HS and H9 of the Saved Local Plan in terms of residential quality.

4. Highway and movement impacts

The proposal is considered acceptable on highway and movement grounds.

Each unit will be provided with a parking space as the existing garage is to be removed and two side-by-side spaces are to be created.

The level of parking is considered acceptable in the context of the scheme, considering the scale of the units and its location close to facilities at Hele Centre and also local bus routes.

The Highway Department does not object to the proposal.

With matters of highway and movement considered the proposal is deemed to be compliant with Policies H9, T25 and T26 of the Saved Local Plan.

5. Drainage / flood risk impacts

The proposal is considered acceptable on drainage and flood risk grounds subject to condition.

The proposal does not sit within an area with heightened flood risk however as Torbay is designated as a Critical Drainage Area the impact of surface water run-off should be duly considered.

The proposal identifies that surface water will be connected to the public sewer.

South West Water advice is that such a connection would only be permitted were SUDS explored and discounted. The Council's drainage department advice is similar, that SUDS should be explored and only if discounted should mains connection be permitted and if so at a rate equivalent to Greenfield discharge and subject to SWW acceptance.

Due to site coverage the availability of soakaways is questionable. It is however clear that this option should be explored in order to sit with local planning policy and comments from SWW.

It is, in the circumstance, considered acceptable to seek the drainage detail by planning condition, as SWW have indicated that connection would be acceptable subject to due consideration.

6. Impact upon protected species

The impact upon protected species has yet to be established in the absence of an ecological survey.

The application should not be determined until any likely impact / mitigation has been considered and found to be acceptable.

An extended phase one habitat survey has been requested and is pending. Should members be minded to approve the application it is recommended that the resolution should be subject to the receipt and conclusions of such a survey indicating that the scheme would not unduly impact protected species and having consideration for appropriate mitigation as deemed necessary.

7. Other matters

land stability -

The matter of land stability has been raised within the public representations.

Advice within the national PPG (Planning Policy Guidance) offers that the planning system has a role in considering land stability by minimising the risk and effects of land stability, helping ensure development should not be placed in unsuitable locations, and in order to bring unstable land, where possible back into productive use.

As the matter of stability has been raised this has been forwarded to the Council's Engineers Department for comment. Observations are awaited and will be covered by officers on the day of the committee.

Contamination -

The matter of potential contamination has been raised within the public representations.

As the matter of contamination has been raised this has been forwarded to the Council's Community Safety Team for comment. Observations are awaited and comment will be provided to members at the committee.

S106/CIL -

The application has been assessed against the Council's adopted Planning Contributions and Affordable Housing Supplementary Planning Document and subsequent updates ('the SPD').

In this instance the net provision of two residential units requires contributions as necessary. A calculation of the contribution is provided below;

Planning Contributions Summary

Waste and recycling facilities: £100 (£95 if paid prior to grant of permission)

Conclusions

Having considered the aims and objectives of relevant planning policy guidance and other material considerations the proposal is considered acceptable on

planning merit subject to the following;

- (i) Revised siting of the building away from the eastern border that lessens the impact of the development upon the occupants of 200-208 Teignmouth road,
- (ii) The submission and conclusions of an extended phase 1 habitat survey which outline no undue Impact upon protected species, and
- (iii) Achieving appropriate planning obligations as considered necessary by officers and in-line with local and national policy guidance.

The application is recommended for approval subject to the above and conditions as outlined and the end of this report.

Condition(s)/Reason(s)

- 01. Submission of soakaway design or similar form of sustainable urban drainage system
- 02. Materials to be submitted to and agreed
- 03. Provision of parking, cycle and bins storage prior to the first occupation and their retention thereafter
- 04. Submission of a detailed border treatment for the eastern boundary designed to retain amenity whilst limiting its visual impact.
- 05. submission of a detailed landscape scheme and maintenance detail
- 06. The receipt of detail confirming the right of access over the private lane for vehicles or the reasonable probability of the right of access.

Relevant Policies

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