

Application Number

P/2015/0888

Site Address

Marine Park Holiday Centre
Grange Road
Paignton
Devon
TQ4 7JR

Case Officer

Matt Diamond

Ward

Goodrington With Roselands

Description

Reserved matters for layout, appearance, scale and landscaping - following outline approval P/2009/1084/MOA for revised plans; layout and agree siting of plots 6 to 17; formation of one hundred residential units with pedestrian and vehicular access (in outline) (Variation of Condition P1 of original planning permission P/2012/1078)

Executive Summary/Key Outcomes

This application is to vary condition P1 of reserved matters permission P/2012/1078 in order to carry out minor material amendments to the rears of plots 83-100 on the Linden Homes 'Marine Park' development site in Paignton. The amendments include provision of steps and additional decked areas to some of the dwellings in order to break up the massing of the underbuilds to the dwellings. The dwellings are already under construction.

Whilst the height of at least three of the underbuilds is considered by officers to be substantial, this is a result of varying levels on the site not accounted for by the applicants when the previous application was determined. On balance, the proposed amendments are considered to be acceptable and successful in breaking up the massing of the underbuilds to the properties. Therefore, it is considered that the proposed amendments accord with Policy DE1 - 'Design' of the Adopted Local Plan.

Recommendation

Approval

Statutory Determination Period

The application was validated on 08.09.2015. The statutory determination date is 09.12.2015 (13 weeks). An extension of time to 12.01.2016 has been agreed with the applicants.

Site Details

The site comprises the 10 dwellings, block of flats, curtilages of the

aforementioned units and wildlife area to the south of the development site known as Marine Park in Paignton. The developer of the site is Linden Homes. The overall development for 100 dwellings received outline planning permission in December 2011. Reserved matters for this part of the site were approved in December 2012.

The site is undesignated in the Adopted Torbay Local Plan - A landscape for success 2012-2030 ('the Local Plan').

Detailed Proposals

The application is to carry out minor material amendments to reserved matters permission P/2012/1078. The changes relate to the rears of plots 83-100 and incorporate the addition of additional decked areas and steps. The reason for the changes are to provide a greater degree of articulation to the rear of the units, as a greater area of underbuild will be visible than was previously approved. The reason for this is as a result of varying levels on the site following implementation of the development.

Summary Of Consultation Responses

Urban Design Officer (Landscape): Comments awaited.

Summary Of Representations

One letter of objection received concerned with additional traffic from more dwellings and lack of traffic calming. However, the number of dwellings is not increasing, as the application is for minor material amendments for dwellings previously approved. This letter has been sent electronically for Members consideration.

Relevant Planning History

P/2012/1079/MPA: Erection of 12 dwellings and associated works, with revised siting of plots 6 to 17 and revised access to outline planning permission P/2009/1084/MOA: Approved 17.12.2012

P/2012/1078/MRM: Reserved matters for layout, appearance, scale and landscaping - following outline approval P/2009/1084/MOA for revised plans; layout and agree siting of plots 6 to 17; formation of one hundred residential units with pedestrian and vehicular access (in outline): Approved 13.12.2012

P/2009/1084/1084: Revised plans; revised layout, and agree siting of plots 6 to 17; formation of one hundred residential units with pedestrian and vehicular access (outline): Approved 28.12.2011

Key Issues/Material Considerations

The key issue is the impact of the proposed amendments on views of the dwellings from public areas to the north of the site.

The heights of the underbuilds vary between the plots, gradually increasing from west to east. Plots 90-92 are particularly high. The original proposals were to provide blank brick walls for the underbuilds; however, officers considered that these would have an adverse impact on public views of the dwellings. Therefore, officers requested the underbuilds to be 'broken up' visually. The final proposals include additional steps and, in some cases, decked areas in order to achieve this. On balance, the proposals are considered to be acceptable taking into account Policy DE1 - 'Design' of the Local Plan.

S106/CIL -

No modifications to the extant s106 are required, as the amendments relate to the reserved matters permission and the number of dwellings is not changing.

Conclusions

The proposed amendments to the rears of plots 83-100 are considered to be acceptable, taking into account Policy DE1 of the Local Plan. The proposed amendments will help to break up the massing of the underbuilds to the dwellings, making them more visually acceptable.

Relevant Policies

DE1 - Design