

Application Number

P/2015/1050

Site Address9 Sandringham Drive
Paignton
TQ3 1HU**Case Officer**

Gary Crawford

Ward

Preston

Description

Replacement garage and side extension, loft conversion, alterations and extension to terrace (as revised by plans received 15.12.2015)

Executive Summary/Key Outcomes

The proposal is for a replacement garage and side extension, loft conversion, alterations and extension to the terraced area to the rear of the house.

The proposal is considered to be acceptable in this location and without any overriding detriment to residential amenity of neighbouring occupiers or the character or appearance of the locality. Consequently the proposal meets Local Plan policy requirements.

Recommendation

Approval

Statutory Determination Period

8 weeks, the determination date was 12th January 2016. However, this has been extended until 12th February 2016 to allow the proposal to be determined by the Development Management Committee.

Site Details

The application site is a detached and predominantly single storey dwelling located on the southern side of Sandringham Drive. The property has an existing attached side garage and terrace to the rear. The property is situated within a relatively spacious plot which has a splayed form. Ground levels on the site slope downwards from road level. This results in some underbuild at the rear of the property, which means that the ground floor terrace is elevated above ground level.

Detailed Proposals

The proposal is for the demolition of the existing garage and the erection of a side extension to include an integral garage with a hipped roof above and rear gable. The proposal also includes a loft conversion with three roof windows in the

front elevation, three roof windows in the rear elevation and two roof windows in each flank elevation. Further works include a 1.8m deep extension to the existing rear terrace and a 3.6m wide extension to the existing front porch to form a flat roof verandah. Revised drawings were received on 15th December 2015 to reduce the width of the front section of the garage by 0.3m.

Summary Of Consultation Responses

None

Summary Of Representations

14 representations of objection have been received. Issues raised:

- The form, scale, siting and design of the proposal are overbearing, oppressive and unneighbourly.
- Loss of privacy to neighbouring properties.
- Loss of daylight to neighbouring properties.
- The layout and siting of the proposal is inappropriate and unsympathetic to the appearance and character of the local environment and will dominate the nearby buildings.
- The proposal bears a poor relationship with the adjoining development and is out of keeping with the character of the neighbourhood.
- Overdevelopment of the site.
- The proposal would breach the conditions of a covenant relating to the properties in Sandringham Drive. Officer comment: These representations have been noted but the conditions of the covenant are not a planning matter.
- Loss of views. Officer comment: Representations regarding the loss of views have been noted but this does not constitute a planning consideration.

These representations have been sent electronically for Members consideration.

Relevant Planning History

None

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 existing property and streetscene, the impact on the amenity of neighbouring properties and, the impact of the proposal on bats and nesting birds.

Impact on the character and appearance of the existing property and streetscene

The host property is a 1950s detached bungalow with an attached flat roof garage to the side and front driveway. The property has a hipped roof with a

single storey forward projecting gable. The property features an existing rear terrace which is 1.8m deep and 6.5m in width, and, a flat roof front porch which is 1.3m deep and 1.6m in width. The neighbouring properties consist of detached bungalows on the southern side of Sandringham Drive and, two storey semi-detached and detached properties on the opposite side of Sandringham Drive. Many of the neighbouring bungalows on the southern side of Sandringham Drive have existing alterations to their roofs including the addition of rooflights, hip to gable extensions and front dormer windows. In many cases the insertion of rooflights and hip to gable roof alterations are permitted development and do not require planning permission.

Representations have been received with regards to overdevelopment of the site and, the impact of the proposal on the character and appearance of neighbouring properties and the streetscene. The host property has an existing attached garage which is 3.1m wide and is set 4.8m back from the main front elevation of the dwelling. The proposal involves the erection of a side extension which would be 3.6m in width and, flush with both the front and rear elevations of the main property with a hipped roof above. Policy DE1 (Design) of the Torbay Local Plan 2012 - 2030 states that development proposals should acknowledge local character. Whilst flat roof side garages are a characteristic of the bungalows on the southern side of Sandringham Drive, the proposed hipped roof would respect the character and appearance of the existing dwelling and neighbouring properties by matching their hipped roof form. Furthermore, the proposed hipped roof above the new garage would maintain a visual gap at first floor level between the application site and No.11 Sandringham Drive. In addition, the proposed new garage would provide the occupiers of the host building with a more useable garage which complies with the minimum internal garage dimensions as specified in Appendix G of the Torbay Local Plan 2012 - 2030.

Although the proposed side extension would be located only 0.3m off the side boundary with No.11 at its closest point, given the size of the plot, the splayed layout of the plot and the relatively small increase in footprint, it is considered that the proposal would not be an over-development of the site.

It is acknowledged that the proposal would alter the character of the existing property and streetscene. However, given that the proposed hipped roof would match existing roof form of the host building and neighbouring properties, a visual gap at first floor level would be maintained and the existing alterations to neighbouring dwellings, it is considered that the proposal would not result in a significantly harmful impact upon the existing property and streetscene.

The proposal includes a rear projecting gable which would be 5.7m in depth and 7.2m in depth. Whilst the proposed rear gable is considerably bulky in terms of its width, the roof form would match the existing roof and it does result in a coherent roof form. In addition, a similar rear gable extension has recently been approved at No.5 Sandringham Drive (P/2015/0316) and No.11 has an existing rear gable

dormer window. It is therefore deemed that the proposal would not result in a significantly detrimental impact on the character and appearance of the existing property and wider locality.

It is considered that, on balance, the design of the proposal is acceptable in terms of its impact on the character and appearance of the existing property and wider locality, and is consistent with DE5 (Domestic extensions) of the Torbay Local Plan.

Impact on the amenity of neighbouring properties

Whilst the proposed side extension would be located 0.3m off the side boundary with No.11 at its closest point, No.11 has an attached side garage adjacent to the boundary with No.9. Furthermore, the plots of both Nos.9 and 11 are splayed. The nearest ground floor window in the south east elevation of No.11 would be over 6m from the side boundary with No.9. Therefore, given the position of the garage at No.11, the splayed layout of the plots, and, the distance of over 8m between the nearest ground floor window at No.11 and the proposed side extension at No.9, it is considered that the proposal would not result in an unacceptable overbearing impact upon the ground floor windows at No.11. There would be a minimum distance of over 5m between the first floor side facing roof light at No.11 and the proposed hipped roof at No.9. Due to this distance and the slope of the proposed hipped roof away from the boundary with No.11, it is deemed that the proposal would not result in an unacceptable overbearing impact upon the side facing roof light at No.11. Given the relatively large rear garden at No.11 and the distance of the proposed side extension from the side boundary with No.11, it is considered that the proposal would not be significantly overbearing upon the rear amenity area of No.11. The proposal would not result in any harmful overbearing impacts upon No.7 Sandringham Drive.

In terms of loss of privacy, there are views to the rear gardens of both Nos. 7 and 11 Sandringham Drive from the existing rear terrace. It is considered that the proposed extension to the rear terrace at No.9 would not result in any worse overlooking or loss of privacy impacts to the neighbouring rear gardens than the existing situation. Whilst there are two roof lights proposed in both flank elevations of No.9, the roof lights would be positioned approximately 1.8m above the finished floor level, above eye level and therefore they are not considered to have a detrimental impact to residential amenity by loss of privacy.

With regards to loss of light, given the distance of over 6m from the nearest ground floor window in the south east elevation of No.11 and the side boundary with No.9, it is considered unlikely that the proposal would result in any harmful loss of light or overshadowing impacts to No.11. The proposal would not result in any harmful loss of light impacts upon No.7.

The proposal is therefore deemed to have an acceptable impact upon the amenity of neighbouring properties.

Impact on bats and nesting birds

The application has been accompanied by a written Assessment for bats and nesting birds by a licenced Ecological Consultancy (Licence Numbers 2015-11658-CLS-CLS, 2015-6672). The site was inspected internally and externally and the written assessment concluded that:

1) No evidence of use by bats was found within the roof or around the outside of the building.

2) No evidence of use of the property by nesting birds.

3) No signs of use by any other protected species.

In terms of its impact on bats and nesting birds, the proposal is therefore acceptable.

Conclusions

In conclusion, the proposed development would not harm the appearance and character of the area or have an adverse effect on the amenity of nearby occupiers, therefore 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.

Recommended condition:

Surface water drainage shall be provided by means of soakaways within the site.

Relevant Policies

DE1 - Design

DE3 - Development Amenity

DE5 - Domestic extensions

NC1LFS - Biodiversity and Geodiversity

ER1 - Flood Risk

TA3 - Parking requirements