

Application Number

P/2016/0093

Site Address28 Shiphay Avenue
Torquay
TQ2 7EA**Case Officer**

Mr Robert Pierce

Ward

Shiphay With The Willows

Description

Side extension

Executive Summary/Key Outcomes

The site contains a detached gable fronted bungalow which stands on the south side of Shiphay Avenue. The property has a small flat roofed dormer window in the front elevation and a larger one to the rear. It also has a flat roofed garage attached to the side of the property which is set back approximately 7 metres from the front of the gable.

The proposal seeks to form a flat roofed extension projecting out from the front of the existing garage by 3.9 metres and to convert the combined structures into additional ancillary living accommodation.

The proposal is considered to maintain the domestic character and appearance of the bungalow and will result in a building which will sit comfortably within the general scale of properties in the locality. There would be no discernible impact upon neighbour amenity. The proposal will result in the loss of on site parking but ample provision will remain within the frontage of the property.

The application is included on the agenda as it has been submitted by one of the Council's Building Control Officers.

Recommendation

Approval

Statutory Determination Period

The 8 week determination date expires on 24th March 2016

Site Details

Detached dormer bungalow set within a residential street that currently includes a mix of one and two storey properties of varying scale and character. Parking is provided to the front and there is an attached garage to the side. The principal amenity space for the property is set to the rear within a large garden which backs onto the grounds of the Torquay Girls Grammar School.

Detailed Proposals

A small single storey flat roofed extension to the front of the existing garage at the side of the property. This will provide the opportunity to revise the habitable space within the dwelling by converting the combined structures into additional ancillary living accommodation. The extension will be rendered to match the parent property and will have a matching UPVC triple window and door set within its front elevation.

Summary Of Consultation Responses

None.

Summary Of Representations

None.

Relevant Planning History

None.

Key Issues/Material Considerations

Key issues are considered to be the visual impact on the streetscene, any impact on neighbouring living conditions, loss of on site car parking and floodrisk.

Visual impact -

The area has a mixed building form with no overriding architectural style. There is, however, a loosely established scale for the properties with gaps between. Considering the mixed form of the area, the proposal to form a small flat roofed extension will sit comfortably to the side of the property.

The extension would be set back behind the front of the property and therefore would be ancillary to the appearance of the dwelling.

In addition, the extent of this side development is limited and therefore predominantly retains the gap between the application site and the adjacent dwelling which is two storeys.

As such, the proposal is in accordance with Policy DE5.

Amenity issues -

The building line to the side will be maintained along the party boundary and the proposed extension would not notably alter the relationship between plots in terms of light received or the outlook enjoyed. There are no windows on the side elevation of the proposed extension and therefore privacy level will be maintained.

As such, the proposal is in accordance with Policy DE3.

Car Parking -

The proposal will result in a loss of off-street car parking however there will still be more than adequate car parking space within the frontage of the property, as it is capable of accommodating several cars.

As such, the proposal is in accordance with Policy TA3.

Flood risk -

A flood risk assessment has been submitted that confirms surface water will be disposed of by means of soakaways. Due to the site being within the critical drainage area it would be appropriate to include a condition, to the planning permission (if granted), to require that surface water drainage is addressed in accordance with the submitted flood risk assessment.

As such, the proposal is in accordance with Policies ER1 and ER2

Conclusions

The application will result in an acceptable addition to the property that does not harm the character or appearance of the area, will not have any adverse impact on neighbour amenity and will retain sufficient on site car parking. The proposal is consistent with the objectives of Policies DE1 (Design), DE3 (Development Amenity), and DE5 (Domestic Extensions), ER1(Flood Risk)and ER2 (Water Management), as such it is recommended for planning approval.

Condition(s)/Reason(s)

01. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no windows, doors or other openings, other than those shown on the approved plans, shall be constructed with the side (east) elevation of the development hereby approved.

Reason: In the interests of privacy of the neighbouring property, in accordance with Policies DE3 and DE5 of the Torbay Local Plan 2012-2030.

Relevant Policies

DE1 - Design

DE5 - Domestic extensions

DE3 - Development Amenity