

Application Number

P/2016/0139

Site Address101 Braddons Hill Road East
Torquay
TQ1 1HF**Case Officer**

Mrs Ruth Robinson

Ward

Wellswood

Description

Variation of condition P1 pursuant to P/2015/0897: Amendments to elevational treatment comprising replacement of hipped roofs to semi detached dwellings with gabled roofs and changes to fenestration facing Museum Road. Inclusion of additional car parking space to serve dwelling 5. Changes to approved scheme to construct 9 two storey dwellings with 9 car parking spaces and partial demolition of stone boundary wall fronting Museum Road to create vehicular and pedestrian access.

Executive Summary/Key Outcomes

This application is to vary condition 1 pursuant to P/2015/0897 for the construction of 9 dwellings on this Depot site to permit changes to the design and layout of the scheme.

The proposed changes are the replacement of hipped roofs to the semi detached units facing Museum Road with gabled roofs and changes to the fenestration.

It also involves the inclusion of an additional car parking space accessed from Braddons Hill Road East.

The DMC meeting of 10th August 2015 resolved to approve an application (P/2015/0320) to redevelop this site to provide 9 dwellings subject to conditions and the conclusion of a Unilateral Obligation to secure waste and highway/sustainable transport contributions.

That application was subsequently amended at the DMC Meeting of the 14th December 2015 by approval of an application (P/2015/0897) to vary conditions 1 and 3 pursuant to the original consent to allow greater demolition of the stone boundary wall due to inherent structural weaknesses.

The changes to the design and layout now proposed are considered acceptable and in compliance with policies SS10, DE1 and TA3 of the Adopted Local Plan 2012-2030.

Recommendation

That (i) condition 1 be varied to allow the inclusion of revised plans which show the changes to the design of the Museum Road elevation and the inclusion of an

additional car parking space accessed from Braddons Hill Road East.

Statutory Determination Period

The application should be determined by the 12th April 2016. This cannot be achieved due to the need to tie the Unilateral Undertaking to the new consent. Agreement to an extension of time has been secured.

Site Details

The site comprises a furniture storage/removals depot located to the rear of Torquay Museum and the Living Waters Church both of which are Grade II listed. It is also within the Torquay Harbour Conservation Area. The site is currently occupied by a large pitched roof single storey storage shed with a 2 storey wing of a similar height. It is of no intrinsic architectural or historic merit and is set in a hard surfaced yard.

The site is served by a vehicular access onto Braddons Hill Road East.

Detailed Proposals

This application is to vary condition 1 pursuant to P/2015/0897.

Condition 1 relates to the schedule of approved plans and if the design changes are approved this schedule will require amendment.

Summary Of Consultation Responses

Conservation Officer: Considers the revised design acceptable.

Summary Of Representations

None.

Relevant Planning History

P/2015/0320: Demolition of Depot and construction of 9 dwellings: Approved.

P/2015/0897: Amendments to Condition 01 and 03 to allow greater demolition of the stone wall: Approved.

Key Issues/Material Considerations

Principle and Planning Policy -

The key issue is the visual impact of the changes to the elevation fronting Museum Road given its prominence in the Conservation Area and close proximity to the Listed Pengelly Hall.

The relevant policies are SS10, which defines what form of development is acceptable within the Conservation Area, HE1, which relates to the impact of the development on listed buildings, and DE1 which defines design quality. Policy TA3 is relevant terms of additional car parking provision.

1. Visual Impact of Changes to Elevation.

The original design of the Museum Road elevation was informed by the height of the stone boundary wall and it was considered that hipped slated roofs would look more recessive in the overall streetscape and be more in keeping with the prevailing roofscape. The appearance of rendered gables above the wall could have looked contextually incongruous.

The reduction in the height of the wall, which exposes more of the proposed buildings to view, makes this argument less compelling and the introduction of gabled elevations, facing the street, which the applicant is anxious to achieve to allow the inclusion of more windows to lighten the dwellings is, on balance, acceptable.

2. Additional Car Parking Provision.

The inclusion of an additional car parking space to serve dwelling 5 through the incorporation of the existing access to the site from Braddons Hill Road East is acceptable and is compliant with policy TA3 which indicates that schemes should include 2 spaces per dwelling.

S106/CIL -

The existing Unilateral Undertaking will need to be tied to the new application.

Conclusions

The variation of condition 1 to allow design changes to the Museum Road elevation and the inclusion of an additional parking space is acceptable and compliant with policy SS10, DE1 and TA3 of the Adopted Local Plan 2012-2030.

Relevant Policies

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