

Application Number

P/2011/0777/MPA

Site Address

25-35 Smallcombe Road
Paignton
Devon

Case Officer

Mr Scott Jones

Ward

Blatchcombe

Description

Demolition of 12 dwellings and their ancillary buildings and formation of 19 dwellings together with associated parking, vehicular/pedestrian access and amenity areas

Executive Summary/Key Outcomes

The proposal is a social housing redevelopment scheme that seeks to replace twelve 'Cornish Units', which currently sit empty and are in poor condition, with nineteen new dwellings with associated parking, access and amenity areas.

The proposal considered a positive residential redevelopment that will provide 19 social rented housing units built to modern building and living standards, which will help meet the need for affordable homes in Torbay. In addition the proposal is considered to sit comfortably within the local surrounds due to the appropriateness of the scale, layout and design of the buildings.

There are currently outstanding comments from the Authority's Environmental Protection Team and their comments will be reported to committee on the day.

Recommendation

Site visit; Conditional approval (conditions as laid out at the end of this report) delegated to the Executive Head of Spatial Planning; subject to suitable comments from the Environmental Protection Team and the signing of a S106 legal agreement in terms acceptable to the Executive Head of Spatial Planning.

Site Details

The site is the combined curtilage of residential plots numbers 25 through to 35 Smallcombe Road, which currently houses three residential buildings ('Cornish Units'), which provide 12 dwellings. The buildings, which externally are a mix of pre-cast concrete panels and upper floor clay tiles, set under clay tiled pitched roofs, feature front and rear gardens with pedestrian access and no off-street parking. To either side of the plot there are further two-storey units, with the unit

to the East being residential and to the West being used as a community clinic. To the rear, on much higher ground, the plots adjoin the grounds of a local community centre, church and a building known as St Boniface House. There are no built or landscape designations over the land. Although there are a number of trees to the rear of the site these are not protected through designation.

Detailed Proposals

Specifically the scheme proposes 15 dwellings along the frontage of Smallcombe Road, provided in three short terraces, with a further 4 units set to the rear arranged in two pairs sited at either end of the site. The four units to the rear are accessed via a central vehicular/pedestrian point and parking court. All units are two-storey in character with pitched-roofs set over rendered and cedar boarded elevations. There are 24 on-site parking spaces proposed, which are all located to the rear of the plot.

Summary Of Consultation Responses

Affordable Housing Team - All of the units on this site are to be developed as affordable housing which is to be commended due to the high need for affordable homes Torbay. The Council's Housing Needs Survey shows demand across the spectrum of household sizes and the HMA survey indicates a significant need for all house types in Torbay with a particular need for affordable rented accommodation. The Council's waiting list figures support this; there are currently 3006 households on the waiting list for rented accommodation, a further 371 households on the South West Homes waiting list for shared ownership accommodation with a further 22 households in temporary accommodation. These homes will go a long way to meeting housing need for local people and consequently Housing Services are supportive of the proposals. This site is part of a wider regeneration project to replace the current defective accommodation that has currently lying empty with more efficient modern accommodation that people want to live in.

Highways Department - Highways raise no objection to the development, but repeat that the access lane to the rear parking court should be a minimum carriageway width of 4.8m (all on the same level) to allow vehicles to pass.

Arboricultural Team – Recommend approval on arboricultural merit with a further landscape scheme to be prepared with greater space, numbers and larger tree sizing for mitigating planting to be an outstanding condition.

South West Water – No objection to the scheme subject to foul and surface water flows being kept separate.

Environmental Protection Team – Pending comment

Summary Of Representations

No representations either in support or in objection have been received.

A statement of community involvement submitted in support to the application details that the scheme has been presented to the local community at an open event in the area and through community partnership meetings. The summary document highlights certain points, such as it was considered positive that the parking was contained within the site, and that the bin storage was kept away from the street during non-collection times.

Relevant Planning History

None over the site but various demolitions and redevelopment proposals have been built-out within the area.

Members should note that there is a similar redevelopment proposal on the site of 16-20 Smallcombe Road on the Agenda, which details a scheme to provide 13 social housing units.

Key Issues/Material Considerations

Principle and Planning Policy -

The key policy issues are considered to be;

- i) The principle of development,
- ii) Visual implications, largely around scale, layout and design,
- iii) Neighbour amenity considerations,
- iv) Highway matters, parking and access,
- v) Arboricultural issues.

i) The principle of development -

Firstly, demolition of the existing buildings, which are not of any great merit and are in poor condition, is considered acceptable and should be supported.

In regard to the redevelopment scheme it proposes a straightforward replacement of socially rented housing stock. As this maintains the established use, which is one that is wholly acceptable within this wider residential area, the general principle of the development is supported. In regard to the principle of increasing the number of units policy guidance does seek to encourage the more efficient use of previously developed land and therefore there is potential for higher density development on sites where appropriate and, given the proposed density of the scheme, in this location, it is appropriate.

ii) Visual implications, scale, layout and design -

The scheme provides units of a suitable scale reflective of the overriding building

form in the area, that being two-storey pitched roof dwellings, arranged in short terraces or as semi-detached properties. In regard to the layout it is appreciated that the scheme retains a strong frontage to Smallcombe road, which is welcomed.

The building line has been brought forward from the established by 3-5 metres, as the scheme is slightly staggered, but maintains around 4-6 metres of curtilage from the adjacent footpath to the building line. This reduced distance is considered acceptable as it still maintains the green frontage to the scheme and as such the character of the area is maintained.

In regard to the courtyard development the general arrangement is considered acceptable within the context of the need to efficiently utilise previously developed land, as the plots are generous in depth to what is generally provided within modern housing schemes.

In regard to the specific relationship between new units the distance between frontage and courtyard buildings has been maximised and one of the roofs has been hipped to reduce its perceived bulk. A sun-path assessment has been provided to support the applications to show that gardens will receive a suitable level of sunlight through the day.

The scheme includes space for bin storage and sheds to the rear of plots, which is seen to provide a suitable storage arrangement for waste facilities and cycle parking away from the street.

iii) Neighbour amenity considerations -

Due to the local arrangement of buildings any impact on amenity is limited to the occupants to the side of the development site, where there is a residential property to the East and a commercial property to the West.

The frontage development does not have any material impact upon amenity, as it provides development of a similar domestic scale and footprint as to that which exists. There is minor movement of the building lines however the changes will not increase overlooking, light ingress or outlook.

The courtyard development to the rear of the plot is slightly more sensitive as it introduces development deeper within the plot to which currently exists. It therefore introduces new relationships and sightlines. Firstly the domestic scale of the buildings means that it is unlikely that there would be a loss of outlook or light. In respect to privacy and overlooking the proposed relationship with the adjacent plots to either side is considered acceptable. Although the distance between buildings is relatively tight at around 18 metres to each side the angle is relatively oblique and hence there are no direct room-to-room relationships.

iv) Highway matters, parking and access -

Parking bays and manoeuvring space will be provided in accordance with adopted size guidelines. The number of on-site spaces also accords with adopted policy, whereby it proposes 24 spaces for the 19 units. The scheme is supported by the Authority's Highways Department.

In regard to the width of the proposed access there appears space within the current scheme to address highway concern over the demarcated vehicular width being less than 4.8 metres, so as to allow the passing of vehicles. However, considering previous schemes within the area there remains concern over whether this will deliver an improvement to the access arrangement, or simply provide the space for informal parking within this area. It could hence have a negative rather than positive affect. As this is a matter of detail it is requested that the resolution is delegated to the Executive Head of Spatial Planning for consideration of the final arrangement.

v) Arboricultural issues -

The Council's arboricultural team support the proposal with condition that a landscape and replanting scheme is submitted to and approved by the Authority.

Closing the gap -

The proposal proposes the replacement of out-of-date social housing which will provide modern living units in a sustainable location supported by suitable outdoor amenity space, parking provision, all within an established residential area. The proposal looks to use the land more efficiently and in doing so proposes to provide 19 social-rented units in place of the 12 which currently sit on the site. The scheme, which comes with the support of the Authority's Affordable Housing Team, is considered a positive step in uplifting the residential environment for those in need of social housing.

Climate change -

The proposal removes outdated living units set within large plots and provides the opportunity for the more efficient use of land and the supply of more energy efficient modern housing. The result being that the units are more easily maintained, cost less to heat and run, and thus reduce the resultant energy need per unit.

S106/CIL -

Inline with Council adopted Policy 'outer ring' sustainable development contributions for affordable housing schemes are not sought. The proposal would however be subject to a S106 agreement with clauses to ensure the provision of the units as social housing.

Conclusions

The principle of the proposal is considered acceptable as the redevelopment of

outdated and somewhat dilapidated housing units with new, more energy efficient units supplemented with private parking and private outdoor amenity space, is considered wholly positive. The design and layout is considered acceptable and hence subject to the resolution of a S106 legal agreement in terms acceptable to the Executive Head of Spatial Planning, and receipt of comments from Environment Protection, the proposal is recommended for approval with appropriate planning conditions.

Conditions

- Submission of external materials
- Submission of a detailed hard and soft landscaping scheme & the delivery thereof
- Submission of details on all retaining structures
- Provision of parking facilities as laid out
- Provision of Sustainable Urban Drainage
- Removal of Permitted Development Rights

Relevant Policies

HS	Housing Strategy
H2	New housing on unidentified sites
H6	Affordable housing on unidentified sites
H9	Layout, and design and community aspects
H10	Housing densities
H11	Open space requirements for new housing
BES	Built environment strategy
BE1	Design of new development
T25	Car parking in new development
T26	Access from development on to the highway
L9	Planting and retention of trees
W7	Development and waste recycling facilities
PPS1	Delivering Sustainable Development
PPS3	Housing