

Application Number

P/2016/0912

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.

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 is 15th October 2016. Due to the number of objections received, the application is being reported to 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

Planning permission (P/2105/1050) was previously granted on 9 February 2016 by the Development Management Committee for a replacement garage and side extension, loft conversion, alterations and extension to terrace. The only differences between the current application and the previously approved

application are:

- The garage has been set back 2.8m from the front elevation of the host dwelling to form a car port above.
- The addition of a single storey flat roofed rear extension which would be 2.4m in depth, 4m in width and up to 4.6m in height.
- An additional 0.6m extension in depth to the rear terrace.

Summary Of Consultation Responses

None

Summary Of Representations

8 representations of objection have been received. Issues raised:

- Impact on local area.
- Not in keeping with local area.
- Overdevelopment.
- Loss of privacy/overlooking.
- Overbearing impact.
- Sets precedent.
- Increase in traffic.
- Impact on drainage.
- Increase in noise.
- Use of the property as commercial premises.

These representations have been sent electronically for Members consideration.

Relevant Planning History

P/2015/1050: Replacement garage and side extension, loft conversion, alterations and extension to terrace. Approved by DMC on 09/02/2016 but not implemented.

Key Issues/Material Considerations

The key issues to consider in relation to this application are:

1. Principle of the proposal
2. Visual impact
3. Impact on the amenity of neighbouring properties

1. Principle of the proposal

The principle of the proposal at No.9 Sandringham Drive has already been established as planning permission was granted on 9 February 2016 by DMC for application P/2015/1050. The only differences between the current application and the previous application are the 2.8m set back of the garage from the front elevation to form a car port in front, the erection of a 2.4m deep single storey rear extension and an additional 0.6m extension in depth to the rear terrace. This report therefore focuses on the differences between this proposal and that which

has already been found acceptable and has permission.

Representations have been received which raise concerns about the host property being used as a commercial premises. Providing the overall character of the property as a residential dwelling does not change, planning permission would not be required for a room in the house to be used as a personal office.

2. Visual impact

The proposed new garage would be set back 2.8m from the front elevation of host dwelling with a car port in front and would be less prominent within the streetscene than the previously approved scheme. The proposed single storey rear extension would be attached to the new garage and would extend beyond the rear elevation of the host dwelling by 2.4m, would be 4m in width and, due to the sloping ground levels of the site, would be up to 4.7m in height with a flat roof. The proposed rear extension is subservient in scale to the main dwelling and acceptable in design. The additional 0.6m extension in depth to the rear terrace is also considered to be acceptable with no adverse impacts upon the visual appearance of the original property.

Therefore, the proposed development is considered to accord with Policies DE1 (Design) and DE5 (Domestic Extensions) of the Torbay Local Plan 2012-2030.

3. Impact on the amenity of neighbouring properties

The proposed single storey rear extension would be 2.4m in depth and positioned a minimum 3.4m from the side boundary with No.11 Sandringham Drive. It is therefore considered that the proposed rear extension would not result in a significantly harmful overbearing or overshadowing impact upon No.11. 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. The proposed flat roofed single storey rear extension would reduce the potential overlooking impacts from the rear terrace at No.9 towards the rear garden of No.11. It is recommended that a condition shall be included with any planning permission which states that the proposed flat roof above the proposed store shall not be accessed other than for maintenance purposes, to protect the privacy of No.11.

The proposal is therefore deemed to have an acceptable impact upon the amenity of neighbouring properties and complies with Policy DE3 (Development Amenity) of the Torbay Local Plan 2012-2030.

Conclusions

The proposed amendments are suitable for planning approval having been considered against the relevant local and national planning policies.

Condition(s)/Reason(s)

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

02. The flat roof above the proposed store shall not to be accessed other than for maintenance purposes.

Relevant Policies

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