Application Number	**Site Address**
P/2017/0608	128 Laura Grove Paignton TQ3 2LJ

Case Officer	**Ward**
Gary Crawford	Preston

Description
Extensions and alterations to existing dwelling house to include loft conversion, raising of roof height and extensions to the roof, extension to the front and raised deck to rear (resubmission of P/2017/0346)

Executive Summary/Key Outcomes
The proposal is for extensions and alterations to the existing dwelling to include loft conversion, raising of roof height by 450mm and extensions to the roof, extension to the front and raised deck to rear.

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, specifically Policies DE1 (Design), DE3 (Development amenity) and DE5 (Domestic extensions).

Recommendation
Conditional approval (conditions at end of report).

Statutory Determination Period
8 weeks, the determination date is 9th August 2017. Following a Site Review Meeting on 31/7/2017, Councillors Doggett and Sanders requested that the application be determined by the Development Management Committee.

Site Details
The application site is a bungalow located on the north eastern side of Laura Grove. The property has an existing attached side garage. The ground level of this section of Laura Grove slopes downwards from north west to south east.

Detailed Proposals
The proposal is for a loft conversion which involves raising the ridge height of the host property by 450mm, a flat roof rear dormer, extending the hipped roof over the existing flat roofed garage, the insertion of three roof windows in the front elevation and a roof window in each flank elevation. The proposal also includes a 1m deep front extension which is flush with the principal front elevation of the host property and raised decking areas to the rear.

Summary Of Consultation Responses
None.

Summary Of Representations
Two representations of objection have been received. Issues raised:

- Overdevelopment
- Sets precedent
- Loss of views. Officer comment: Representations regarding the loss of views have been noted but this does not constitute a material planning consideration
- Not in keeping with local area
- Increase in traffic
- Impact on parking.

Relevant Planning History
P/2017/0346: Extensions and alterations to existing dwelling house to include loft conversion, raising of roof height and extensions to the roof, extension to the front and raised deck to rear. Withdrawn 30/5/2017.

Key Issues/Material Considerations
The key issues to consider in relation to this application are:

1. Impact on the character and appearance of the existing property and street scene
2. Impact on amenity
3. Impact on parking
4. Impact on bats and nesting birds.

1. Impact on the character and appearance of the existing property and street scene
Policy DE1 (Design) of the Torbay Local Plan 2012 - 2030 states that development proposals should acknowledge local character. Policy DE5 (Domestic extensions) specifies that extensions to domestic dwellings will be permitted where the extension would not dominate or have other adverse effects on the character or appearance of the original property or any neighbouring properties, or on the street scene in general.

Whilst flat roof side garages are a characteristic of the bungalows within the section of Laura Grove in which the application site is located, the proposed hipped roof would respect the character and appearance of the existing dwelling and neighbouring properties by matching their hipped roof form. Furthermore, due to the existing hipped roof over the garage at No.130, it is deemed that the proposal would not be out of keeping with the street scene. In addition, the proposed hipped roof above the garage would maintain a visual gap at first floor level between the application site and No.126 Laura Grove. Whilst an increase in the ridge height of

No.128 Laura Grove by 450mm would have an impact on the character of the street scene, it is considered that the ridge of No.128 would still be sufficiently lower than the ridge of the front gable of No.130 Laura Grove. As such, it is considered that proposed increase in ridge height would not have a significantly adverse impact on the character and appearance of the street scene. The proposed front extension is considered to be of an acceptable scale and it would not overly dominate the character or appearance of the original property. Whilst the proposed rear dormer features a flat roof which is in contrast to the existing pitched roof form of the host property, it is unlikely that the rear dormer would be visible from the public realm and it is therefore considered to be acceptable. The rear decking areas are also considered to be acceptable additions which respect the character of the original building.

It is considered that the design of the proposal is acceptable in terms of its impact on the character and appearance of the existing property and street scene, and, is consistent with Policies DE1 and DE5 of the Torbay Local Plan.

2. Impact on amenity

Policy DE3 (Development amenity) of the Torbay Local Plan details that all development should be designed to provide a good level of amenity for future residents or occupiers and should not unduly impact upon the amenity of neighbouring and surrounding uses. There is an approximate 2.8m distance between the south eastern flank elevation of No.128 and the north western flank elevation of No.126, and, an approximate 4.3m distance between the north western flank elevation of No.128 and the south eastern flank elevation of No.130. Due to the distances between the proposed extensions and neighbouring properties, it is considered that the proposal would not result in any significantly harmful overbearing or loss of light impacts upon neighbouring properties. It is acknowledged that the proposed dormer may result in some overlooking and loss of privacy impacts to neighbouring rear gardens. However, a rear dormer window could be constructed at No.128 under the permitted development criteria. As such, it is not considered reasonable to refuse the application on grounds of overlooking and loss of privacy given that a similar rear dormer could be constructed at No.128 under the permitted development criteria. Whilst there is a roof light proposed in both flank elevations of the host property, 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. Whilst there may be an element of overlooking of neighbouring rear gardens from the proposed rear decking areas, given the position of the decking areas off the side boundaries with neighbouring properties, it is deemed that the proposed decking areas would not result in any detrimentally harmful overlooking impacts upon neighbouring properties.

The proposal is therefore deemed to have an acceptable impact upon the amenity of neighbouring properties and would comply with Policy DE3.

3. Impact on parking

Appendix F (Car parking requirements) to Policy TA3 (Parking requirements) of the Torbay Local Plan details that for domestic extensions, there shall be compensatory provision for displaced car parking, garaging and cycle storage. As the proposal does not result in any displaced car parking, garaging or cycle storage, the proposal would accord with Policy TA3.

4. Impact on bats and nesting birds

The application has been accompanied by a written assessment for bats and nesting birds by a licenced Ecologist (NE Licence Number 2016-11834). The site was inspected internally and externally and the written assessment concluded that:

1) No evidence of use by bats was found in association with the roof or eaves of the property
2) The proposed works are unlikely to impact on bats
3) There was no evidence of bird nesting activity in association with the roof or eaves of the property and the work will not impact on nesting birds.

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

Drainage

The application site is located within the Critical Drainage Area and a Flood Risk Assessment (FRA) has been submitted which states that surface water drainage will be dealt with by soakaways. A condition will be imposed to ensure that drainage accords with the submitted FRA.

S106/CIL

N/A

Statement on Human Rights and Equalities Issues

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests/the Development Plan and Central Government Guidance.

Equalities Act - No issue.

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.

Condition(s)/Reason(s)

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

02. Works shall be undertaken in strict accordance with the good practice guidelines in relation to bats as set out in the submitted Preliminary Ecological Assessment by George Bemment Associates, dated 4 April 2017.

Relevant Policies

DE1 - Design
DE3 - Development Amenity
DE5 - Domestic extensions
TA3 - Parking requirements
NC1LFS - Biodiversity and Geodiversity
ER1 - Flood Risk