

Application Number

P/2011/1142

Site Address23 Alta Vista Road
Paignton
Devon
TQ4 6DA**Case Officer**

Mr Robert Pierce

Ward

Roundham With Hyde

Description

Removal of conditions to application P/2008/1436/PA and condition 4 to application P/2008/0961 to allow the 2 owners flats to be occupied without limitation

Executive Summary/Key Outcomes

The application seeks the removal of restrictive conditions to two flats of owners accommodation relating to the former holiday use of 23 Alta Vista Road. The conversion of the units from holiday accommodation to residential was granted by the Planning Inspectorates decision to allow an appeal to a previous application (P/2011/0021). The former restrictive conditions relating to owners accommodation are therefore no longer considered relevant.

Recommendation

Approval.

Site Details

Former holiday flats now with permission for residential use at the junction of Alta Vista Road and Braeside Road with good views across Youngs Park and Goodrington Sands.

Detailed Proposals

Permission has been sought to remove a condition relating to application P/2008/0961 and one relating to application P/1988/1436 which are shown, respectively, below.

“The existing owners flat shown on drawing no. 2872.05 hereby approved shall be retained as owners accommodation ancillary to the holiday flat use.”

“Reason - To retain adequate control over the holiday flats in compliance with policy TU6 of the Saved Adopted Torbay Local Plan.”

“The extension hereby approved shall only be used as owners accommodation ancillary to the existing hotel and not for letting purposes without the prior

consent in writing of the Local Planning Authority.”

“Reason – The Local Planning Authority consider that the use of the extension for the purpose specified is appropriate, but that a proposal to use the extension for any other purpose would have to be made the subject of a separate application to be considered on its merits.”

The application proposes that these conditions are removed to allow the two flats used as owners accommodation can be occupied without limitation.

Summary Of Consultation Responses

None.

Summary Of Representations

None.

Relevant Planning History

P/2011/0021	Removal of condition 1 on application P/2008/1663/PA; condition 2 on application P/2008/1263/PA; condition 3 on application P/2008/0961/PA. Refused by committee 31.03.2011 – APPEAL ALLOWED 27.09.2011 – APP/X1165/A/11/2154771.
P/1988/1436	Extension to Form Owners Accommodation with Integral Garage. Approved.

Key Issues/Material Considerations

The previous holiday flats have already had permission to become residential through the removal of restrictive conditions as allowed by the Planning Inspectorate through the successful appeal against the non-determination of application P/2011/0021. Therefore it is no longer considered that the conditions are relevant and should be removed.

S106/CIL -

As the units in question already have permission for residential use it is not considered that a planning contribution towards the local infrastructure is required.

Conclusions

The conversion of the building from holiday to residential use has been determined by the Planning Inspectorate at appeal and considered to be acceptable when considered in relation to policy TU6. Therefore the proposal to remove these conditions is considered to be acceptable.

Informative(s)

01. Town and Country Planning (General Development Procedure) (Amendment) Order 2003.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority, is not in conflict with the following policies:

TU6

Relevant Policies

TU6 Principal Holiday Accommodation Areas