

Application Number

P/2011/1276

Site AddressShort Preston
Brixham Road
Paignton
Devon
TQ4 7BA**Case Officer**

Mr Alexis Moran

Ward

Blatchcombe

Description

Construction of bungalow with vehicle access (This is a Departure from the Local Plan)

Executive Summary/Key Outcomes

The application seeks permission for the addition of a bungalow in the grounds of the property known as Short Preston which is sited off of the Brixham Road, Paignton.

The Local Plan allocation of the land highlights it for employment and as such the addition of a residential unit here is considered to be a departure from the Local Plan.

However the site is clearly in a residential section of this land allocation and appears to be in scale with, and designed in relation to, its surroundings.

Recommendation

Approval.

Site Details

The proposal site relates to the rear garden of Short Preston which is located on a private cul-de-sac off of the main Brixham Road (A3022) in Paignton. Adjacent to the site is the existing Sainsbury's superstore on Brixham Road, and to the East there are four residential properties.

The application site is within a wider employment land allocation (E1.16c) within the Saved Adopted Torbay Local Plan (1995-2011) and as such, the proposed development for a residential property is a departure from the Local Plan.

Detailed Proposals

The application seeks permission for the addition of a 3 bedroom bungalow. The proposed new dwelling is to be sited in the rear garden of Short Preston and has an integral garage located to the front.

The proposed dwelling is to be 18.8 metres in length to the front of the integral garage and 12.8 metres in length to the main body of the house. The propped bungalow is to be 17 metres in width with an overall height to ridge of 5.6 metres and a height of 2.4 metres to eaves level.

The new property will be accessed via a new entrance onto the Brixham Road (A3022). The garden boundary of the property will be enclosed by the addition of a 1.8 metre high timber boundary fence.

Summary Of Consultation Responses

Highways: A revised plan has been submitted which shows a clear visibility play of 70 metres and is therefore acceptable.

Summary Of Representations

None.

Relevant Planning History

P/2011/1300 Site Curtilage Of Little Preston Formation of bungalow (This is a Departure from the Local Plan) approved by dev man comm. 26.01.2012

P/2010/0289 Mixed use development to form approx 220 dwellings, approx 5,600 SQM gross of employment (B1) floorspace, local centre and public open space with roads and car parking (In Outline)– approved by Development Management Committee 30.04.2010

ZP/2010/0327 Pre-application enquiry for the addition of a pair of semi-detached dwellings – officer support was given.

Key Issues/Material Considerations

The key issues to consider in relation to this application are the impact it would have on the character and appearance of the streetscene and the amenity and privacy enjoyed by the occupiers of neighbouring properties.

The proposed dwelling will not be highly visible in the surrounding area due to its size and siting. Similarly due to its size and orientation, it is considered that the proposal would not have a detrimental impact on the privacy and amenity of neighbouring properties.

Although the area in which the site is located is allocated as employment land it is clear that this specific area is currently residential. Bearing this in mind and the approval of a mixed use development of residential and employment on the adjacent land (P/2010/0289) it is considered that the principle of an additional residential unit here is acceptable.

S106/CIL -

The application has been assessed against the Council's policy in respect of planning contributions. A contribution will be required in this case, calculated as follows:

On the basis that the new accommodation will comprise of a residential unit with over 120sq metres of gross internal floor area:

Contribution for dwelling:

Waste Management	£ 50.00
Sustainable Transport	£ 3,610.00
Education	£ 1,660.00
Lifelong Learning	£ 470.00
Greenspace and Recreation	£ 2,370.00

TOTAL FOR DEVELOPMENT £ 8,160.00

Conclusions

The proposed building is considered to be appropriate for conditional planning approval, having regard to all national and local planning policies and all other relevant material considerations. Subject to the submission of a planning contribution as outlined above.

Condition(s)/Reason(s)

01. The development shall not be used/occupied until the vehicle parking areas and driveway shown on approved detailed plans have been provided and made available for use. The areas shall be kept permanently available for parking purposes to serve' the development.

Reason: To ensure that adequate off-street parking is provided in accordance with policy T25 of the adopted Torbay Local Plan 1995-2011

02. The building shall not be occupied until the vehicular access has been constructed in accordance with the plans hereby approved.

Reason: In the interests of highway safety and in accordance with policy T25 of the saved adopted Torbay Local Plan 1995-2011

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:

BES, BE1, H9, E1, T25 & T26.

Relevant Policies

- BES Built environment strategy
- BE1 Design of new development
- H9 Layout, and design and community aspects
- E1 New employment on identified sites
- T25 Car parking in new development
- T26 Access from development on to the highway
- CF6 Community infrastructure contributions
- CF7 Educational contributions