

Application Number

P/2012/0666

Site Address42 Broadsands Road
Paignton
Devon
TQ4 6HH**Case Officer**

Mr Robert Pierce

Ward

Churston With Galmpton

Description

Ground and first floor dormer extension to include integral double garage and car parking to front of property.

Executive Summary/Key Outcomes

This is a revised application which seeks to overcome the concerns of neighbours in respect of a previous submission which was withdrawn. It is considered that this proposal has a lesser impact on the amenities of the neighbouring properties and does not adversely impact on the appearance or character of the street scene. Members carried out a site visit at the August Committee Meeting, however they deferred their decision until photographs could be taken from properties to the rear in order to consider the full impact of the proposal.

Recommendation

Conditional Approval.

Site Details

The application site relates to a gable fronted bungalow situated on the south side of Broadsands Road. The property is set back from the road, with a floor level higher than road level. There is a semi detached single garage located in front of the property, close to the road, joined to the neighbour's garage. In the Torbay Local Plan 1995-2011 there is no specific allocation relating to the site. The boundary of the Coastal Protection Zone, and Coastal Preservation Area runs along Broadsands Road.

Detailed Proposals

Permission is sought to extend and remodel the existing gabled fronted bungalow resulting in a larger property with accommodation within the new roof space. The plans indicate that the footprint of the property would be extended forward by approximately 7 metres at its furthest. The eaves level to the front would be raised and a new roof with gables to the side would be formed with its ridge height being raised in line with the properties either side. The remodelled front elevation would comprise a large 'feature' gabled projection at ground and first floor level covering approximately half of the face of the property and a smaller hipped dormer on the other side. A pair of hipped dormers is also indicated within the roof slope on the rear elevation. External materials would comprise of black tiles to the roof and rendered elevations.

The resulting accommodation would comprise additional ground floor accommodation and three en-suite bedrooms in the roof space. There appears to be some discrepancy in the line of the boundaries indicated in submitted drawings which show the remodelled property being approximately 300 mm wider and an existing outbuilding to the rear corner of the property being closer to the boundary. However the distances indicated on the proposed site plan are still within an acceptable threshold in terms of street scene and impact on the neighbours. It is also proposed to demolish the existing semi detached garage, excavate a section of the front garden and form a new detached double garage set back approximately 8 metres from the pavement. The roof of the garage would be landscaped to form part of the front garden. The street scene drawings indicate a landscaping scheme which will integrate into the overall appearance.

Summary Of Consultation Responses

None.

Summary Of Representations

Letter of support from immediate neighbour at No 40 Broadsands Road.

5 letters of objection have also been received, the main issues raised include that the scheme is:

- too large
- overbearing
- out of character
- results in unacceptable overlooking
- includes a poor design of the roof
- would set a precedent
- results in the overdevelopment of the plot
- is not in keeping with other properties in the road
- the scheme fails to comply with Policy H15
- the development would be dominant in the area.

These have all been reproduced at Page P202.

Relevant Planning History

P/2012/0485 Ground and first floor extension to the front to include integral garage and parking to the front. Withdrawn 30/5/2012.

Key Issues/Material Considerations

The main issues with this proposal relate to its visual appearance in the street scene, whether it constitutes an over development of the site, whether it would dominate or have any other adverse effects on the character of the original property or any neighbouring properties and whether it would cause harm to the amenity of neighbouring properties through overlooking, overbearing impact, loss of light or privacy.

On the issues relating to visual impact, this proposal is for the complete remodelling of the existing property which is a simple gable fronted bungalow which will in effect result in the creation of a completely different new dwelling with dormer roof accommodation to the front and rear. However the precedent of introducing dormers to the front of properties along this length of Broadsands Road has already occurred and several have been granted planning permission in particular the neighbouring properties either side. The proposal will project the property further forward but in line with the next door property at No. 40. It will however remain at least 17 metres from the road frontage and it will therefore remain visually acceptable in the street scene with the plans indicating that the ridge height will be no higher than the two properties either side. In terms of street scene the proposal is well designed particularly to the front elevation and it is considered that it will sit quite comfortably within the street scene.

In terms of impact on the amenities of the occupiers of the properties either side there is considered to be a sufficient enough gap between the proposal and the boundaries with No 44, being set further back. There would be no adverse overlooking to the rear and whilst the roof of the proposal would be visible from No 44 because it would be set further forward and off the boundary, which is screened by evergreen hedging, it is not considered that it would be overbearing or result in any loss of light.

It is not considered that the proposal will have any adverse impact on properties to the rear on Brunel Road, particularly in respect of the increase in the height of the ridge, as this will not be higher than the adjacent dwellings. The proposed new garage will be set back from the road frontage and will be integrated into the plot with a landscaping scheme which is designed to soften its impact when viewed from the front to minimise a potential two or three storey appearance.

Principle and Planning Policy -

In the Torbay Local Plan 1995-2011 the following policies are relevant:

- H15 identifies criteria where house extensions will not be permitted.
- BES requires new development to conserve or enhance the built environment.
- BE1 requires design of new development to take account of the wider context.

NPPF Good Design

- Development should reflect the identity of surroundings and materials, while not preventing or discouraging appropriate innovation.
- Decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Climate change - The proposed works will be subject to increased thermal insulation as required by Building Regulations and as such will improve the property's thermal efficiency for the benefit of its occupiers.

S106/CIL - Not applicable in this case.

Conclusions

It is accepted that this proposal will totally transform the appearance of the somewhat modest host property. However, it is considered that the proposal will result in a dwelling, which will sit comfortably within the varied street scene, being set back from the road frontage and with a similar ridge height to the neighbouring dwellings. The development will not have any adverse impact on the character and quality of the area, nor will it have any adverse impact on the amenities of the adjoining occupiers.

The proposal would therefore be consistent with the objectives of policies H15, BES and BE1 of the Torbay Local Plan 1995-2011 and also policies in the National Planning Policy Framework. Having regard to applicable national and local planning policies and having taken all relevant material considerations into account it is considered that planning permission subject to suitable conditions should be granted in this instance.

Condition(s)/Reason(s)

01. The development hereby approved shall be constructed in accordance with detailed drawings, which shall previously have been submitted to and approved by the Local Planning Authority, showing the datum level at which it is to be constructed and the ridge height of the new roof, in relation to an agreed fixed point or O.S. datum.

Reason: To ensure a satisfactory completion of development and to meet the criteria of Policy H15 of the Saved Adopted Torbay Local Plan 1995 to 2011.

02. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interest of the amenities of the area and to meet the criteria of Policy BE2 of the Saved Adopted Torbay Local Plan 1995 to 2011.

03. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, or at such other time as agreed by the Local Planning Authority in writing, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become

seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of the amenities of the area and to meet the criteria of Policy BE2 of the Saved Adopted Torbay Local Plan 1995 to 2011.

04. The existing hedgerow which runs along the eastern boundary to the front of the property shall be permanently maintained at a minimum height of eaves level of the property.

Reason: In the interests of the privacy of the adjoining occupiers and to meet the criteria of Policy H15 of the Saved Adopted Torbay Local Plan 1995 to 2011.

05. No development shall be commenced until a sample of the proposed roof slate has been submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory form of development and to meet the criteria of Policy H15 of the Saved Adopted Torbay Local Plan 1995 to 2011.

Relevant Policies

H15 - House extensions

BES - Built environment strategy

BE1 - Design of new development

BE2 - Landscaping and design