

Application Number

P/2012/0334

Site Address

Land Adjacent Brunswick Heights
Museum Road
Torquay
TQ1 1DW

Case Officer

Mr Adam Luscombe

Ward

Wellswood

Description

Construction of two 2 bedroom mews-style houses with car parking spaces.

Executive Summary/Key Outcomes

It is proposed to construct a pair of semi detached, two storey dwellings on the site. The existing site is disused having previously been utilised as a communal parking area.

The dwellings are flat roofed and minimal in height and scale. The ground floor is stone faced to connect with the surrounding character wall and the first floor glazed as a modern addition.

Both dwellings have integral vehicle and cycle parking.

The development is not considered to have any adverse impact on the amenities of the area, either residential or visual. There is sufficient parking provided for the proposed edge of centre location.

There would be a planning contribution required in accordance with the Council's s106 policy.

Recommendation

Site Visit; Conditional Approval.

Site Details

The site is currently vacant and formally used as a hard stand parking area and the top of Museum Road. The site lies beneath the property of Brunswick Heights.

Detailed Proposals

It is proposed to utilise the land for the construction of a pair of semi detached dwelling houses. Both will have a small balcony area at first floor, with an integral garage on the ground floor. Each will be a two bedroom property.

The proposals have been twice amended during consideration of the application. The latest revisions follow the recent Site Review Meeting.

Summary Of Consultation Responses

Highways – Land is public highway and as such would be required to be formally stopped up. No issues with parking allowance. Recommend road surface be upgraded.

Summary Of Representations

Five letters have been received in respect of this application and are reproduced at Page T200. They raise issues relating to the structural stability of the rear wall; highway congestion; parking; and land ownership.

A site review meeting was held at which it was concluded that the application would benefit from some amendments, but that it should in any case be considered by the Development Management Committee.

Relevant Planning History

Pre-application Enquiry

ZP/2010/0071	New retaining wall; excavate parking area to enlarge site; construct 3 double garages with 3 storage rooms above. – Considered acceptable in principle – 16.03.2010.
ZP/2010/0559	Construction of 2 mews style properties – Considered acceptable in principle – 21.10.2010.

Key Issues/Material Considerations

The siting of dwellings in this location raises considerations concerning the appearance of the area, parking, and the residential amenities. Further consideration is also given to the suitability of the location to support further residential development.

Principle and Planning Policy - The key issues regarding planning policy are concerned with the appearance and the amenities of neighbouring residential occupiers.

In this case the site is within the Torquay Harbour Conservation Area. The plot contributes very little to the area, either in character or general appearance, in its current form.

There is a character stone wall around part of the site. It is proposed to use stone facing on the new dwellings so that it is in keeping with the surroundings.

The two storey relatively low profile of the properties will fall beneath the level of Brunswick Heights and will not therefore impinge on their amenity. Regarding the other neighbouring properties these dwellings do not face towards any in the near vicinity, they are set within the existing excavated area and do not then have any adverse affects.

In terms of the general appearance, effort has been made to take reference of the surroundings through the use of the stone on the front elevation and the extension of the red brick wall on the site. The use of glazing to the first floor is a modern addition to the area but this supports the evolution of development and is considered appropriate in its proportion and appearance in general.

There is external amenity space incorporated into the design and whilst compact the dwellings are considered to be suitable with adequate floor area to provide a suitable residential environment for future occupants.

Environmental Enhancement - Currently the plot sits vacant and contributes little to the built environment and in particular the street scene or wider conservation area. The redevelopment of the site, in an acceptable manner, would enhance the appearance and instil activity into the surrounding built environment.

Accessibility - The adjacent highway is not public highway although the site itself is. It is noted that it would therefore need to be stopped up. However, the Council is not the owner of this land. There is no objection to the proposals by the Highways Authority. Each dwelling provides a single internal parking space and also capacity for bicycle storage internally. Whilst the surface adjacent to the site is not of the highest quality in its current state this is a civil matter that would need attention and not something that can be considered by the Local Planning Authority. The site is within walking distance of many amenities, including the town centre and public transport connections which are associated with it. Furthermore significant open space is located nearby, specifically Torwood Gardens and the harbourside.

Vibrant Town Centres - The site lies on the border of the Town Centre and as such its development and inclusion in the built environment will benefit the character and regeneration of the area. Maintaining residential uses within the town centre aids with the vitality and viability of the area and has potential to increase footfall.

S106/CIL - In accordance with the relevant policies it is deemed that that contribution is required. The contribution would total £6220.00 (£3110.00 per dwelling). There would be a discount of £311.00 off the total if the contribution is paid upfront.

Conclusions

The proposed development is considered to accord with the policy, specifically as set out within the Saved Adopted Torbay Local Plan 1995-2011. For this reason the application is deemed acceptable and is therefore recommended for approval.

Condition(s)/Reason(s)

01. The garages, as indicated on the approved plans, shall be provided along with the internal capacity for cycle storage, prior to occupation of either unit. These garages shall be retained for vehicular parking at all times thereafter and shall not be used for habitable or business purposes.

Reason: To ensure adequate vehicular and cycle parking is provided in accordance with policies T2 and T25 of the Saved Adopted Torbay Local Plan 1995-2011.

02. The bin store, as indicated on the approved plans, shall be provided in accordance with the approved plans prior to occupation of either unit. This store shall be retained and made available for bin storage at all times thereafter.

Reason: to ensure that the amenities of the area are considered in accordance with policy W7 of the Saved Adopted Torbay Local Plan 1995-2011.

Relevant Policies

BES	Built environment strategy
BE1	Design of new development
BE5	Policy in conservation areas
T2	Transport hierarchy
T25	Car parking in new development
T26	Access from development on to the highway
H2	New housing on unidentified sites
H9	Layout, and design and community aspects
H10	Housing densities