

Application Number

P/2012/0762

Site Address

Land Off Shakespeare Close
(Rear Of 2-14 Shakespeare Close And Rear
Of 76 - 86 Queensway)
Torquay
Devon
TQ2 6DA

Case Officer

Mr Alexis Moran

Ward

Cockington With Chelston

Description

Formation of one single storey 2 bedroom dwelling.

Executive Summary/Key Outcomes

The proposal seeks permission for the addition of a single storey dwelling on an area of unused land to the rear of Shakespeare Close and Queensway Road.

The proposed development has been designed so as to limit the potential overlooking issues which may occur with a dwelling in as close proximity to neighbours as this. The proposed dwelling is not considered to amount to the overdevelopment of the site as the overall plot size is larger than that of the majority of neighbouring properties.

It is considered that the application is appropriate for a conditional planning approval.

Recommendation

Site Visit; Conditional Approval.

Site Details

The site is an area of disused land to the rear of Shakespeare Close and Queensway Road and is situated between two sets of garages at the rear of these properties.

Detailed Proposals

The application seeks permission for the addition of a single storey residential dwelling with 1 parking space and an amenity area. Fencing and tree planting is proposed along the boundaries with bin storage also being provided.

Summary Of Consultation Responses

None.

Summary Of Representations

A total of 7 letters of representation have been received, 6 of which objected to the application with the following material planning concerns being raised:

- Overdevelopment of the site
- Loss of privacy
- Loss of amenity space
- Loss of light.

These have been reproduced at Page P201.

Relevant Planning History

ZP/2012/0174 Proposed single dwelling; officer advice was that an application would, on balance, be supported - 10.05.2012.

P/2011/1043

Formation of 2 single storey dwellings with 2 bedrooms – application refused
- 04.10.2011

Key Issues/Material Considerations

The key issues to consider in relation to this application are the impact that an additional unit would have on the character and appearance of the street scene and the impact it would have on the residential amenity and privacy enjoyed by the residents of neighbouring properties.

As with the previously refused application (P/2011/1043) the proposed dwelling would be sited quite close to the existing properties to the rear of Queensway Road as well as those to the rear of Shakespeare Close. However, this application shows a single dwelling placed in the middle of the site locating it further away from the properties to the rear of Shakespeare Close than depicted in the previous application.

The proposed dwelling has been designed so as to limit overlooking, with high level windows in the West elevation (facing the properties on Shakespeare Close) allowing light in whilst minimising the potential overlooking.

The proposal for a single dwelling in this location is unlikely to have a significant impact on the character and appearance of the area. Although it is not possible to replicate the existing design of buildings in the area, the site is in a location which is not highly visible and as such the addition of a single unit would not be detrimental to the area's prevailing character. The plot is of a sufficient size to be able to incorporate the development without having a significant overbearing impact on the amenity enjoyed by occupiers of neighbouring properties.

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 an internal floor area of 55-74 sq metres:

Contribution for dwelling:	
Waste Management	£ 50.00
Sustainable Transport	£ 1,720.00
Lifelong Learning	£ £220.00
Greenspace and Recreation	£ 1,120.00

TOTAL FOR DEVELOPMENT £ 3,110.00

The applicant has indicated that they are willing to pay the contribution; a 5% discount will be given for an upfront payment.

Conclusions

The proposed dwelling 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no form of development within Parts 1 & 2 shall be undertaken without first obtaining planning permission from the local planning authority.

Reason: In the interests of the amenities of the area and to comply with Policies BES and BE1 of the Saved Adopted Torbay Local Plan 1995-2011.

02. The development shall not be used/occupied until the vehicle parking area 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.

03. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include provision for landscape planting and the retention and protection of existing trees

Reason: In the interests of the amenities of the area and to comply with Policies BES & BE1 of the Saved Adopted Torbay Local Plan 1995-2011.

04. 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 a 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 comply with Policies BES, BE1 & BE2 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

Relevant Policies

BES - Built environment strategy

BE1 - Design of new development

H9 - Layout, and design and community aspects