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| **SITE OVERVIEW - GREEN** | |
| **Town** | **Torquay** |
| **Site Name** | Rutland Hotel, Daddyhole Road |
| **HELAA Reference no.** | 21T097 |
| **Approx. yield** | 10 |
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| **Suitable: How the principle of development is established** | P/2017/0751 - Conversion of former Rutland Hotel into 5 flats, partial demolition of existing buildings and construction of 1 no. 3- bed house and 2 no. 4 bed houses  P/2018/0281 - Construction of three storey, four bed house and associated landscaping works  P/2020/0637 | Conversion of existing loft into a 1 bedroom apartment. |
| **Available: Any change in circumstances since principle established** | Yes. |
| **Achievable** | Yes – under construction |
| **Customer Reference no.** |  |
| **Source of Site (call for sites, Local Plan allocation etc.).** | UC sites |
| **Current use** | Construction site |
| **Site description** | The Former Rutland Hotel, Daddyhole Road, Torquay comprises a Victorian Villa of three storeys, it has a four-storey service wing and a rear interwar two-storey extension with a further floor added in the 1990s. There is a detached two storey annexe to the side. The property stands on a large level site and is well set back from the road frontage to Daddyhole Road. It is positioned in close proximity to its rear boundary from where the land drops steeply away down onto a small development of houses on St Marks Drive to the rear. To the west of the site there is a new development of 5 substantial dwellings "The Dorchesters" which front Daddyhole Road. |
| **Total site area (ha)** |  |

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| **AVAILABILITY ASSESSMENT**  Reasonable prospect of delivery (timescale): | |
| The next 5 years | 10 |
| A 6-10 year period |  |
| An 11-15 year period |  |
| Later than 15 years |  |