

ITEM NO: 6.2  
 REPORT NUMBER: 120/21

REPORT TO: COUNCIL ASSESSMENT PANEL

DATE: 28 APRIL 2021

SUBJECT: APPEAL ITEM– 110/00940/20 - ALTERATIONS AND TWO STOREY ADDITION WITH BALCONY TO REAR OF EXISTING SINGLE STOREY SEMI-DETACHED DWELLING, GROUND LEVEL DECK AND CARPORT

SUBJECT SITE: 17 OLD TAPLEYS HILL ROAD, GLENELG NORTH

WRITTEN BY: DEAN SPASIC – PLANNING OFFICER

ATTACHMENTS: A. COMPROMISE PLANS  
 1. LOCALITY PLAN  
 2. PROPOSED PLANS  
 3. STATEMENT OF REPRESENTATION  
 4. APPLICANT’S REPLY TO STATEMENT OF REPRESENTATION

## 1. Abstract of Report

On the 24 February 2021, the Council Assessment Panel issued a refusal for DA 110/00940/20 for alterations and two storey additions (with balcony) to the rear of an existing single storey semi-detached dwelling, ground level deck and carport. The refusal was issued on the basis that the proposed development was not consistent with relevant principles of the Holdfast Bay Development Plan. The reasons for refusal are shown below:

Development Application 110/00940/20 be **refused Development Plan Consent** for the reason that it is contrary to the provisions of the City of Holdfast Bay Development Plan. Specifically, the proposal does not adhere with the Residential Character (Glenelg and Glenelg North) Policy Area 14 Objectives 1 and 2, the Desired Character Statement, and Principles 4(b) and 6, in that the proposal:

- Does not adequately preserve existing development and built form patterns within the Policy Area, or reflect the traditional character elements sought, particularly as presented to the streetscape.
- Represents a two storey development, which is not detached dwelling, which does not contribute to the streetscape through its height, massing, and architectural detail that relates closely to those of the established detached dwellings in the locality
- Incorporates additions and extensions that are considered to be neither minor extensions of roof space to the rear, nor complementary to the distinctive features of existing dwellings, with particular reference to the roof form

Subsequent to the decision, an appeal was lodged to the ERD court. The decision was appealed as the applicant believes that the reasons for refusal can be addressed through a redesign of the proposal. Amended plans were received and are attached to this report (Attachment A).

## 2. Assessment

The applicant has made amendments to the initial application addressing the reasons for refusal. The amendments are listed below:

1. The upper level component has been relocated closer to the north (Melbourne Street) in order to reduce the built form dominance as viewed from the southern adjacent property. The setback from the southern side boundary has been increased from 1.6 metres to 1.6 (staircase) and 2.6 metres;
2. Increase articulation of the upper level component with the aim of minimising continuous walling;
3. The roof form has changed from a gable to a hipped roof, which now follows the ground level roof lines. The change in roof pitch has substantially reduced the building scale (as demonstrated by the red outline demonstrating the elevation of the original proposal);

The amended plans bring the dwelling's appearance to the streetscape closer in line with the existing established character of the locality, as well as better complementing the existing dwelling.

Although the built form still comprises a two storey scale, the upper level walls are stepped in from the ground level walls, hence reducing continual walling, and the roof form follows the existing roof line, hence the upper level reasonably sits within the visual scope of the existing scale of the building.

The compromise plan is considered to satisfactorily address the reasons for refusal, an improvement to the original design and therefore considered to be supportable.

## 3. Recommendation

**That the Council Assessment Panel advise the ERD court that Council supports Development Application 110/00940/20, as amended subject to the conditions listed below:**

### **PLANNING CONDITIONS**

1. **That the design and siting of all buildings and structures and site works shall be as shown on the Compromise plans stamped, Amendment date 10/03/2021, Sheets 1 to 8 submitted to and approved by Council unless varied by any subsequent conditions imposed herein.**
2. **That upstairs balcony shall have fixed screens up to 1.7 metres in height above the balcony floor level so as to prevent views into adjacent residential properties.**
3. **Boundary walls shall be finished in materials and colours that match the existing walls.**