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PLANNING COMMITTEE

DATE: THURSDAY 10 MARCH 2011
TIME: 1 PM
PLACE: COUNCIL HOUSE, ARMADA WAY, PLYMOUTH

Members –

Councillor Lock, Chair
Councillor Roberts, Vice Chair
Councillors Mrs Bowyer, Browne, Delbridge, Mrs Foster, Mrs Stephens, Stevens,
Thompson, Tuohy, Vincent and Wheeler

Members are invited to attend the above meeting to consider the items of business overleaf

Members and Officers are requested to sign the attendance list at the meeting.

Please note that, unless the Chair agrees, mobile phones should be switched off and speech, video and photographic equipment should not be used during meetings.

BARRY KEEL
CHIEF EXECUTIVE

PLANNING COMMITTEE

PART I (PUBLIC COMMITTEE)

AGENDA

1. APOLOGIES

To receive apologies for non-attendance submitted by Committee Members.

2. DECLARATIONS OF INTEREST

Members will be asked to make any declarations of interest in respect of items on this Agenda.

3. MINUTES

(Pages 1 - 8)

The Committee will be asked to confirm the minutes of the meeting held on 10 February 2011.

4. CHAIR'S URGENT BUSINESS

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

5. QUESTIONS FROM MEMBERS OF THE PUBLIC

The Chair will receive and respond to questions from members of the public submitted in accordance with the Council's procedures. Questions shall not normally exceed 50 words in length and the total length of time allowed for public questions shall not exceed 10 minutes. Any question not answered within the total time allowed shall be the subject of a written response.

6. PLANNING APPLICATIONS FOR CONSIDERATION

(Pages 9 - 10)

The Assistant Director of Development (Planning Services) will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990. Members of the Committee are requested to refer to the attached planning application guidance.

**6.1. OBJECTION TO TREE PRESERVATION ORDER
NO.474: 23 ST MAURICE ROAD, PLYMOUTH**

(Pages 11 - 14)

The Director of Development will submit a report on an objection to Tree Preservation Order No. 474.

6.2. 8 IVYDALE ROAD, MUTLEY, PLYMOUTH. **(Pages 15 - 18)**
11/00062/FUL

Applicant: Mr J Bryce
Ward: Compton
Recommendation: Grant conditionally

6.3. 33 BODMIN ROAD, WHITLEIGH, PLYMOUTH. **(Pages 19 - 24)**
09/00006/FUL

Applicant: Mr John Williams
Ward: Budshead
Recommendation: Grant conditionally

6.4. 1 ELFORD CRESCENT, PLYMOUTH. 10/02122/FUL **(Pages 25 - 32)**

Applicant: Mr & Mrs A Trim
Ward: Plympton St Mary
Recommendation: Refuse

6.5. CARLTON TERRACE, WESTON MILL, PLYMOUTH. **(Pages 33 - 46)**
10/02071/FUL.

Applicant: Mr Craig Francis
Ward: Ham
Recommendation: Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 10th May 2011.

7. PLANNING APPLICATION DECISIONS ISSUED (Pages 47 - 68)

The Assistant Director of Development (Planning Services) acting under powers delegated to him by the Council will submit a schedule outlining all decisions issued from 31 January 2011 to 26 February 2011, including –

- 1) Committee decisions;
- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

Please note that these Delegated Planning Applications are available for inspection at First Stop Reception, Civic Centre.

8. APPEAL DECISIONS (Pages 69 - 70)

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that this schedule is available for inspection at First Stop Reception, Civic Centre.

9. EXEMPT BUSINESS

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) ... of Part 1 of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

PART II (PRIVATE COMMITTEE)

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the Committee is entitled to consider certain items in private. Members of the public will be asked to leave the meeting when such items are discussed.

NIL

Planning Committee

Thursday 10 February 2011

PRESENT:

Councillor Lock, in the Chair.

Councillor Roberts, Vice-Chair.

Councillors Mrs Bowyer, Browne, Delbridge, Mrs Foster, Mrs Stephens, Stevens, Thompson, Tuohy, Vincent and Wheeler.

Also in attendance: Peter Ford (Lead Planning Officer), Julie Rundle (Senior Lawyer) and Katey Johns (Democratic Support Officer).

The meeting started at 1 pm and finished at 4.50 pm.

Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

83. DECLARATIONS OF INTEREST

The following declarations of interest were made by Councillors in accordance with the Code of Conduct in relation to items under discussion at this meeting:-

Name	Minute No. and Subject	Reason	Interest
Councillor Tuohy	87.4 – North Prospect Scheme, Woodhey Road, Plymouth 10/02026/FUL	Tenant and resident representative on the project design group	Prejudicial
	87.5 – North Prospect, Foliot Road, Plymouth 10/02065/OUT	Tenant and resident representative on the project design group	Prejudicial
Councillor Wheeler	87.4 – North Prospect Scheme, Woodhey Road, Plymouth 10/02026/FUL	Member of Local Access Forum	Personal
	87.5 – North Prospect, Foliot Road, Plymouth 10/02065/OUT	Member of Local Access Forum	Personal

Name	Minute No. and Subject	Reason	Interest
Councillor Thompson	87.4 – North Prospect Scheme, Woodhey Road, Plymouth 10/02026/FUL	Member of Plymouth Community Homes Board and Chair of Plymouth Community Homes Regeneration Company	Prejudicial
	87.5 – North Prospect, Foliot Road, Plymouth 10/02065/OUT	Member of Plymouth Community Homes Board and Chair of Plymouth Community Homes Regeneration Company	Prejudicial
Councillor Browne	87.4 – North Prospect Scheme, Woodhey Road, Plymouth 10/02026/FUL	Member of Local Access Forum	Personal
	87.5 – North Prospect, Foliot Road, Plymouth 10/02065/OUT	Member of Local Access Forum	Personal

84. **MINUTES**

Agreed the minutes of the meeting held on 13 and 20 January, 2011.

85. **CHAIR'S URGENT BUSINESS****Members Questions**

The Chair referred to the format adopted for questioning at the last meeting where Members had been restricted to asking only one question at a time. Due to its success, the Chair reported that it was his intention to continue with this format for future meetings.

(In accordance with Section 100(B)(4)(b) of the Local Government Act, 1972, the Chair brought forward the above item of business because of the need to inform Members).

86. **QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no questions from members of the public.

87. **PLANNING APPLICATIONS FOR CONSIDERATION**

The Committee considered the following applications, development proposals by local authorities and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Addendum reports were submitted in respect of minute numbers 87.2, 87.3, 87.4, 87.5, 87.7, 87.8 and 87.9.

87.1 114 UNDERWOOD ROAD, PLYMOUTH. 10/01909/LBC

(Mrs. F. Banks)

Decision:

Application **REFUSED**.

87.2 39 GLENFIELD ROAD, PLYMOUTH. 10/02070/FUL

(Mr. Kevin Cross)

Decision:

Application **GRANTED** conditionally.

**87.3 STONEMASONS ARMS, 142 ALBERT ROAD, PLYMOUTH.
10/01374/OUT**

(Crisplane Ltd.)

Decision:

Application **GRANTED** conditionally, subject to Section 106 Agreement and the inclusion of the informative set out below, delegated authority to refuse permission if Section 106 Agreement not signed by 7 March 2011.

INFORMATIVE – EXCLUSION FROM RESIDENTS PERMIT PARKING SCHEME

(1) The applicant should be aware that should a residents parking permit scheme be introduced at any time in the future this development will be excluded from obtaining permits for use within the scheme.

(Councillor Wheeler's proposal to include an informative relating to parking, having been seconded by Councillor Stevens, was put to the vote and declared carried).

**87.4 NORTH PROSPECT SCHEME, WOODHEY ROAD, PLYMOUTH.
10/02026/FUL**

(Barratt Homes)

Decision:

Application **GRANTED** conditionally, subject to the addition of an extra condition and deletion of condition 31 (as detailed within the addendum report) and subject to a S106 Obligation, delegated authority to refuse permission if Section 106 Obligation not signed by 22 February 2011.

(At the invitation of the Chair, the Committee heard from Councillor Evans, Ward Member, speaking in support of the application).

(At the invitation of the Chair, the Committee heard from the applicant's agent).

(Councillors Wheeler and Browne declared personal interests in respect of the above item).

(Councillors Tuohy and Thompson, having declared prejudicial interests in respect of the above item, withdrew from the meeting whilst the matter was being considered).

87.5 NORTH PROSPECT, FOLIOT ROAD, PLYMOUTH. 10/02065/OUT
(Barratt Homes)

Decision:

Application **GRANTED** conditionally, subject to the addition of an extra condition and deletion of condition 24 (as detailed within the addendum report) and subject to a S106 Obligation, delegated authority to refuse permission if Section 106 Obligation not signed by 21 February 2011.

(At the invitation of the Chair, the Committee heard from Councillor Evans, Ward Member, speaking in support of the application).

(At the invitation of the Chair, the Committee heard from the applicant's agent).

(Councillors Wheeler and Browne declared personal interests in respect of the above item).

(Councillors Tuohy and Thompson, having declared prejudicial interests in respect of the above item, withdrew from the meeting whilst the matter was being considered).

87.6 CARLTON TERRACE, WESTON MILL, PLYMOUTH. 10/02071/FUL
(Mr. Craig Francis)

Decision:

Application **DEFERRED** for further negotiation on parking provision.

(At the invitation of the Chair, the Committee heard from Councillor Evans, Ward Member, speaking against the application).

(Councillor Stevens' proposal to defer, having been seconded by Councillor Tuohy, was put to the vote and declared carried).

87.7 33 WHITLEIGH VILLAS AND ADJACENT LAND, CROWNHILL, PLYMOUTH. 10/01880/REM

(Messrs James and Adam Fritzsche)

Decision:

Application **GRANTED** conditionally.

At the invitation of the Chair, the Committee heard from Councillor Bowyer, Ward Member, speaking against the application).

(At the invitation of the Chair, the Committee heard representations against the application).

(At the invitation of the Chair, the Committee heard from the applicant).

87.8 PLOT G, LAND AT MILLBAY ROAD, PLYMOUTH. 10/02131/FUL

(English Cities Fund)

Decision:

Application **GRANTED** conditionally, subject to the addition of an extra condition, deletion of clause 6 from the S106 Agreement (as detailed within the addendum report) and amendment to informative (1) as set out below, delegated authority to refuse permission if Section 106 Agreement not signed by 15 March 2011.

INFORMATIVE – EXCLUSION FROM RESIDENTS PERMIT PARKING SCHEME

(1) The applicant should be aware that the development lies within a resident parking permit scheme which is currently oversubscribed. As such the development will be excluded from obtaining permits, visitor tickets and business permits for use within this scheme or any future scheme.

At the invitation of the Chair, the Committee heard representations against the application).

(At the invitation of the Chair, the Committee heard from the applicant's agent).

(Councillor Wheeler's proposal to amend the informative relating to parking, having been seconded by Councillor Vincent, was put to the vote and declared carried).

87.9 ROYAL INSURANCE BUILDING, ST ANDREWS CROSS, PLYMOUTH. 10/02081/FUL

(Citimark Partnership Ltd.)

Decision:

Application **GRANTED** conditionally, subject to S106 Obligation, delegated authority to refuse permission if S106 Obligation not signed by 8 March 2011.

87.10 LAIRA BRIDGE ROAD, PLYMOUTH. 10/02050/FUL

(Aviva Investors Property Trust)

Decision:

Application **GRANTED** conditionally.

88. PLANNING APPLICATION DECISIONS ISSUED

The Committee received a report from the Assistant Director of Development (Planning Services) on decisions issued for the period 3 to 30 January 2011, including –

- Committee decisions
- Delegated decisions, subject to conditions where so indicated
- Applications withdrawn
- Applications returned as invalid

89. APPEAL DECISIONS

The Committee received a schedule of decisions made by the Planning Inspectorate on appeals arising from the decisions of the City Council.

90. EXEMPT BUSINESS

There were no items of exempt business.

SCHEDULE OF VOTING

PLEASE NOTE

A SCHEDULE OF VOTING RELATING TO THE MEETING IS ATTACHED AS A SUPPLEMENT TO THESE MINUTES.

PLANNING COMMITTEE – 10 February 2011

SCHEDULE OF VOTING

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1 114 Underwood Road, Plymouth 10/01909/LBC Officer Recommendation	Unanimous				
6.2 39 Glenfield Road, Plymouth 10/02070/FUL Officer Recommendation	Unanimous				
6.3 Stonemasons Arms, 142 Albert Road, Plymouth 10/01374/OUT Amendment Officer Recommendation	Unanimous Unanimous				
6.4 North Prospect Scheme, Woodhey Road, Plymouth 10/02026/FUL Officer Recommendation	Councillors Mrs. Bowyer, Browne, Delbridge, Mrs. Foster, Lock, Roberts, Mrs. Stephens, Stevens, Vincent and Wheeler			Councillors Thompson and Tuohy	
6.5 North Prospect, Foliot Road, Plymouth 10/02065/OUT Officer Recommendation	Councillors Mrs. Bowyer, Browne, Delbridge, Mrs. Foster, Lock, Roberts, Mrs. Stephens, Stevens, Vincent and Wheeler			Councillors Thompson and Tuohy	
6.6 Carlton Terrace, Weston Mill, Plymouth 10/02071/FUL As amended	Councillors Mrs. Bowyer, Mrs. Foster, Lock, Roberts, Mrs. Stephens, Stevens, Tuohy, Vincent and Wheeler	Councillors Browne and Delbridge	Councillor Thompson		

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.7 33 Whitleigh Villas and Adjacent Land, Crownhill, Plymouth 10/01880/REM Officer Recommendation	Councillors Lock, Roberts, Mrs. Stephens, Thompson, Tuohy, Vincent and Wheeler	Councillors Mrs. Bowyer, Browne and Delbridge	Councillors Mrs. Foster and Stevens		
6.8 Plot G, Land at Millbay Road, Plymouth 10/02131/FUL Amendment Officer Recommendation	Unanimous Councillors Mrs. Bowyer, Browne, Delbridge, Mrs. Foster, Lock, Roberts, Mrs. Stephens, Thompson, Tuohy, Vincent and Wheeler		Councillor Stevens		
6.9 Royal Insurance Building, St. Andrews Cross, Plymouth 10/02081/FUL Officer Recommendation	Unanimous				
6.10 Laira Bridge Road, Plymouth 10/02050/FUL Officer Recommendation	Unanimous				

PLANNING APPLICATIONS FOR CONSIDERATION

All of the applications included on this agenda have been considered subject to the provisions of the Human Rights Act 1998. This Act gives further effect to the rights included in the European Convention on Human Rights.

Addendums

Any supplementary/additional information or amendments to a planning report will be circulated at the beginning of the Planning Committee meeting as an addendum.

Public speaking at Committee

The Chair will inform the Committee of those Ward Members and/or members of the public who have registered to speak in accordance with the procedure set out in the Council's website.

Participants will be invited to speak at the appropriate time by the Chair of Planning Committee after the introduction of the case by the Planning Officer and in the following order:

- Ward Member
- Objector
- Supporter

After the completion of the public speaking, the Planning Committee will make their deliberations and make a decision on the application.

Committee Request for a Site Visit

If a Member of Planning Committee wishes to move that an agenda item be deferred for a site visit the Member has to refer to one of the following criteria to justify the request:

1. Development where the impact of a proposed development is difficult to visualise from the plans and any supporting material.

The Planning Committee will treat each request for a site visit on its merits.

2. Development in accordance with the development plan that is recommended for approval.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

3. Development not in accordance with the development plan that is recommended for refusal.

The Planning Committee will exercise a presumption against site visits in this category unless in moving a request for a site visit the Member clearly identifies what material planning consideration(s) have not already been taken into account **and** why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

4. Development where compliance with the development plan is a matter of judgment.

The Planning Committee will treat each case on its merits, but any member moving a request for a site visit must clearly identify why a site visit rather than a debate at the Planning Committee is needed to inform the Committee before it determines the proposal.

5. Development within Strategic Opportunity Areas or development on Strategic Opportunity Sites as identified in the Local Plan/Local Development Framework.

The Chair of Planning Committee alone will exercise his/her discretion in moving a site visit where, in his/her opinion, it would benefit the Planning Committee to visit a site of strategic importance before a decision is made.

Decisions contrary to Officer recommendation

1. If a decision is to be made contrary to the Head of Planning and Regeneration recommendation, then the Committee will give full reasons for the decision, which will be minuted.
2. In the event that the Committee are minded to grant an application contrary to Officers recommendation then they must provide:
 - (i) full conditions and relevant informatives;
 - (ii) full statement of reasons for approval (as defined in Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2003);
3. In the event that the Committee are minded to refuse an application contrary to Officers recommendation then they must provide:
 - (i) full reasons for refusal which must include a statement as to demonstrable harm caused and a list of the relevant plan and policies which the application is in conflict with;
 - (ii) statement of other policies relevant to the decision.

Where necessary Officers will advise Members of any other relevant planning issues to assist them with their decision.

CITY OF PLYMOUTH

Portfolio and Holder: Cllr. Ted Fry

CMT Member: Anthony Payne - Director of Development

Subject: Objection to Tree Preservation Order
No.474: 23 St Maurice Road, Plymouth

Committee: Planning

Date: 10th March 2011

Author: Jane Turner- Tree Officer

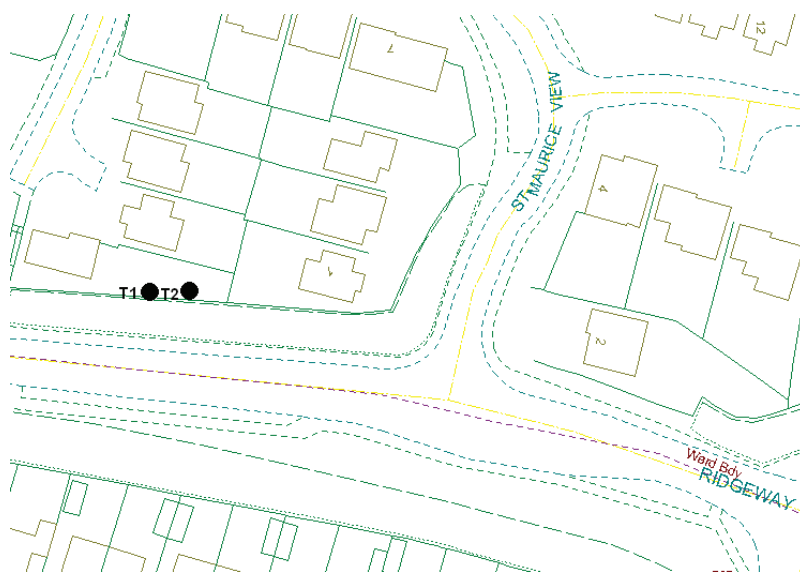
Contact: 4362

Ref: DC/T1/2/1

Part: I

Executive Summary**Background**

Under delegated authority, on 12th October 2010, a Tree Preservation Order No.474 was made to protect 2 trees, a mature Maple and a Sorbus within the grounds of 23 St Maurice View, Plymouth. The owner was concerned about inappropriate pruning taking place to the Maple following issues with another tree in the garden (an Alder) that overhung another adjacent property – the latter tree, following advice from this department, has subsequently been removed. The Sorbus (T1) has high amenity value and is prominent along the Ridgeway frontage. It was therefore considered expedient in the interest of public amenity that a Tree Preservation Order (TPO) be made. We have received one objection to the making of the order from Mrs O'Flynn of 21 St Maurice View who is concerned that the Maple (T2) will not be maintained.

Location of trees shown in black



Objections

The main reasons for objection are summarised as follows and relate to T2 the Maple only (the full letter is available as a background paper):

Mrs O'Flynn, 21 St Maurice Road, Plympton, Plymouth-

- *The Maple needs to be cut back and maintained as it has nothing done to it since 2002 and is obviously growing larger every year. If the preservation order was placed then I feel it would be left to grow wild in an area that is far too small and unsuitable for a large tree in a residential garden.*

Comments of support

We have received an e-mail of support from the owner of the trees

Mrs Taylor – 23 St Maurice View e-mail

- *In the past neighbours have ignored the fact that there was a Planning Condition on the trees, and gone ahead and cut branches etc from the trees, without prior permission or discussion.*
- *Trees are beneficial to the environment, providing oxygen and absorbing carbon monoxide*
- *The Ridgeway Road, which runs adjacent to my property, helps as a buffer from the traffic and also has a street and amenity value, enjoyed by passing motorists.*
- *Finally, I enjoy the trees immensely and would like to protect them for future generations. With the felling of the Alder last year I have lost my privacy in the garden, and hope with the new growth of the Maple and Sorbus this will afford me some privacy.*

Analysis

The making of the Tree Preservation Order (TPO) on the Maple does not alter the fact that the owner remains responsible for the tree. An owner cannot be 'required' to prune a tree if it lies wholly in their garden whether there is a Tree Preservation Order in place or not. If it overhangs the objector's boundary then normally under Common Law the objector can trim back to the boundary line without the permission of the owner. The TPO does not prevent the objector from doing this as they can still apply under the TPO to cut back any branches that may overhang the property – the Council are not likely to refuse consent for works such as this.

The Tree Preservation Order does not seek to prevent sensible management of trees – the owner can still apply to have the tree pruned if it gets too large for the garden.

With respect to the comment that the area is too small for a large tree in a residential garden, this was discussed at an early stage with the owner of the trees. Prior to the TPO being made the garden contained the two trees the subject of the Tree Preservation Order and also a mature Alder. It was agreed that the presence of two mature trees in a garden of this size was probably not sensible in the long term and that the Alder should be removed. This has since been done creating more light and space in the garden. It is not considered that the area is too small to accommodate the Maple.

In view of the above analysis and e-mail of support, it is considered that the objections to Tree Preservation Order No.474 do not justify the Tree Preservation Order being removed from T2 the Maple as requested by the objector. It is therefore recommended that the order is confirmed without modification.

Corporate Plan 2008-2011:

Protecting trees enhances the quality of the City's environment by ensuring long-term tree cover. Trees help to reduce pollution and traffic noise providing cleaner air to breathe thereby helping to achieve the Council's corporate goal to create a healthy place to live and work and accords with its objective to improve health and wellbeing as well as creating a more attractive environment.

**Implications for Medium Term Financial Plan and Resource Implications:
Including finance, human, IT and land**

The protection of trees by a Tree Preservation Order is a routine exercise for Planning Services. There are no additional financial costs arising from the imposition and administration of the Order that are not included in existing budgets.

Other Implications: e.g. Section 17 Community Safety, Health and Safety etc:
None

Recommendations & Reasons for recommended action: To confirm the order without modification. Reason: in order to protect important trees of high public amenity value.

Alternative options considered and reasons for recommended action:
To confirm the order subject to modification: this would involve removing the Maple (T2) the subject of the objection from the order. Although the Sorbus is a fine

specimen, of the two trees, T2 is the tree that has the highest amenity value by virtue of its maturity. This is not therefore considered to be an acceptable compromise.

To revoke the order: without a Tree Preservation Order the Maple could have inappropriate works carried out to it without any consent being required from the Local Planning Authority. This would result in the loss of amenity to the local area.

Background papers:

Tree Preservation Order No. 474.

Letter of objection

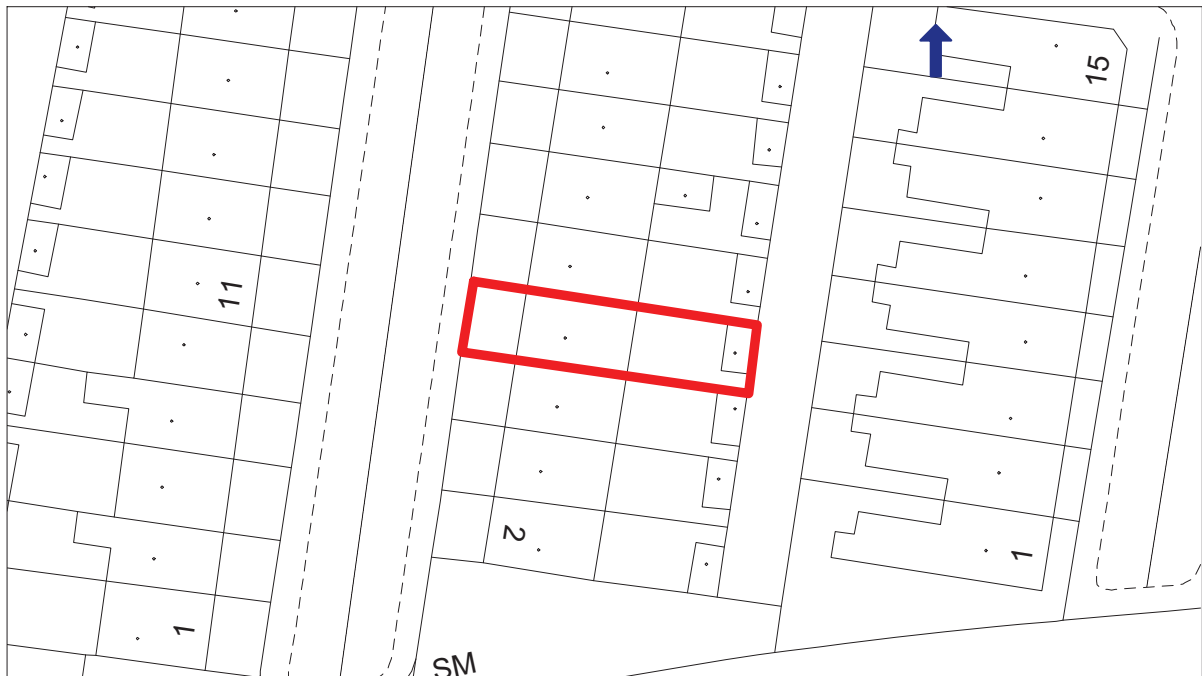
E-mail of support

Sign off: Fin: DevF 10110055

<u>Fin</u>		<u>Leg</u>	JAR/11014	<u>HR</u>	-	<u>L.P.</u>	-	<u>IT</u>	
<u>Originating CMF Member</u>					-		-		-

ITEM: 2

Application Number:	11/00062/FUL
Applicant:	Mr Justin Bryce
Description of Application:	Part single-storey, part two-storey rear extension (existing outbuildings to be removed)
Type of Application:	Full Application
Site Address:	8 IVYDALE ROAD MUTLEY PLYMOUTH
Ward:	Compton
Valid Date of Application:	25/01/2011
8/13 Week Date:	22/03/2011
Decision Category:	Member/PCC Employee
Case Officer :	Kate Saunders
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

This application is being brought before Planning Committee as the agent is a Plymouth City Council employee

Site Description

8 Ivydale Road is a mid-terrace 4-bedroom dwelling located in the Mutley area of the City. The property is bounded by neighbouring properties to the north and south with a service lane situated to the rear. The site slopes down from north to south.

Proposal Description

To erect a part single-storey, part two-storey rear extension, with existing outbuildings to be removed. The extension would provide a new lounge and bathroom, with the existing layout rearranged to allow a 5th bedroom to be provided (on the ground floor).

Relevant Planning History

No relevant background planning history

Consultation Responses

No external consultations requested or received

Representations

No letters of representation received

Analysis

The main issue to consider with this application is the effect on the amenities of neighbouring properties.

The subject property is arranged over three floors and the extension will be to the lower ground floor and landing area above. The single-storey part of the extension will span almost the entire width of the property, being set in just 0.2 metres from either boundary. The extension will measure 4.2 metres deep and will have a simple lean-to roof which will reach a maximum height of 4.3 metres from ground level.

The two-storey element of the proposal will extend along the northern boundary with No. 10 Ivydale Road. The extension will measure just 2.2 metres deep by 2.6 metres wide and will reach a maximum height of 6.3 metres. The two-storey part of the development will be situated 1.8 metres from the southern boundary with No. 6 Ivydale Road.

The rear amenity area is well contained by stone boundary walls and both neighbouring properties have been extended. No. 6 has a single-storey extension spanning the width of the property which extends out some 2.5 – 3 metres. The development is therefore unlikely to break the 45-degree rule and in any case the development will be screened by the existing boundary treatment. The two-storey element of the works will be situated sufficient

distance from the boundary to ensure that there will be no adverse impact on No. 6.

No.10 is situated at a slightly higher ground level due to the sloping nature of the site. There is a small lean-to situated close to the boundary and then a large garage extending along the majority of the boundary. As a result of the change in levels and neighbouring development, the proposed single-storey part of the structure will have no harmful affect on No. 10. The two-storey part is relatively small and as a result will not appear dominating or overbearing when viewed from the adjoining property. There is a neighbouring window close to the boundary; however this serves a landing. Any potential loss of light or outlook will therefore have no significant impact on the occupiers' quality of life. No windows are proposed in the side elevations of the extension therefore privacy will not be affected.

The property currently has a couple of outbuildings situated adjacent to the rear boundary. These will be removed in order to ensure a sufficient amenity area is retained.

The development will not be readily visible from the rear service lane due to the large rear boundary wall. However the form and design is considered acceptable and matching materials will be utilised.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equalities & Diversities issues

No equality and diversity issues to be considered

Conclusions

The proposal will not be detrimental to neighbours' amenities or the visual quality of the area and is therefore recommended for approval.

Recommendation

In respect of the application dated **25/01/2011** and the submitted drawings, it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, 02, 03, 04, 05, 06, 07, 08.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Statement of Reasons for Approval and Relevant Policies

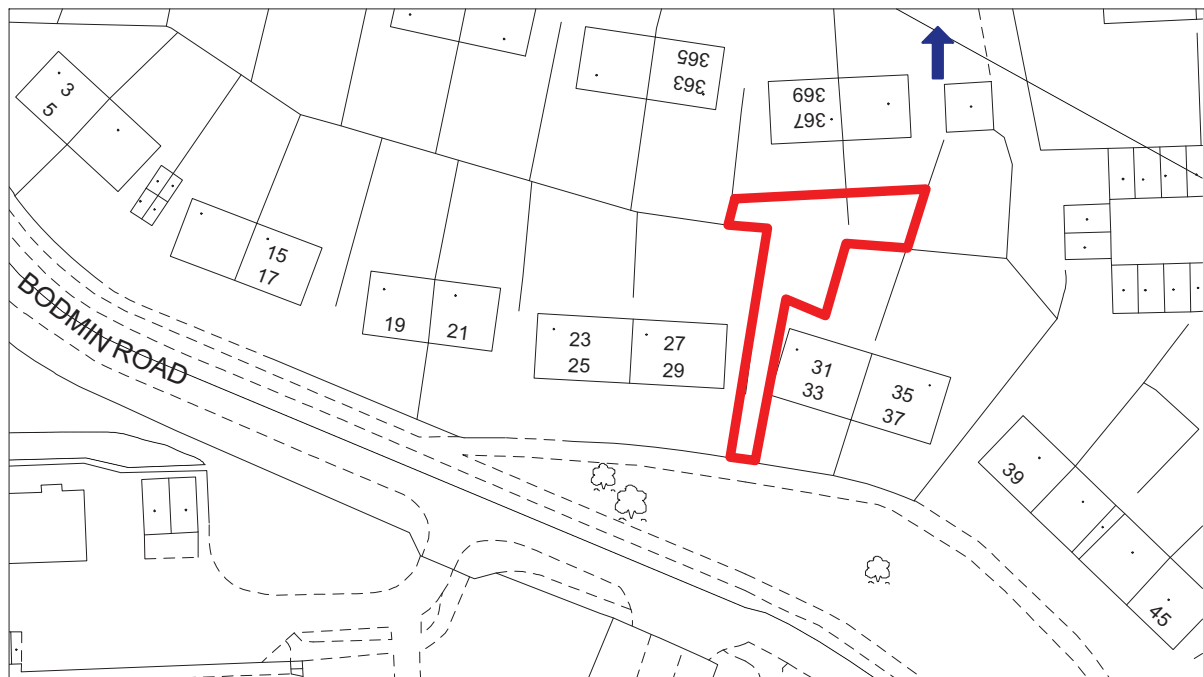
Having regard to the main planning considerations, which in this case are considered to be: effect on neighbouring properties, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

SPD1 - Development Guidelines

ITEM: 3

Application Number:	09/00006/FUL
Applicant:	Mr John Williams
Description of Application:	Formation of vehicle hardstanding in front garden, including retaining walls and hand rails
Type of Application:	Full Application
Site Address:	33 BODMIN ROAD WHITLEIGH PLYMOUTH
Ward:	Budshead
Valid Date of Application:	05/01/2009
8/13 Week Date:	02/03/2009
Decision Category:	Member/PCC Employee
Case Officer :	Simon Osborne
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

This application is brought to planning committee because the applicant is related to Council employees.

Site Description

33 Bodmin Road is a flat within a “semi-detached” style property located in the Whitleigh area of the city. The property is located in a small crescent where there is a large grassed area at the front, between the footway and the road carriageway.

Proposal Description

The formation of a vehicle hardstanding in the front garden, including retaining walls and hand rails. The applicant is a blue badge holder. The development necessitates crossing the large grassed area at the front which would be surfaced with a heavy-duty grass grid.

Relevant Planning History

No relevant planning history.

Consultation Responses

Transport - has no objection in principle, but recommends a condition stating that bollards will be placed along the length of the crossing to stop illegal parking and that the dropped kerb will be the standard 2.4 metres width.

Plymouth City Council Corporate Resources – No Objections.

Plymouth City Council Park Services – No objections but questions who will be responsible for maintaining the grass grid.

Plymouth Community Homes (owners) – No objections

Representations

No letters of representations were received.

Analysis

The application was first brought to committee in March 2009 where it was deferred so that further information could be provided regarding the layout of the flats and possible implications, and to clarify matters regarding the grass grid including its visual impact, procedural matters and whether this forms part of the application. Procedural matters including receiving a corrected site location plan to incorporate the grass grid area, and ensuring that all relevant parties have been notified of the application have contributed to the delay in bringing this application back to committee.

No 33 is located on the first floor of the property with No 31 below. The curtilage is roughly divided into two. This layout has little bearing with regards

to assessing the impact of the proposal on neighbouring properties which is detailed below.

The grass grid does form part of the application and as such Plymouth City Council's Corporate Resources Department and Parks Services have been made aware of the application and have no objections to the proposal. All persons with an interest in the application land now appear to have been notified of the application and have been given the opportunity to make representations. The visual impact of the grass grid has been detailed below.

This application turns upon policies CS34 and CS28 of the Core Strategy 2006-2021 and the Supplementary Planning Guidance Note 2 "House and Roof Alterations". The primary considerations are: impact on neighbouring amenity, the impact on the character and visual appearance of the area, and highway safety.

Due to the design and nature of the proposed retaining walls, steps and driveway, namely the position set below the level and to the side of the adjacent dwellings, this development would cause negligible impact in terms of privacy, outlook, and sunlight/daylight to neighbouring properties.

The proposal is relatively sympathetic in design and materials to the subject dwelling and will not overdevelop the site or lead to an unreasonable loss of amenity space. In terms of visual appearance in the street scene, the retaining walls would be somewhat prominent, although there are already smaller retaining walls at this and adjoining properties because of a change in ground level between the footway and the dwellings; the proposals are not considered so prominent as to warrant refusal.

The grass grid is designed to provide a hard surface while maintaining the appearance of a grassed area, the proposed grid across the relatively large amenity area should therefore have little impact on the character and appearance of the area. Although personal circumstances are not taken into account when determining planning applications case law suggests that applications made to provide better facilities for disabled applicants should be looked upon favourably unless the impact of the proposal is plainly unacceptable. It is noted that the applicant has mobility problems. Although such means of access across large amenity areas should not generally be encouraged due to the potential cumulative impact if other proposals of this nature were approved, it is considered that in this case given the applicants situation and the relatively small impact of the proposal that the application is acceptable. However this should not set a precedent for similar proposals in the future where circumstances are different.

The proposal is acceptable in terms of highway safety. The condition recommended by Transport is not considered to be justified. With regard to illegal parking, this could take place at present and it is considered that the proposed dropped kerb and surfacing for No. 33 would be unlikely to lead to an increase in any such parking. Additionally, bollards would adversely affect

the open aspect of the grassed area. The dropped kerb width is best dealt with by an informative.

With regard to the issue raised by PCC Parks Services regarding who will be responsible for maintaining the grass grid, this is a private issue and would have to be agreed between the relevant interested parties. This is not a material planning consideration. An informative is recommended to draw the applicants attention to this issue.

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Section 106 Obligations

N/A

Equalities & Diversities issues

It is noted that the applicant has mobility problems. These issues have been discussed above.

Conclusions

This application is recommended for approval.

Recommendation

In respect of the application dated **05/01/2009** and the submitted drawings, it is recommended to: **Grant Conditionally**

Conditions

APPROVED PLANS

(1)The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed plans and elevations (amended Feb 10)

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(2) The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

INFORMATIVE: KERB LOWERING

(1) Before the access hereby permitted is first brought into use, it will be necessary to secure a dropped kerb (maximum width 2.4 metres) with the consent of the Local Highway Authority. The developer should contact the Technical Consultancy of Plymouth City Council for advice on this matter before any work is commenced.

INFORMATIVE: MAINTENANCE OF GRASS GRID

(2) The applicant is advised that the appropriate departments of the Council will expect the issue of the maintenance of the grass grid to be addressed by the applicant. The granting of planning permission must not be taken to indicate that the matter has been resolved or overlooked.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact on neighbouring amenity, the impact on the character and visual appearance of the area, and highway safety, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration

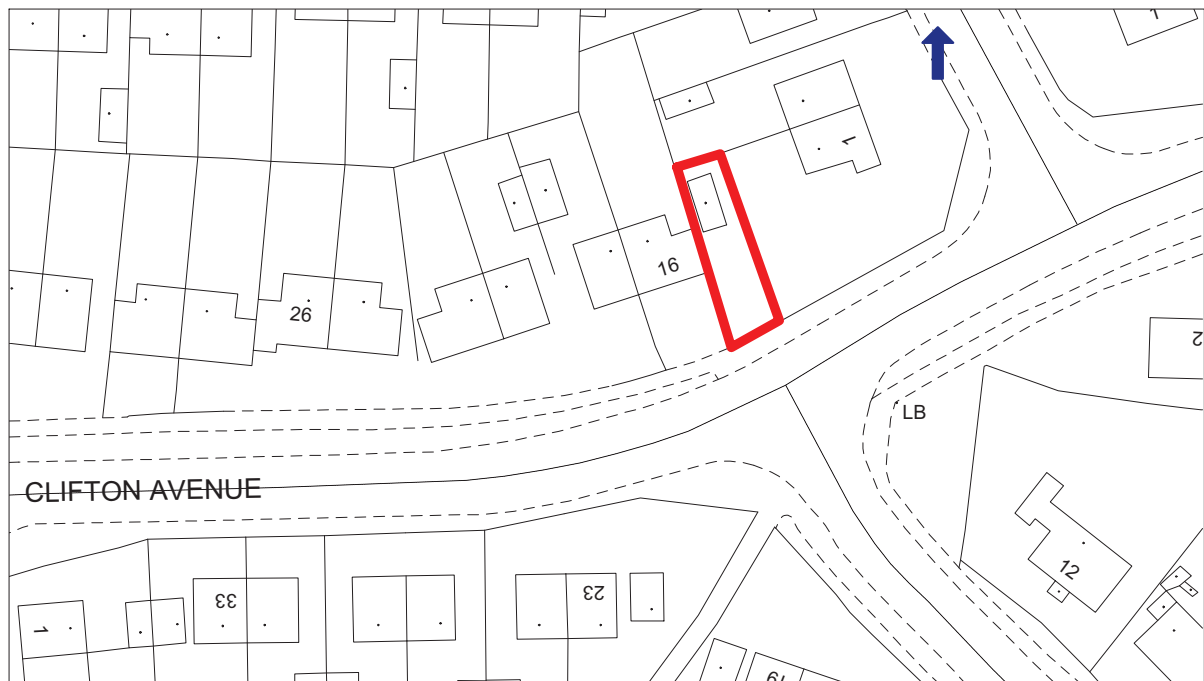
CS34 - Planning Application Consideration

SPD1 - Development Guidelines

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ITEM: 4

Application Number:	10/02122/FUL
Applicant:	Mr & Mrs A Trim
Description of Application:	Develop part of rear garden by erection of detached 2 bed dormer bungalow (demolition of existing private motor garage)
Type of Application:	Full Application
Site Address:	1 ELFORD CRESCENT PLYMOUTH
Ward:	Plympton St Mary
Valid Date of Application:	19/01/2011
8/13 Week Date:	16/03/2011
Decision Category:	Member/PCC Employee
Case Officer :	Robert Heard
Recommendation:	Refuse
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

No 1 Elford Crescent is a semi detached residential property located in the Colebrook area of Plympton, occupying a large corner plot at the junction of Elford Crescent and Clifton Avenue. It is a 2 storey 1960s property finished in brick, being surrounded in the main by residential development from a similar era.

Proposal Description

It is proposed to sub divide the rear garden of no 1 Elford Crescent and demolish the existing private motor garage on the site in order to erect a detached dormer bungalow, fronting onto Clifton Avenue.

Relevant Planning History

10/00931/FUL - Develop part of rear garden by erection of detached two-storey dwelling (existing private motor garage to be repositioned to serve existing dwelling). WITHDRAWN.

Consultation Responses

Highway Authority

Support subject to conditions.

Public Protection Service

Support subject to conditions.

Representations

3 letters of representation received, objecting to the application on the following grounds:

1. The proposed dwelling will overlook the garden of No. 3 Elford Crescent
2. The proposed dwelling will block sunlight from the garden of No. 3 Elford Crescent.
3. The proposed dwelling will not have adequate parking or garden space.
4. The proposed development is garden grabbing.
5. The proposed dwelling is out of character with the existing development in the area.
6. The proposed development will put more pressure on road side parking in the area.

Analysis

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

As stated above, this application proposes to develop the rear garden of no. 1 Elford Crescent by erecting a single detached dormer bungalow fronting onto Clifton Avenue. The existing single private motor garage on the site is proposed to be demolished. It is considered that the main issues in the determination of this application are; the principle of development, impact upon visual amenity and the streetscene, residential amenity and parking and access issues.

Principle of Development and Garden Grabbing

In June 2010 the Government announced changes to Planning Policy Statement 3 (PPS3); Housing, which amongst other things changed the status of domestic gardens, taking gardens out of the definition of brownfield, or previously-developed land.

The policy guidance in PPS3 still prioritises development on previously developed land, but the changes remove the presumption in principle that gardens are within the priority category for redevelopment, making it easier for planning authorities to resist unsuitable development of gardens.

National and local policies do not rule out development on garden land. Any such developments will be determined in accordance with the policies in the Adopted Core Strategy, and other published guidance, and will continue to be dealt with on their individual merits, for example, taking into account the details of the scheme and its effect on the character and appearance of the area.

It is worthwhile noting that since 2006, only 2% of all dwellings (78 dwellings on 54 sites) completed in Plymouth have been on garden land, thus it has not been the major issue that it has been in other areas.

In this case, whilst the site is part of the rear garden of No. 1 Elford Crescent, it is a corner plot that is larger than other neighbouring residential plots. Given its location on a corner, with separate vehicular access from Clifton Avenue, your officers consider that this plot might be suitable for residential development, subject to other criteria such as impact upon visual and residential amenity. It is thus considered that this proposal can not exclusively depend on the ruling of PPS3 and therefore should not be resisted solely on this basis.

There are no policy constraints affecting the site, which is located in an established residential area. The proposal is therefore in keeping with the established land use.

Siting, Visual Amenity and the Streetscene

The proposed dwelling will be seen as part of the Clifton Avenue streetscene and will sit adjacent to no. 16 Clifton Avenue, ensuring that the proposed dwellings orientation respects the established layout of existing properties on Clifton Avenue.

The dwellings on this side of Clifton Avenue (the north side) that are closest to the site (16, 18, 22 and 24 Clifton Avenue) are semi detached dormer bungalows. The proposed dwelling has been designed to match the style and appearance of these existing dwellings and is thus a dormer bungalow that is very similar with regards to scale and materials to the existing dwellings. It is considered that this is the correct approach with regards to design and external appearance as it ensures that the proposed dwelling reflects the local context and sits comfortably within the streetscene on this part of Clifton Avenue.

The footprint, building line and fenestration detailing of the existing dwellings has been respected and the materials palette proposed emulates the palette of materials used on surrounding properties. The proposed dwelling is therefore considered to sit comfortably within the Clifton Avenue streetscene and is not considered to be harmful to local visual amenity.

Residential Amenity

The proposed dwelling will sit adjacent to No. 16 Clifton Avenue, and this is the closest dwelling to the site. It has been positioned so that with regards to layout, orientation and building line, it is almost identical to the other properties on Clifton Avenue. The separation distance between the side of the proposed dwelling and the side of number 16 is 2.2 metres, and this ensures that there is an adequate distance between the two properties, providing a footpath link from the front to the rear of the proposed dwelling. There are no windows in the side elevation of the proposed dwelling so there is no possibility of overlooking or loss of privacy to be caused from this elevation to 16 Clifton Avenue.

The rear dormer contains 3 windows, 2 are bathroom windows and proposed to be obscured and the third (and closes to 16 Clifton Avenue) is a dressing room window. Whilst the proposed dressing room window will overlook the rear garden of No.16 Clifton Avenue, this is not a private amenity area as it is already overlooked by dormer windows to the rear of no. 18 Clifton Avenue. It is thus considered that the proposed dwelling will not significantly harm the residential amenities enjoyed by the occupiers of no. 16 Clifton Avenue and will not create additional problems of over looking or loss of privacy.

No. 1 Elford Crescent is positioned to the east of the proposed dwelling but is oriented facing east and therefore turns its back on the site, fronting Elford Crescent and not Clifton Avenue like the proposed dwelling. The separation

distance between the rear of 1 Elford Crescent and the side of the proposed dwelling is 3.5 metres. This would create an awkward relationship between the proposed dwelling and 1 Elford Crescent, with the first floor windows of 1 Elford Crescent looking directly onto the rear garden and patio area of the new dwelling from a distance of only 3.5 metres. This is considered unacceptable and creates direct overlooking of an outdoor amenity area from an uncomfortably close distance. It should also be noted that the close proximity of 1 Elford Terrace to the proposed dwelling would create an uneasy sense of enclosure to the rear garden area of the proposed dwelling. With regards to impact upon 1 Elford Crescent, whilst there are no windows proposed in the east elevation of the proposed dwelling (which is the elevation that faces the rear of 1 Elford Crescent) and thus no loss of privacy, the close proximity of the proposed dwelling will create an uncomfortable relationship with 1 Elford Crescent and will appear dominant and overbearing to its rear and side garden.

No. 3 Elford Crescent adjoins no. 1 Elford Crescent and is a 2 storey semi detached dwelling. It is located to the north east of the site on slightly higher ground due to the topography in the area and is oriented facing east, unlike the proposed dwelling which faces south onto Clifton Avenue. At its closest point (taken at ground floor level from the north east corner of the proposed dwelling) the separation distance from the rear elevation of No. 3 Elford Crescent is 6.5 metres. Whilst the proposed dwelling is oriented to face south, its rear elevation directly overlooks the rear garden area of No.3 Elford Crescent. The distance between the rear elevation of the proposed dwelling and the boundary with the garden of 3 Elford Crescent is 5 metres. Whilst 2 out of the 3 windows on the rear dormer window of the proposed dwelling are obscure glazed, it is considered that the close proximity of the dormer will cause harm to the amenities of 3 Elford Crescent due to the perception of overlooking and dominance that the proposed dwelling will have on 3 Elford Crescent, particularly its rear garden area.

In summary, it is considered that the proposed dwelling would cause significant harm to the amenities of 3 Elford Crescent, and that any future occupiers of the proposed dwelling would suffer from compromised amenity due to the close proximity of 1 Elford Crescent. The application is therefore in conflict with Policy CS34 of the Adopted City of Plymouth Local Development Framework Core Strategy (2007).

Parking and Access Issues

The application proposes to utilise the existing driveway to No.1 Elford Crescent as the vehicular access for the new dwelling, providing 1 off street vehicular parking space. A new vehicular access is proposed to serve the existing dwelling (1 Elford Crescent) from Clifton Avenue, providing two parking spaces and a turning area for this property. There are no parking restrictions in the area and plenty of on street parking is available.

The Highways Officer has been consulted and is supportive of the proposal, subject to conditions and an informative.

Letters of Representation

As stated above in the representations section of this report, 3 letters of objection have been received to date. The issues raised, which are also listed above in the representations section, are discussed above in the relevant sections in the Analysis part of this report.

Section 106 Obligations

The Local Development Framework Planning Obligations and Affordable Housing Supplementary Planning Document adopted August 2010 and associated Market Recovery Scheme 2010/2011 confirms that the tariff seeks to address the net increase in impact arising from development and no tariff is charged for developments of less than five homes. Therefore given that a net increase of only one home is proposed, no financial contribution is sought in this case.

Equalities & Diversities issues

No additional issues to be discussed here.

Conclusions

Whilst the principle of the development is deemed acceptable by officers, it is considered that the proposed dwelling would impact significantly on the residential amenity of 3 Elford Crescent and would create an unacceptable relationship with 1 Elford Crescent, due to the close proximity and orientation of this dwelling. For these reasons it is recommended that this application be refused.

Recommendation

In respect of the application dated **19/01/2011** and the submitted drawings, **3669, 3669.01, 3669.02, 3669.05, 3669.06 and accompanying Design and Access Statement** it is recommended to: **Refuse**

Reasons for Refusal

OVERBEARING

(1) The Local Planning Authority considers that the proposed dwelling will be overbearing and create problems of amenity conflict, particularly with regards to loss of privacy and perception of overlooking, and would dominate the rear garden area of no. 3 Elford Crescent. This is considered to be unacceptable, causing significant harm to residential amenity. The application is therefore contrary to policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the Council's Development Guidelines Supplementary Planning Document (SPD).

POOR LIVING CONDITIONS

(2) The Local Planning Authority considers that the location and orientation of the proposed dwelling would create an awkward relationship with no. 1 Elford Crescent, and that this would cause the amenities of the proposed dwelling to be significantly compromised, creating poor living conditions for future occupiers. The proposed dwelling will also appear dominant and overbearing

when viewed from the rear and side garden of 1 Elford Crescent and would thus compromise this properties living conditions. The application is therefore contrary to policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the Council's Development Guidelines Supplementary Planning Document (SPD).

Relevant Policies

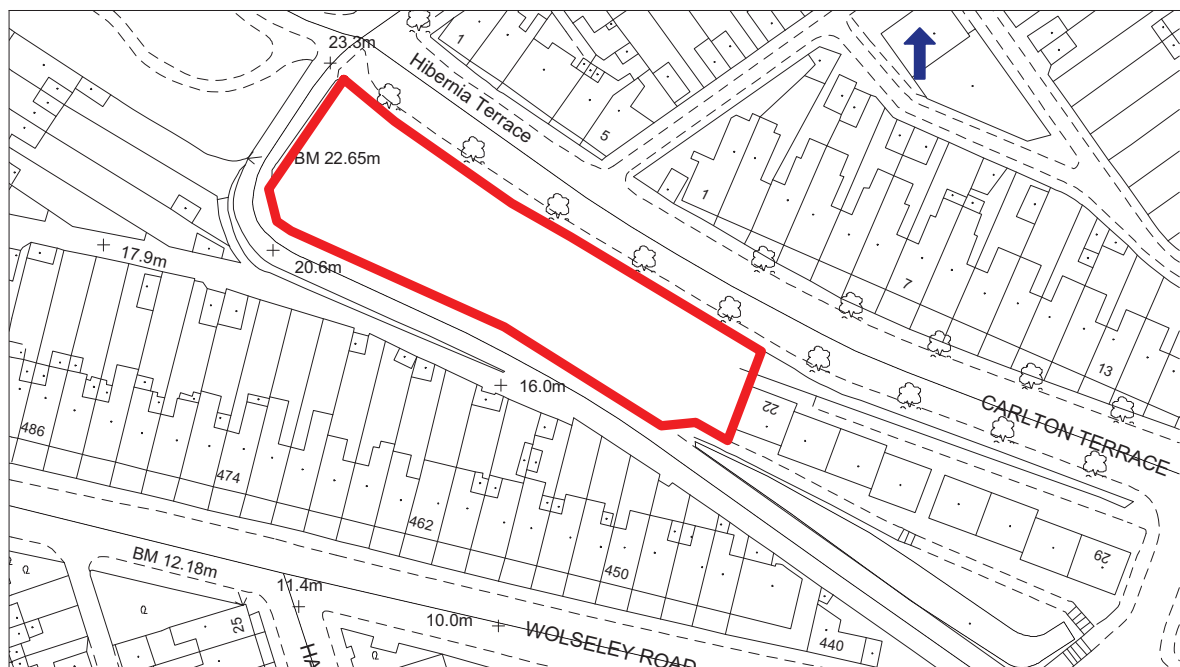
The following (1) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

PPS3 - Housing
CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
CS02 - Design

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ITEM: 5

Application Number:	10/02071/FUL
Applicant:	Mr Craig Francis
Description of Application:	Erection of 5 houses and 5 flats with associated car parking court and bike store
Type of Application:	Full Application
Site Address:	CARLTON TERRACE WESTON MILL PLYMOUTH
Ward:	Ham
Valid Date of Application:	08/12/2010
8/13 Week Date:	09/03/2011
Decision Category:	Major Application
Case Officer :	Carly Francis
Recommendation:	Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 10th May 2011
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Update

This application was first considered by the Planning Committee at its meeting on 10th February 2011 however the application was deferred by members as the car parking provision proposed was considered to be insufficient, and it was requested that further negotiations take place to see if further parking provision could be provided. The applicant has reviewed the site layout plan to explore the possibility of incorporating any additional car parking spaces. However due to the nature of the site's size and shape; and in order to comply with other space requirements regarding the size of gardens for amenity purposes; it is not possible for the site layout to accommodate any further car parking spaces.

The applicant wishes members to note that as the scheme currently stands it complies with the Plymouth City Council's adopted car parking standards. These state a maximum of two spaces per dwelling for dwellings with two or more bedrooms. PPG13 clearly sets out that car parking standards should set maximum levels and that local authorities should not require developers to provide more car parking spaces than they themselves wish. The scheme provides 1.2 car parking spaces per dwelling. The application site is located adjacent to a bus stop; there are also additional bus stops on Wolseley Road within 200m; this a major bus route to the nearby District Centre as well as the city centre.

The application is again recommended for approval subject to conditions and the completion of a S106 Legal Agreement, with delegated authority sought to refuse the application if the S106 Agreement is not signed within 2 months of the date of this committee.

The report as set out below remains exactly as presented to committee on 10th February.

Site Description

The application site measures 0.14 hectares; it is of a rectangular shape which slopes away from Carlton Terrace down to the south. The site is vacant and has been left as grassland. There is stone wall surrounding the northern and eastern boundaries which is collapsing in some areas. The surrounding area is predominantly residential with Victorian terraces to the north and bungalows to the east. The materials predominantly seen in the area are render. The surrounding streets are relatively narrow with houses close to the pavement and limited front garden space. The steeply sloping surrounding roads see stepped terrace housing as the main character.

Proposal Description

Erection of 5 houses and 5 flats with associated car parking court and bike store.

Relevant Planning History

10/01325 (FULL) Erection of 8 houses and 4 flats with associated car parking court- WITHDRAWN.

Consultation Responses

Highway Authority- no objections however recommend that conditions regarding street details, access, the new junction, the parking area, cycle provision and a code of construction be attached to any grant of planning permission and request that improvements are made to the nearby bus stop.

Public Protection Service- no objections providing conditions requiring a code of practice for construction and further land contamination assessment/ investigation be attached to any grant of planning permission.

Police Architectural Liaison Officer- support the application.

South West Water- no comments received.

Housing Enabling Team- strongly support proposal.

Representations

1 letter of representation, objecting on the basis of:
- Insufficient detail being shown.

Analysis

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

This proposal is one of the North Prospect linked regeneration schemes, intended to deliver an increased capacity of affordable housing in the City, to assist the decant process for regeneration. The main considerations are the design and amenity of the dwellings proposed, the impact on neighbouring properties, on the highway and land contamination issues. The main policies relevant to this application include CS02, CS15, CS16, CS22, CS28, CS32, CS33 and CS34 from the adopted Core Strategy, the Development Guidelines SPD and the Planning Obligations and Affordable Housing SPD.

This application differs from that previously submitted (and subsequently withdrawn). This proposal is for a total of 10 residential units as opposed to the 12 previously proposed and the mix of housing and flats is different. The flats are also now proposed at the opposite end of the site.

The previous application was withdrawn as there was concern regarding the amenity areas for the units, these areas fell well below the minimum guidance given in the Development Guidelines SPD. There was also some concern about overlooking from the units to those properties south, particularly from the balconies of the flats proposed.

Impact on Neighbouring Amenity

The previous concerns regarding overlooking between the new properties and those adjacent have been dealt with in this application. The applicant has provided further information regarding the levels of the site and by reducing the number of units has enabled the properties to have larger amenity areas. The amenity space for all of the dwellings and the flats now well exceeds the minimum guidance given in the Development Guidelines SPD. Due to the amended layout and extended amenity areas, the dwellings along Wolseley Road are now sited further from the boundary of the site and therefore overlooking is no longer of concern, nor will the new dwellings now feel imposing to these properties. The windows of the dwellings proposed would be approximately 22m away (at their nearest point) to the rear windows of the dwellings south of the site and would be approx. 16m away from the amenity areas of these properties. These distances are now deemed satisfactory to ensure there would not be a significant degree of overlooking and the siting of the flats at the opposite end of the site and removal of their balconies has also assisted in removing all overlooking concerns.

The proposed dwellings would be approximately 15m away at their nearest point from those existing dwellings on the opposite side of Carlton Terrace. This is deemed satisfactory and accords with the existing street pattern.

No windows are proposed on the side elevations of the housing and the only windows proposed on the side elevation of the building containing the flats are small bathroom windows which would be a sufficient distance from the adjacent dwellings proposed to prevent overlooking. There are no dwellings directly to the west of the site that would be affected by the development.

There would be no detrimental impact to any neighbouring property and therefore the proposal would accord with policies CS15 and CS34.

Design and Amenity of the dwellings proposed

All properties would have adequate facilities and sufficient natural lighting to all habitable rooms. The sizes of the units vary with some of the units slightly exceeding the guidance given in the Development Guidelines SPD and some falling slightly short. On balance however it is considered that a good range of housing type is provided that would be of a high standard. All dwellings have sufficient room for refuse storage in their rear gardens and a separate refuse storage area is proposed for the flats, details of which shall be secured by way of condition.

Due to the difference in ground levels the terrace of housing proposed would appear as a terrace of bungalows from Carlton Terrace as split level housing is proposed. This is beneficial to the streetscene as the adjacent properties

are bungalows. The flats on the corner of the site are also split level and therefore would appear as a two-storey building from Carlton Terrace.

The palette of materials has been limited to render and timber cladding. This reflects the simple materials of the surrounding units while adding some interest to the elevations. A plain concrete tile is proposed for the roof.

It is deemed that the siting, massing and appearance of the dwellings proposed is acceptable and the proposal is therefore deemed to accord with policy CS02.

Affordable housing size/ mix:

This proposal falls below the threshold for affordable housing set in policy CS15 which is 15 units, however 100% affordable housing is proposed.

In terms of the proposed size and mix of the affordable housing units, the proposal is for 10 dwellings, comprising a mix of 5x 2bedroomed flats, 2 x 3 bedroomed houses and 3x 2 bedroomed houses. The affordable dwellings have been designed to current Homes and Community Agency (HCA) standards, which require affordable units to be of a high standard and it is considered that they will help meet the City's affordable housing need for smaller units and family housing.

The tenure mix proposed is for the 5 x 2 bedroomed flats and 2x 3bedroomed houses to be rented and the 3 x 2 bedroom houses shared ownership/ intermediate accommodation. This tenure mix is supported by the Housing Enabling Team.

Highway Considerations

The Transport Service originally raised objections to this proposal on the basis that inadequate parking provision was proposed. The plans originally submitted showed 10 off-street parking spaces.

Based upon application of the 'accessibility based parking standards' included within the Development Guidelines SPD a total of 20 off-street car parking spaces would be required to serve the site (2 spaces for each unit with 2 or more bedrooms). It is however acknowledged that these are very much maximum standards and therefore the Transport Service are willing to accept a slight relaxation of these standards to allow 1 space per unit for the flats and 1.5 spaces per unit for the remaining dwellings. This would ensure that some visitor parking spaces are provided. Based on this the Transport Service support the proposal with 12 parking spaces and plans have been amended so that the parking area now includes two extra spaces.

The Transport Officer also refers to an existing bus stop located along the Carlton Terrace which would benefit from improvements in the form of a bus boarder. The Transport Service recommended that this be secured through the 'negotiated' element of any subsequent Section 106 Agreement. Unfortunately it is not viable for the applicant to make this contribution and it would not be reasonable to refuse the application on this basis; the proposal

is now providing parking provision in line with current policy. To require a 100% affordable housing scheme for a development of just 10 units to provide upgrades to the bus stop is not deemed reasonable.

Details of the junction layout of the parking courtyard with the one-way service lane will be agreed by condition in order to ensure that sufficient visibility is provided at this location for vehicles emerging out onto the adopted highway. Appropriate signing will also be required to highlight the fact to motorists that they are emerging out onto a one-way street.

It is now deemed that the proposal accords with Policy CS28.

Sustainability

Policy CS20 requires the development to off-set a minimum of 15% of the carbon emissions for which the development is responsible by on-site renewable energy production methods. The applicant has demonstrated that this can be achieved through the use of photovoltaic panels. The proposal is therefore deemed to comply with Policy CS20.

Letter of Representation

The concerns raised in the letter of representation are not understood as the details of the application are available on the Council's website and include the siting of the dwellings and full details including their scale.

Section 106 Obligations

No tariff would apply as all of the residential units proposed would be affordable. A S106 agreement is however in place to secure the affordable housing.

Equalities & Diversities issues

Lifetime homes

Policy CS15 requires that 20% of all new dwellings for Plymouth shall be constructed to Lifetime Homes Standards. The dwellings have been designed to lifetime homes standard but can not meet the 16 criteria to be lifetime home compliant as there would not be level access to the parking provision. It was not possible to create level access to these spaces without creating highway concerns. However each individual dwelling has been designed to meet the remaining Lifetime Homes criterions. Therefore given the site restrictions, it is considered that all reasonable attempt has been made to comply with the Lifetime Homes policy and therefore it would not be reasonable to refuse the development of this important affordable housing site for this reason.

Conclusions

This application is for a scheme linked to the North Prospect regeneration and would provide important decant housing. The proposal is for a well designed affordable housing scheme which would respect the character of the area, the amenity of neighbouring properties and highway safety. It is therefore proposed to grant conditional consent subject to the S106 agreement being signed with delegated authority to refuse if not signed by the 2nd March 2011.

Recommendation

In respect of the application dated **08/12/2010** and the submitted drawings, it is recommended to: **Grant Conditionally Subject to a S106 Obligation, with delegated authority to refuse in the event that the S106 Obligation is not completed by 10th May 2011**

Conditions

PLAN NUMBERS

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1759- 001, 1759-002, 1759-004 C, 1759 005 B, 1759 006 B, 1759 007 B, 1759 009 A, 1759 010 A.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(2)The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

LAND QUALITY

(3) Unless otherwise agreed in writing by the Local Planning Authority, the development hereby approved (other than that required to be carried out as part of an approved scheme of remediation) shall not commence until conditions 4 to 7 have been complied with. If unexpected contamination is found after the development hereby approved has commenced, development shall be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 6 has been complied with in relation to that contamination.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the use can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SITE CHARACTERISATION

(4) An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site,

whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment shall be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings shall include:

- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).
- This shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUBMISSION OF REMEDIATION SCHEME

(5) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

IMPLEMENTATION OF APPROVED REMEDIATION SCHEME

(6) The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out shall be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

REPORTING OF UNEXPECTED CONTAMINATION

(7) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 4, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 5, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 6.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CODE OF PRACTICE

(8) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

SUSTAINABLE RESOURCE USE

(9) Unless otherwise agreed previously in writing with the Local Planning Authority, prior to any development taking place, the applicant shall provide to the Local Planning Authority a report for approval identifying how a minimum of 15% of the carbon emissions for which the development is responsible will be off-set by on-site renewable energy production methods. The carbon savings which result from this will be above and beyond what is required to comply with Part L Building Regulations.

Unless otherwise agreed in writing, the approved on-site renewable energy production methods shall be provided in accordance with these details prior to the first occupation of the development and thereafter retained and used for energy supply for so long as the development remains in existence.

Reason:

To ensure that the development incorporates onsite renewable energy production equipment to off-set at least 15% of predicted carbon emissions for the period 2010-2016 in accordance with Policy CS20 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and relevant Central Government guidance contained within PPS22.

STREET DETAILS

(10) Development shall not begin until details of the design, layout, levels, gradients, materials and method of construction and drainage of all roads and footways forming part of the development have been submitted to and approved in writing by the Local Planning Authority. No unit shall be occupied until that part of the service road which provides access to it has been constructed in accordance with the approved details.

Reason:

To provide a road and footpath pattern that secures a safe and convenient environment and to a satisfactory standard in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) adopted April 2007.

ACCESS (CONTRACTORS)

(11) Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

DETAILS OF NEW JUNCTION

(12) Development shall not begin until details of the junction between the proposed service road and the highway have been approved in writing by the Local Planning Authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details.

Reason:

To ensure that an appropriate and safe access is provided in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

PROVISION OF PARKING AREA

(13) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021)2007.

CYCLE PROVISION

(14) No flat/dwelling shall be occupied until space has been laid out within the site in accordance with details previously submitted to and approved in writing by the Local Planning Authority for 10 bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE STORAGE

(15) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building. in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

LIFETIME HOMES

(16) A minimum of 20% of the dwellings must be built in accordance with the lifetime homes criteria, with the exception of creating level access to the parking area as it is acknowledged that this is not achievable. The new dwellings shall be first constructed and subsequently maintained to meet these Lifetime Homes Standards.

Reason:

To ensure that the development delivers 20% of the residential units to Lifetime Homes Standards in accordance with development proposal and the adopted Core Strategy Policy CS15 and relevant Central Government advice.

REFUSE STORAGE DETAILS

(17) No work shall commence on site until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz:- refuse storage details. The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVES: CODE OF PRACTICE DURING CONSTRUCTION

(1) The management plan required by condition 8 shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

- a. Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information;
- b. Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, and construction traffic parking;
- c. Hours of site operation, dust suppression measures, and noise limitation measures.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the design and amenity of the dwellings proposed, the impact to the highway, to trees and on neighbouring properties, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents and Supplementary Planning

Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

- CS28 - Local Transport Consideration
- CS32 - Designing out Crime
- CS33 - Community Benefits/Planning Obligation
- CS34 - Planning Application Consideration
- CS22 - Pollution
- CS02 - Design
- CS15 - Housing Provision
- CS16 - Housing Sites
- SPD1 - Development Guidelines

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PLANNING COMMITTEE

Decisions issued for the following period: 31 January 2011 to 26 February 2011

Note - This list includes:

- Committee Decisions
- Delegated Decisions
- Withdrawn Applications
- Returned Applications

Item No 1

Application Number: 09/00451/FUL **Applicant:** Mr L Edwards
Application Type: Full Application
Description of Development: Continue use of amenity land as garden within curtilage of 67 Owen Drive and retention of wooden fence
Site LAND ADJOINING 67 OWEN DRIVE PLYMPTON PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 10/02/2011
Decision: Grant Conditionally

Item No 2

Application Number: 10/01680/FUL **Applicant:** Sanctuary Housing Group
Application Type: Full Application
Description of Development: Redevelopment of site with 3 storey housing development of 25 units consisting of 21 flats, 3 houses and 1 duplex apartment with associated cycle storage, refuse storage and amenity space (demolition of existing building)
Site RIVER VIEW PLYMOUTH
Case Officer: Robert Heard
Decision Date: 01/02/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 3

Application Number: 10/01692/FUL **Applicant:** Mr & Mrs L Rowe
Application Type: Full Application
Description of Development: First-floor rear extension
Site 16 BURWELL CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 10/02/2011
Decision: Grant Conditionally

Item No 4

Application Number: 10/01694/FUL **Applicant:** Mr & Mrs Macintyre
Application Type: Full Application
Description of Development: Demolish two bungalows and redevelop site by erection of two detached dwellinghouses with associated parking areas in front
Site MOUNT PLEASANT BUNGALOW, CHURCH HILL PLYMOUTH
Case Officer: Janine Warne
Decision Date: 31/01/2011
Decision: Application Withdrawn

Item No 5

Application Number: 10/01723/FUL **Applicant:** Andy Downey
Application Type: Full Application
Description of Development: Develop part of rear garden by erection of detached dwelling with integral private motor garage
Site 318 FORT AUSTIN AVENUE EGGBUCKLAND PLYMOUTH
Case Officer: Janine Warne
Decision Date: 23/02/2011
Decision: Application Withdrawn

Item No 6

Application Number: 10/01749/FUL **Applicant:** Spectrum Housing Group
Application Type: Full Application
Description of Development: Priority supported housing project for families consisting of eleven residential rooms together with associated communal and staff facilities, and secure ground floor parking area
Site 11 TO 13 LOWER COMPTON ROAD PLYMOUTH
Case Officer: Jeremy Guise
Decision Date: 04/02/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 7

Application Number: 10/01810/OUT **Applicant:** Wharfdale LTD
Application Type: Outline Application
Description of Development: Outline application for erection of four x 4bed and two x 3bed dwellings and associated parking
Site OXFORD HOUSE 27 OXFORD AVENUE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 09/02/2011
Decision: Refuse

Item No 8

Application Number: 10/01824/FUL **Applicant:** Mr Barry Huxley
Application Type: Full Application
Description of Development: Change of use, conversion and alteration of lower ground floor to form self-contained flat, including installation of french doors
Site 1 THE ESPLANADE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 31/01/2011
Decision: Application Withdrawn

Item No 9

Application Number: 10/01825/LBC **Applicant:** Mr Barry Huxley
Application Type: Listed Building
Description of Development: Installation of french doors (replacing existing window), new stair and partitions and other alterations in association with change of use of lower ground floor to form self-contained flat
Site 1 THE ESPLANADE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 31/01/2011
Decision: Application Withdrawn

Item No 10

Application Number: 10/01850/FUL **Applicant:** Mr Andrew Jorneaux
Application Type: Full Application
Description of Development: Change of use from guest house to family dwellinghouse
Site 177 CITADEL ROAD PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 01/02/2011
Decision: Grant Conditionally

Item No 11

Application Number: 10/01858/FUL **Applicant:** Ms H France and Ms A Mckinley
Application Type: Full Application
Description of Development: Demolition of existing out-houses, construction of single-storey extension and construction of canopy over front door
Site 28 PENLEE WAY PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 17/02/2011
Decision: Grant Conditionally

Item No 12

Application Number: 10/01880/RE **Applicant:** Messrs James and Adam

Application Type: Reserved Matters

Description of Development: Reserved matters application (scale, appearance and landscaping) for the erection of four new dwellings

Site 33 WHITLEIGH VILLAS AND ADJACENT LAND
CROWNHILL PLYMOUTH

Case Officer: Janine Warne

Decision Date: 11/02/2011

Decision: Grant Conditionally

Item No 13

Application Number: 10/01886/FUL **Applicant:** Mr Glynn Whitehead

Application Type: Full Application

Description of Development: CONSTRUCTION OF GARAGE

Site 118 MAINSTONE AVENUE PLYMOUTH

Case Officer: Kate Saunders

Decision Date: 22/02/2011

Decision: Application Withdrawn

Item No 14

Application Number: 10/01890/FUL **Applicant:** St Matthias Parochial Church

Application Type: Full Application

Description of Development: Alterations to frontage to include provision of disabled access ramp and associated landscaping; and installation of disabled toilet to south porch of church

Site CHURCH OF CHARLES AND ST MATTHIAS, NORTH HILL
PLYMOUTH

Case Officer: Kate Saunders

Decision Date: 08/02/2011

Decision: Grant Conditionally

Item No 15

Application Number: 10/01909/LBC **Applicant:** Mrs F Banks
Application Type: Listed Building
Description of Development: Replace timber single-glazed windows with timber double-glazed windows
Site 114 UNDERWOOD ROAD PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 11/02/2011
Decision: Refuse

Item No 16

Application Number: 10/01911/FUL **Applicant:** Mrs Lyndsey Moth
Application Type: Full Application
Description of Development: Rear conservatory
Site 7 COPPARD MEADOWS PLYMPTON PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 03/02/2011
Decision: Grant Conditionally

Item No 17

Application Number: 10/01912/FUL **Applicant:** Mrs A Nankivell
Application Type: Full Application
Description of Development: Extensions and alterations to dwellinghouse to form enlarged dwellinghouse (with integral private motor garage) including formation of rooms in roofspace involving raising ridge, front and rear dormers and rooflights
Site 9 VINERY LANE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 10/02/2011
Decision: Grant Conditionally

Item No 18

Application Number: 10/01965/FUL **Applicant:** Taylor Wimpey
Application Type: Full Application
Description of Development: Substitution of house types on plots 19-26 and 43-50 approved under reserved matters approvals 08/00474 and 09/00245, and the addition of two extra dwellings, increasing the number over the whole site from 156 to 158 dwellings
Site AREA 1B CLITTAFFORD ROAD SOUTHWAY PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 10/02/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 19

Application Number: 10/01971/FUL **Applicant:** Miss Michelle Gorringe
Application Type: Full Application
Description of Development: Change of use, conversion and alteration to café (use class A3), including proposed extract system
Site 18 WESTERN APPROACH PLYMOUTH
Case Officer: Janine Warne
Decision Date: 01/02/2011
Decision: Grant Conditionally

Item No 20

Application Number: 10/02005/FUL **Applicant:** Tamar Science Park
Application Type: Full Application
Description of Development: Retention of six parking spaces and formation of additional seven parking spaces (in relation to Tamar Science Park Phase 4 Stage 1, refs 04/02096/OUT and 06/01750/REM)
Site INNOVATION AND TECHNOLOGY TRANSFER CENTRE TAMAR SCIENCE PARK PLYMOUTH
Case Officer: Janine Warne
Decision Date: 17/02/2011
Decision: Grant Conditionally

Item No 21

Application Number: 10/02026/FUL **Applicant:** Barratt Homes
Application Type: Full Application
Description of Development: Redevelopment of site by erection of 148 new mixed tenure homes in the form of 117 houses, 23 flats and 8 coachhouses with associated parking and amenity areas (demolition of all existing buildings on site)
Site NORTH PROSPECT SCHEME, WOODHEY ROAD PLYMOUTH
Case Officer: Carly Francis
Decision Date: 25/02/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 22

Application Number: 10/02033/FUL **Applicant:** Amber New Homes
Application Type: Full Application
Description of Development: Extension of existing building to provide 2 new 2 bedroom apartments
Site 19-27 HARMONY COURT, CLIFF ROAD WEST HOE PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 14/02/2011
Decision: Grant Conditionally

Item No 23

Application Number: 10/02045/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Construction of a new outdoor skatepark with provision of a multi-use games area, floodlights and shelter
Site MAYFLOWER DRIVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 08/02/2011
Decision: Grant Conditionally

Item No 24

Application Number: 10/02050/FUL **Applicant:** Aviva Investors Property Trust
Application Type: Full Application
Description of Development: External alterations to Carpet Right and MFI buildings, comprising replacement roof, removal of entrance canopy, installation of new store entrance and display windows, and changes to colouration of buildings
Site LAIRA BRIDGE ROAD PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 11/02/2011
Decision: Grant Conditionally

Item No 25

Application Number: 10/02058/FUL **Applicant:** Mr A Purnell
Application Type: Full Application
Description of Development: Change of use from shop to hot food takeaway
Site 16 UNDERWOOD ROAD PLYMOUTH
Case Officer: Jon Fox
Decision Date: 15/02/2011
Decision: Refuse

Item No 26

Application Number: 10/02065/OUT **Applicant:** Barratt Homes
Application Type: Outline Application
Description of Development: Outline application (all matters reserved) for the erection of 26 houses and 5 flats and the erection of a community hub building with mixed uses including multi-use community hall, retail, nursery and office space with 58 flats above and public open space (demolition of existing buildings including school, flats and associated garages)
Site NORTH PROSPECT, FOLIOT ROAD PLYMOUTH
Case Officer: Carly Francis
Decision Date: 25/02/2011
Decision: Grant Subject to S106 Obligation - Outline

Item No 27

Application Number: 10/02066/OUT **Applicant:** Land Registry
Application Type: Outline Application
Description of Development: Outline application to demolish the existing building and the erection of 68 houses and associated roads, access, parking and landscaping and installation of an underground attenuation tank
Site PLUMER HOUSE, TAILYOUR ROAD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 01/02/2011
Decision: Refuse

Item No 28

Application Number: 10/02070/FUL **Applicant:** Mr Kevin Cross
Application Type: Full Application
Description of Development: Garage conversion, first floor side extension and single storey rear extension
Site 39 GLENFIELD ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 11/02/2011
Decision: Grant Conditionally

Item No 29

Application Number: 10/02076/OUT **Applicant:** Mr & Mrs S Cooke
Application Type: Outline Application
Description of Development: Application for a new planning permission to replace extant planning permission 07/02001/OUT - outline application to develop land by erection of a detached bungalow and garage, together with associated off-site highway improvements in Furzehatt Road and Dean Hill
Site LAND OFF BURROW HILL PLYMSTOCK PLYMOUTH
Case Officer: Jon Fox
Decision Date: 03/02/2011
Decision: Grant Conditionally

Item No 30

Application Number: 10/02077/FUL **Applicant:** Mr and Mrs C O'Gallagher
Application Type: Full Application
Description of Development: Single storey extension to rear and side including construction of raised terrace
Site 166 MANNAMEAD ROAD PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 31/01/2011
Decision: Grant Conditionally

Item No 31

Application Number: 10/02078/FUL **Applicant:** Mr Terry Pearse
Application Type: Full Application
Description of Development: Erection of a detached 2-bedroom bungalow, with private motor garage
Site 11 LANG GROVE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 16/02/2011
Decision: Refuse

Item No 32

Application Number: 10/02079/FUL **Applicant:** Mr and Mrs K Armstrong
Application Type: Full Application
Description of Development: Single storey rear extension
Site 55 WEST DOWN ROAD PLYMOUTH
Case Officer: Adam Williams
Decision Date: 01/02/2011
Decision: Grant Conditionally

Item No 33

Application Number: 10/02081/FUL **Applicant:** Citimark Partnership Ltd
Application Type: Full Application
Description of Development: Change of use of first, second, third and fourth floors of building from office use (Class B1) to 75 units of student accommodation, associated car parking (9 spaces), cycle storage and erection of two new exhaust systems on rear elevation of building rooted to roof level in association with ground floor restaurant uses
Site ROYAL INSURANCE BUILDING ST ANDREWS CROSS PLYMOUTH
Case Officer: Robert Heard
Decision Date: 18/02/2011
Decision: Grant Subject to S106 Obligation - Full

Item No 34

Application Number: 10/02082/FUL **Applicant:** Mr and Mrs D Blackmore
Application Type: Full Application
Description of Development: Two storey rear extension (existing structure to be removed)
Site 4 ROLLIS PARK ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/02/2011
Decision: Grant Conditionally

Item No 35

Application Number: 10/02091/FUL **Applicant:** Mr Carl Mayer
Application Type: Full Application
Description of Development: Extraction flue
Site 90 UNION STREET PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 01/02/2011
Decision: Grant Conditionally

Item No 36

Application Number: 10/02104/FUL **Applicant:** Urban Splash
Application Type: Full Application
Description of Development: Erection of new boardwalk alongside existing eastern external wall of slaughterhouse, proposed boardwalk to provide pedestrian access from Royal William Square (land north of main gate), to the North-East tip of Royal William Yard quayside, Minor demolitions to external face of listed Slaughterhouse building, and northern quayside to allow structural fixings for boardwalk
Site LAND NORTH OF MAIN GATE TO ROYAL WILLIAM YARD SPANNING OVER SEA ALONGSIDE EXTERNAL EASTERN WALL OF SLAUGHTERHOUSE (ROYAL WILLIAM YARD) , JOINING QUAYSIDE TO NORTH OF SLAUGHTERHOUSE
Case Officer: Robert McMillan
Decision Date: 16/02/2011
Decision: Grant Conditionally

Item No 37

Application Number: 10/02106/LBC **Applicant:** Urban Splash
Application Type: Listed Building
Description of Development: Erection of new boardwalk alongside existing eastern external wall of slaughterhouse, proposed boardwalk to provide pedestrian access from Royal William Square (land north of main gate), to the North-East tip of Royal William Yard quayside, and minor demolitions to external face of listed Slaughterhouse building and northern quayside to allow structural fixings for boardwalk
Site LAND NORTH OF MAIN GATE TO ROYAL WILLIAM YARD SPANNING OVER SEA ALONGSIDE EXTERNAL EASTERN WALL OF SLAUGHTERHOUSE (ROYAL WILLIAM YARD) JOINING QUAYSIDE TO NORTH OF SLAUGHTERHOUSE
Case Officer: Robert McMillan
Decision Date: 09/02/2011
Decision: Grant Conditionally

Item No 38

Application Number: 10/02108/FUL **Applicant:** Mr & Mrs Ian Tanner
Application Type: Full Application
Description of Development: Change of use and conversion and alterations to church building to form residential dwelling
Site METHODIST CHURCH, FORE STREET TAMERTON FOLIOT PLYMOUTH
Case Officer: Adam Williams
Decision Date: 17/02/2011
Decision: Grant Conditionally

Item No 39

Application Number: 10/02109/FUL **Applicant:** Mrs C Brelsford
Application Type: Full Application
Description of Development: Landscaping rear garden including raising garden levels, rear decking, new boundary walls and outbuilding
Site 62 EFFORD LANE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 23/02/2011
Decision: Grant Conditionally

Item No 40

Application Number: 10/02110/FUL **Applicant:** Mr N Phillips
Application Type: Full Application
Description of Development: Two-storey side extension
Site 245 FORT AUSTIN AVENUE CROWNHILL PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 10/02/2011
Decision: Refuse

Item No 41

Application Number: 10/02111/FUL **Applicant:** Mr Keith Selley
Application Type: Full Application
Description of Development: Single-storey rear and side extensions, construction of a detached garage and new hardstand with access from Moorland View
Site 1 UPLAND DRIVE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 10/02/2011
Decision: Grant Conditionally

Item No 42

Application Number: 10/02115/PR **Applicant:** Mr and Mrs Strike
Application Type: LDC Proposed Develop
Description of Development: Rear conservatory
Site 27 DURWENT CLOSE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 03/02/2011
Decision: Issue Certificate - Lawful Use

Item No 43

Application Number: 10/02123/FUL **Applicant:** Mr/s Dennehy
Application Type: Full Application
Description of Development: Two storey side extension
Site 6 GLENBURN CLOSE PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 15/02/2011
Decision: Grant Conditionally

Item No 44

Application Number: 10/02128/FUL **Applicant:** Mrs Vivien Scawn
Application Type: Full Application
Description of Development: Erection of entrance gates and fencing to part of front boundary
Site 5 PARKSTONE LANE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/02/2011
Decision: Grant Conditionally

Item No 45

Application Number: 10/02132/AD **Applicant:** Pizza Express
Application Type: Advertisement
Description of Development: 2 internally illuminated fascia signs, 1 internally illuminated light line, 1 internally illuminated projecting sign and 2 internally illuminated, externally mounted signs.
Site 17 DERRYS CROSS PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 15/02/2011
Decision: Grant Conditionally

Item No 46

Application Number: 10/02135/FUL **Applicant:** Mr and Mrs Moore
Application Type: Full Application
Description of Development: Rear conservatory
Site 16 LYMPNE AVENUE PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/02/2011
Decision: Grant Conditionally

Item No 47

Application Number: 10/02139/FUL **Applicant:** Ms Emily Beaumont
Application Type: Full Application
Description of Development: Part two-storey, part single-storey rear extension (existing kitchen, bathroom and store to be removed)
Site 53 SEYMOUR AVENUE PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 23/02/2011
Decision: Grant Conditionally

Item No 48

Application Number: 10/02142/LBC **Applicant:** Ministry of Defence
Application Type: Listed Building
Description of Development: Disabled access ramp
Site HMS DRAKE PLYMOUTH
Case Officer: Adam Williams
Decision Date: 03/02/2011
Decision: Grant Conditionally

Item No 49

Application Number: 10/02149/AD **Applicant:** Jacobs and Turner T/A Tresps
Application Type: Advertisement
Description of Development: 1 fascia sign
Site 34 NEW GEORGE STREET PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 10/02/2011
Decision: Grant Conditionally

Item No 50

Application Number: 10/02151/AD **Applicant:** Lidl UK
Application Type: Advertisement
Description of Development: Internally illuminated fascia signs
Site 241 UNION STREET PLYMOUTH
Case Officer: Kirsty Barrett
Decision Date: 17/02/2011
Decision: Grant Conditionally

Item No 51

Application Number: 11/00003/FUL **Applicant:** Mr/s N Baverstock
Application Type: Full Application
Description of Development: Two-storey front extension
Site 36 UNDERLANE PLYMPTON PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 21/02/2011
Decision: Grant Conditionally

Item No 52

Application Number: 11/00011/FUL **Applicant:** Mrs Sharon Stokkel
Application Type: Full Application
Description of Development: Retention of outbuilding and associated external staircase and raised walkway providing access to rear garden area
Site 29 TITHE ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 21/02/2011
Decision: Grant Conditionally

Item No 53

Application Number: 11/00016/FUL **Applicant:** Marina Developments Ltd
Application Type: Full Application
Description of Development: Internal alterations, involving the extension of washroom facilities into vacant office unit, and single-storey extension to contain cleaners store and plant room
Site QUEEN ANNES BATTERY, QUEEN ANNE PLACE PLYMOUTH
Case Officer: Stuart Anderson
Decision Date: 21/02/2011
Decision: Grant Conditionally

Item No 54

Application Number: 11/00020/FUL **Applicant:** Mr J Dalby
Application Type: Full Application
Description of Development: Single-storey side extension (existing porch structure to be removed)
Site 36 WRENS GATE PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/02/2011
Decision: Grant Conditionally

Item No 55

Application Number: 11/00023/TCO **Applicant:** Mr Michael Blackley
Application Type: Trees in Cons Area
Description of Development: Magnolia - remove
Site CASTLEHAYES,9 GEORGE LANE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 03/02/2011
Decision: Grant Conditionally

Item No 56

Application Number: 11/00026/FUL **Applicant:** Rolls-Royce PLC
Application Type: Full Application
Description of Development: Retention of temporary portacabin for a further two years
Site HM NAVAL BASE SALTASH ROAD KEYHAM
Case Officer: Adam Williams
Decision Date: 17/02/2011
Decision: Grant Conditionally

Item No 57

Application Number: 11/00050/FUL **Applicant:** Mr and Mrs R Kempthorne
Application Type: Full Application
Description of Development: First-floor rear extension
Site 54 JULIAN STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 22/02/2011
Decision: Grant Conditionally

Item No 58

Application Number: 11/00061/FUL **Applicant:** Mr/s Roger O'Donnell
Application Type: Full Application
Description of Development: Formation of rooms in roofspace including front dormer
Site 76 SHERFORD ROAD PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 22/02/2011
Decision: Grant Conditionally

Item No 59

Application Number: 11/00066/FUL **Applicant:** Mr R Bounds
Application Type: Full Application
Description of Development: Part two-storey, part single-storey side/rear extension (lower ground and ground floor) (existing garage to be removed)
Site 94 DARWIN CRESCENT PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 24/02/2011
Decision: Grant Conditionally

Item No 60

Application Number: 11/00158/LBC **Applicant:** Urban Splash
Application Type: Listed Building
Description of Development: PROPOSED SIGNAGE
Site ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Robert McMillan
Decision Date: 10/02/2011
Decision: LBC not required

Item No 61

Application Number: 11/00168/FUL **Applicant:** Mr Tim Nokes
Application Type: Full Application
Description of Development:
Site 5 COLLINGWOOD VILLAS, COLLINGWOOD ROAD
PLYMOUTH
Case Officer:
Decision Date: 24/02/2011
Decision: Application Withdrawn

Item No 62

Application Number: 11/00178/LBC **Applicant:** Mr Tim Nokes
Application Type: Listed Building
Description of Development: LISTED BUILDING CONSENT
Site 5 COLLINGWOOD VILLAS, COLLINGWOOD ROAD
PLYMOUTH
Case Officer:
Decision Date: 24/02/2011
Decision: Application Withdrawn

Item No 63

Application Number: 11/00206/TCO **Applicant:** Silvanus Services
Application Type: Trees in Cons Area
Description of Development: Reduce Baytree by 30%
Site 1 BERKELEY COTTAGES, COLLINGWOOD ROAD
PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 18/02/2011
Decision: Grant Conditionally

Item No 64

Application Number: 11/00208/TPO **Applicant:** Richard Prowse
Application Type: Tree Preservation
Description of Development: Tree maintenance programme
Site GLENHOLT PARK PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 18/02/2011
Decision: Grant Conditionally

The following decisions have been made by the Planning Inspectorate on appeals arising from decisions of the City

Application Number **10/01063/FUL**
Appeal Site **203 ELBURTON ROAD PLYMOUTH**
Appeal Proposal Two-storey side extension to form granny flat, and replacement of flat roof on existing rear extension with pitched roof
Case Officer Simon Osborne

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 11/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector considered that the proposal would not detract from the appearance of the dwelling. The issue of whether the annex was integral to the main dwelling was partially overcome by the submission of amended drawings during the appeal process showing an internal access. The inspector concluded that the use of the annex could be secured by condition.

Application Number **10/01318/FUL**
Appeal Site **SOUTH END OF RAGLAN ROAD, CUMBERLAND PARK GARDENS PLYMOUTH**
Appeal Proposal Erect two pairs of private motor garages
Case Officer Adam Williams

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 03/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector agreed as detail by the case officer that the eastern garage in particular would harm the openness of the area and additionally exacerbated by their uncharacteristic design. The inspector directly commented on the design and finish of the two garages, he agreed with the LPA that the garages would be incompatible with the surrounding residential buildings and in turn cause harm to the character of the area. The view taken by the LPA suggested a relocation of the garages directly opposite to No's 63-70 Raglan Road would be more in keeping and less obtrusive, the inspector agreed with this view and also stated there are other alternatives as well, however he did not detail this. The inspector concluded that the proposed development would conflict with policies CS02 & CS03 of the adopted Plymouth Core Strategy.

Application Number **10/01356/FUL**
 Appeal Site **5 PARKSTONE LANE PLYMOUTH**
 Appeal Proposal Two-storey side extension, first-floor rear extension and single-storey side extension (amendments to previously approved scheme)
 Case Officer Kate Saunders

Appeal Category REF
 Appeal Type Written Representations
 Appeal Decision Split
 Appeal Decision Date 22/02/2011
 Conditions
 Award of Costs

Awarded To

Appeal Synopsis

The main alterations between this application and the previously approved scheme were changes to the conservatory roof and the insertion of an external front door to the two-storey annexe extension. The application was refused on the basis that the proposed front door would lead to the annexe being used as a separate unit, and would be out of character with the pattern of development in the area. The inspector gave considerable weight to the Development Guidelines SPD which states that "annexe extensions should be designed to form an integral part of the main dwelling with access to the accommodation via the main dwelling and not by means of a separate access". The inspector notes that the external door is the "critical threshold" in allowing the extension to function as a separate unit of accommodation. The appellant argued that the previous ancillary use restriction would safeguard the occupancy of the extension however the inspector concluded that the insertion of the front door made this condition unenforceable. The inspector also supported the LPA's view that if occupied separately the annexe would form a substandard unit of accommodation. However the inspector did not consider that the external door would lead to the development appearing out of character as the bulk, massing, design and external materials would all be the same as the previously approved scheme. The appeal relating to the external door was therefore dismissed. The alterations to the conservatory roof have been allowed at appeal, the LPA did not raise concerns about this element of the application.

Application Number **10/01383/FUL**
 Appeal Site **CHIEVELEY, SEYMOUR ROAD MANNAMEAD PLYMOUTH**
 Appeal Proposal Alterations to bay window to form doorway and construction of balcony to rear of second floor flat
 Case Officer

Appeal Category
 Appeal Type
 Appeal Decision Dismissed
 Appeal Decision Date 08/02/2011
 Conditions
 Award of Costs

Awarded To

Appeal Synopsis

The Inspector agreed that the development was contrary to policies CS34 and SPD Development Guidelines in terms of the impact to privacy. The inspector also highlighted that the materials were not in keeping with the conservation area and therefore also contrary to CS03.

Note:

Copies of the full decision letters are available to Members in the Ark Royal Room and Plymouth Rooms. Copies are also available to the press and public at the First Stop Reception.