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Democratic Support

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#plymplanning

PLANNING COMMITTEE

Thursday 27 March 2014

4.30 pm (Please note the new start time for this specific meeting)

Council House, Plymouth (Next to the Civic Centre)

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Darcy, Sam Davey, K Foster, Mrs Foster, Jarvis, Nicholson, John Smith, Stark, Jon Taylor and Wheeler.

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

This meeting will be broadcast live to the internet and will be capable of subsequent repeated viewing. By entering the Council Chamber and during the course of the meeting, Councillors are consenting to being filmed and to the use of those recordings for webcasting.

Although the public seating areas are not filmed, by entering the meeting room and using the public seating area, the public are consenting to being filmed and to the use of those recordings for webcasting.

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Tracey Lee

Chief Executive

PLANNING COMMITTEE

AGENDA

PART I – PUBLIC MEETING

1. APOLOGIES

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

1. DECLARATIONS OF INTEREST

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

3. MINUTES (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 27 February 2014.

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

The Assistant Director for Strategic Planning and Infrastructure 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. 24-26 MERAFIELD ROAD, PLYMOUTH I3/01922/FUL (Pages 7 - 20)

Applicant: Mr Steve Pearce
Ward: Plymstock Erle
Recommendation: Grant Conditionally

6.2. LAND AT THIRLMERE GARDENS, PLYMOUTH
I3/02214/FUL

(Pages 21 - 34)

Applicant: Sims Brothers (Plymouth) Ltd
Ward: Budshead
Recommendation: Refuse

6.3. 6 CATALINA VILLAS, PLYMOUTH I4/00071/FUL

(Pages 35 - 40)

Applicant: Ms Joanna Mikus
Ward: Plymstock Radford
Recommendation: Grant Conditionally

7. PLANNING APPLICATION DECISIONS ISSUED

(Pages 41 - 82)

The Assistant Director for Strategic Planning and Infrastructure acting under powers delegated to him by the Council will submit a schedule outlining all decisions issued from 17 February 2014 to 16 March 2014, 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 83 - 84)

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 I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

PART II (PRIVATE MEETING)

AGENDA

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the Panel 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.

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Planning Committee

Thursday 27 February 2014

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice-Chair.

Councillors Darcy, K Foster, Mrs Foster, Jarvis, Mrs Nicholson (substitute for Councillor Nicholson), John Smith, Jon Taylor, Tuffin (substitute for Councillor Sam Davey) and Wheeler.

Apologies for absence: Councillors Sam Davey, Nicholson and Stark.

Also in attendance: Julie Rundle, Senior Lawyer, Chris Watson, Lead Planning Officer, and Katey Johns, Democratic Support Officer.

The meeting started at 4 pm and finished at 6.12 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.

89. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by councillors in accordance with the code of conduct.

90. **MINUTES**

Agreed the minutes of the meeting held on 30 January 2014.

91. **CHAIR'S URGENT BUSINESS**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

93. **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 93.1 and 93.4.

**93.1 MELVILLE BUILDING, ROYAL WILLIAM YARD, PLYMOUTH
I3/02320/FUL**

(Another Place Developments Ltd)

Decision:

Application **GRANTED** Conditionally, as set out within the report and updated in the addendum.

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(A Planning Committee site visit was held on 25 February 2014
in respect of this item).

**93.2 MELVILLE BUILDING, ROYAL WILLIAM YARD, PLYMOUTH
I3/02321/LBC**

(Another Place Developments Ltd)

Decision:

Application **GRANTED** Conditionally.

93.3 49 HOUNDISCOMBE ROAD, PLYMOUTH I4/00068/FUL

(Roper James Investments Ltd)

Decision:

Application **GRANTED** Conditionally.

(The Committee heard from Councillor Ricketts, ward member, speaking
against the application).

93.4 RADFORD QUARRY, PLYMOUTH I3/02114/FUL

(Wainhomes (South West) Holdings Ltd)

Decision:

Application **REFUSED** for the reasons set out within the report and as updated in the addendum.

(The Committee heard from Councillor Michael Leaves, ward member,
speaking against the application).

(The Committee heard representations against the application).

(The Committee heard representations in support of the application).

(A Planning Committee site visit was held on 25 February 2014
in respect of this item).

94. **PLANNING APPLICATION DECISIONS ISSUED**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued for the period 20 January to 16 February 2014.

95. **APPEAL DECISIONS**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate.

96. **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 MINTUES.

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PLANNING COMMITTEE – 27 February 2014

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	Melville Building, Royal William Yard, Plymouth 13/02320/FUL	Unanimous				
6.2	Melville Building, Royal William Yard, Plymouth 13/02321/LBC	Unanimous				
6.3	49 Houndiscombe Road, Plymouth 14/00068/FUL	Councillors Stevens, Tuohy, Darcy, K. Foster, Mrs Foster, Jarvis, Mrs Nicholson, J Taylor, Tuffin and Wheeler.		Councillor J Smith		
6.4	Radford Quarry, Plymouth 13/02114/FUL	Unanimous				

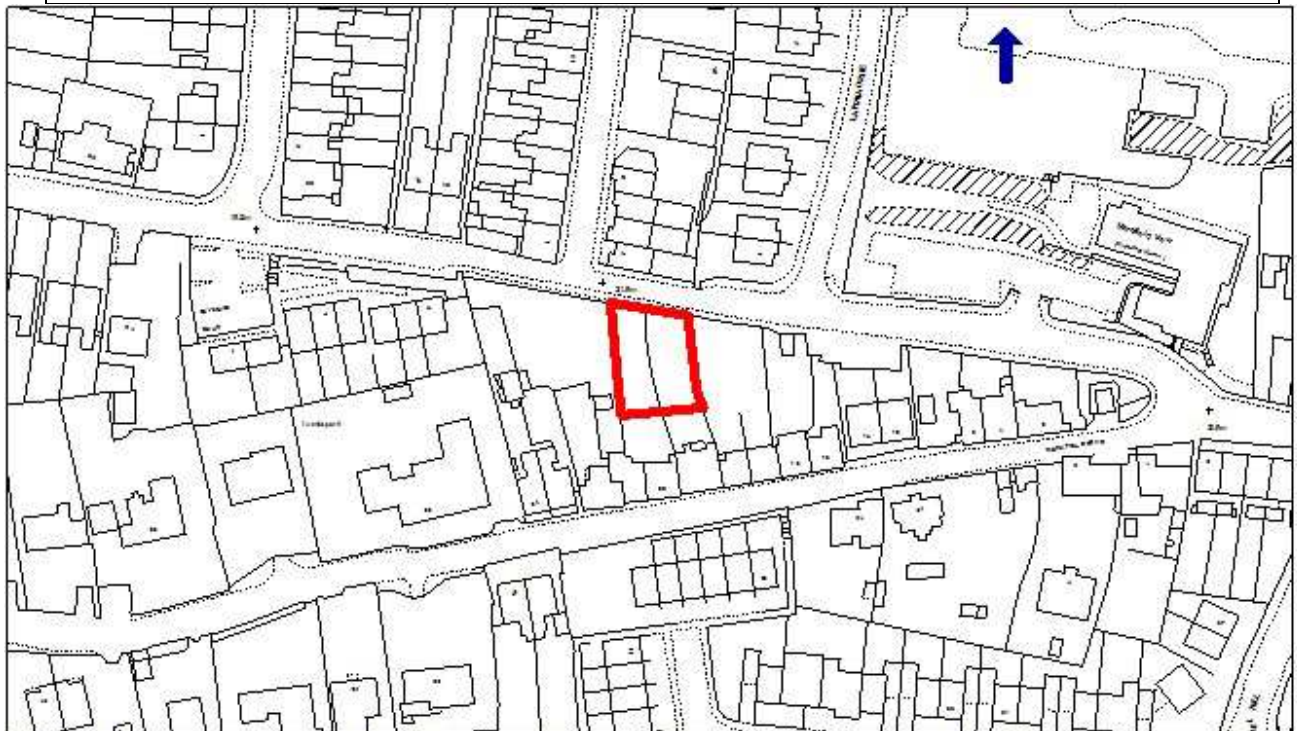
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PLANNING APPLICATION REPORT



ITEM: 01

Application Number:	13/01922/FUL
Applicant:	Mr Steve Pearce
Description of Application:	Erection of pair of detached three-storey dwellings with integral garages with access from Underlane
Type of Application:	Full Application
Site Address:	24-26 MERAFIELD ROAD PLYMOUTH
Ward:	Plympton Erle
Valid Date of Application:	08/10/2013
8/13 Week Date:	03/12/2013
Decision Category:	Member Referral
Case Officer :	Kate Saunders
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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Following the resolution of Planning Committee on 30th January investigations are continuing to try and establish the correct dimensions of the site. The recommendation remains to grant conditionally subject to confirmation being received from a third party surveyor that the submitted plans are accurate.

This application has been referred to Planning Committee by Councillor Beer.

Site Description

The site is the lower half of the gardens to 24 and 26 Merafield Road, where it fronts Underlane. The site levels vary. The site is approximately 3m higher than Underlane and the boundary with the road is marked by a stone wall topped by a partial hedge containing immature elms, and the sites are on two levels. There are mature fruit trees on the site. There are residential properties on both sides of 24 and 26 Merafield Road. There is a section 30 order along the front of the site.

Proposal Description

Erection of pair of detached three-storey dwellings with integral garages with access from Underlane

Pre-Application Enquiry

None

Relevant Planning History

06/00727 – 24 Merafield Road outline application for residential REFUSED
06/00721 – 26 Merafield Road outline application for residential REFUSED
06/01503 – 26 and 24 Merafield Road outline application for 2 dwellings – GRANTED
07/00820 – 26 and 24 Merafield Road full application for 2 dwellings – REFUSED
08/00218 – 26 and 24 Merafield Road, Erect a pair of three storey semi-detached dwellings, with integral garages – WITHDRAWN
08/01559/FUL - Erect a pair of three storey semi-detached dwellings, with integral garages – WITHDRAWN
08/02188/FUL- Erect a pair of three storey semi-detached dwellings, with integral garages – GRANTED
12/1715/FUL - A full application to develop the rear gardens with a pair of three storey semi-detached dwellings with integral garages (following expiry of permission 08/02188/FUL) – WITHDRAWN

In addition, planning application 04/01256 for a site to the rear of 28-34 Merafield Road, adjacent to the application site, was refused on grounds of loss of trees and the impact this would have on the character of the area. Furthermore it was considered that the houses would be out of character and cause overlooking of properties to the rear. This proposal was however allowed by appeal and work has commenced on site.

Consultation Responses

Highways Authority – No objections subject to conditions

Public Protection Service – No objections subject to conditions

Representations

Nine letters of representation have been received and raise the following issues:

- Loss of trees
- Harmful to the character of the area
- Add to road congestion
- Obstruct existing hardstanding at I Lavinia Drive
- Overlooking of neighbouring properties/Loss of privacy
- Unsafe for pedestrians
- Overdevelopment
- Likely to contribute towards a car accident
- Inadequate parking
- Inaccurate plans
- Loss of light to neighbouring properties
- Development will be overbearing/dominant
- Inadequate amenity space will be provided for the new dwellings
- Will prejudice nesting birds/bats
- Plympton Hospital will be redeveloped and affect traffic
- Loss of view

Analysis

1. The National Planning Policy Framework seeks to actively encourage and promote sustainable forms of development. It replaces all previous Planning Policy guidance issued at National Government Level.
2. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework Core Strategy 2007 and is considered to be compliant with National Planning Policy Framework guidance.
3. This application follows the expiry of planning permission for a similar scheme 08/02188/FUL which was granted permission on 31/03/2009 (expired 31/03/2012). The only real difference is that the properties were previously semi-detached .

4. The site circumstances appear to have changed little since the expired permission was granted, likewise local planning policy has not changed, however it should be noted that since the previous approval the 'Development Guidelines' Supplementary Planning Document has been adopted and the National Planning Policy Framework 2012 introduced. Much of the original officer report is reiterated below with appropriate updates where necessary.
5. This application primarily turns upon policies CS02 (Design), CS15 (Overall Housing Provision), CS18 (Plymouth's Green Space), CS19 (Wildlife), CS22 (Pollution), CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations) of the adopted Core Strategy and the Development Guidelines Supplementary Planning Document First Review 2013 (SPD). Appropriate consideration has also been given to the National Planning Policy Framework 2012
6. The area is characterised by compact residential property as referred to in the inspectors report for the adjacent site.

Residential Amenity

7. The properties will be three-storey townhouses that will accommodate a garage and bedroom on the lower ground floor, living, dining and kitchen on the ground floor and two bedrooms and a bathroom on the first floor. All rooms will be of a sufficient size and have adequate levels of natural light. The houses are considered to enjoy a reasonable level of amenity. The proposed rear gardens are approximately 6m deep and 8m wide (48 sqm) which is lower than the recommended standard of 100 square metres for detached dwellings in the Development Guidelines SPD. However the SPD also states that within more densely developed neighbourhoods of Plymouth it is not unreasonable to assume that outdoor amenity space provision might be lower. Although quite small the gardens are considered to be adequate and in character with development in the vicinity. Therefore, officers consider the plot is of adequate size to accommodate 2 dwellings that would be in character with the area and have all required amenities. Officers therefore consider that there is no conflict with policies CS15 or CS34.

Character and amenity

8. In terms of appearance it is recognised that the design of the dwellings is relatively simple however this is reflective of the properties approved at appeal on the adjacent plot. The use of natural stone, render and slate respects the local materials palette, further details of which will be requested via condition.
9. Generally the area is characterised by two storey development of various forms. However, the proposal will involve considerable excavation, which officers consider allows the massing as a 3 storey building onto Underlane and 2 storey dwelling to the rear to be acceptable. Again, this is similar in nature to the development on the adjacent site. The proposal is therefore considered to comply with policies CS02 and CS34 in terms of design.

Neighbour amenity

10. The distance between habitable room windows stands at approximately 14 - 17m. As with the guidance used in the previous approval the more recent Development Guidelines SPD suggests a minimum distance of 21m between habitable room windows for 2 storey development (the development to the rear is 2 storey as seen from Merafield Road). Whilst officers accept the development does not meet the recommended distances, in this case, privacy concerns have been overcome by the sensitive location of windows. There are no habitable room windows at first floor level to the rear and ground floor kitchen windows would be screened by the provision of a 2m fence along the rear boundary. The provision of the fence and need to insert obscure glazing to the first floor window would be secured by condition. Therefore officers consider that there would not be an unreasonable loss of privacy to the houses and gardens in Merafield Road.
11. With regard to dominance of the proposed building, the development would be approximately 6m from the boundary of the rear garden and 14-17m from the main houses in Merafield Road. As with the guidance used in the previous approval the SPD suggests a distance of 12m between gable walls and habitable rooms to prevent dominance. It is considered that the distances shown are acceptable and that refusal is not justified on grounds of dominance in this instance.
12. The rear of the properties in Merafield Road face north and are already set down from their own garden level. Light is therefore already limited and officers consider that the development is unlikely to result in a further significant loss of light.
13. To the front of the development is a terrace of houses in Brockingfield Close with a gable end facing the site. An 11- 12m distance from windows to boundary wall has been achieved and therefore officers consider that privacy and outlook for these dwellings would be retained at a reasonable level.
14. Furthermore noise and disturbance from the site will be controlled through a code of practice in order to protect the amenities of existing residents. On balance the proposal is considered to comply with policies CS15 and CS34.

Trees

15. The current boundary wall, hedge and planting are a welcome feature of the area however the trees along this section of hedge are immature. It was considered on the adjacent plot at 28-34 Merafield Road that suitable landscaping could be introduced to compensate for the loss of the hedge and trees. Areas of landscaping are shown on the submitted plans and further details will be required via condition. Officers therefore consider that there will be no significant harm to the amenity of the area or conflict with policy CS18.

Wildlife

16. Concerns were raised that the site may be home to protected species particularly bats. A Phase I Habitat Survey has been submitted to accompany the application which concludes that the site is only likely to be used by nesting birds. A condition is recommended to ensure the development is completed in accordance with the survey. Vegetation will therefore be removed outside bird nesting season and two bird bricks will be installed to achieve a net biodiversity gain.

Highways

17. The Highways Authority notes the similarity of this application to earlier applications on the site and re-iterate their previous comments. Underlane is narrow at the proposed point of access but the applicant has set-back the development line which will widen the highway at this point, thus allowing two-way passing on the carriageway. This will comply with the Section 30 Order, Public Health Act 1925 which must be adhered to.
18. Officers consider that further details are required in order to ensure the works to the highway will be carried out to a suitable standard. As such no development will take place on site until such time that a scaled engineering drawing is submitted to and approved in writing by the Highways Authority. Any works within the highway will be subject to a Section 278 Agreement, Highways Act 1980 and the resulting increase in road / footway width will be adopted by the Highway Authority as Highway Maintainable at Public Expense (HMPE). The provision of a full width footway in this locality will help to improve safety for pedestrians in the area.
19. The improvement to the highway, as a result of the above s30 order, is considered against the impact of any associated vehicle movements. In coming to a view the Highways Authority has been mindful of the advice contained within PCC adopted policy guidance and the National Planning Policy Framework, in particular paragraph 32 states "Development should only be refused on transport grounds where the residual cumulative impacts of the development are severe".
20. It is noted that concerns have been raised regarding parking in the area. This development will provide two spaces per dwelling which is in accordance with the current maximum standards. Further conditions are also recommended to address the finish of the drive and garage door type.
21. Officers therefore consider that the proposal complies with policy CS28.

Contaminated Land

22. The Public Protection Service notes that an appropriate contamination assessment has been submitted to accompany the application and are happy with its findings. A condition is however recommended to cover the matter of unexpected contamination.

Other Issues

23. The accuracy of the submitted plans has been questioned and this issue has been raised direct with the agent and applicant. Officers consider that the plans are accurate however they have advised the agent that if they are incorrect a further planning application would be required in the future.

24. The letters of representation also raise concern about the redevelopment of Plympton Hospital which they consider will affect traffic on Underlane. The redevelopment of Plympton Hospital is an entirely separate issue and cannot be considered as part of this application. The loss of view has also been raised but unfortunately this is not a material planning consideration and cannot be taken in to account.

Human Rights

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.

Local Finance Considerations

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £17,268 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

The provisional Community Infrastructure Levy liability (CIL) for this development is £3,120.00. This information is based on the CIL information form submitted with the application and the submitted breakdown of floorspace

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and is also index-linked. You should check the current rates at the time planning permission first permits development (which includes agreement of details for any pre-commencement conditions) see www.plymouth.gov.uk/cil for guidance. It is noted that the applicant has indicated that they do not intend to apply for social housing relief on the CIL form.

Equalities and Diversities

No further issues to be considered.

Conclusions

The application will result in the creation of two detached properties which will provide a decent standard of accommodation with adequate off-street parking and amenity space. The use of conditions will ensure neighbouring amenity and the character of the area is preserved. The application is therefore recommended for approval.

Recommendation

In respect of the application dated **08/10/2013** and the submitted drawings Location Plan, 2083/3A, Cornwall Geoenvironmental Ltd Phase One Contamination Status Report, Preliminary Ecological Assessment dated 18th December 2013 and accompanying Design and Access Statement, 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, 2083/3A.

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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

CODE OF PRACTICE DURING CONSTRUCTION

(3) 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, and paragraphs 120 -123 of the National Planning Policy Framework 2012 .

REPORTING OF UNEXPECTED CONTAMINATION

(4) In the event that contamination of ground conditions is found when carrying out the approved development that was not previously identified, expected or anticipated, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken. The report of the findings must 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 must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Where remediation is necessary a remediation scheme must be prepared, which 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.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must 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, and paragraphs 120 -123 of the National Planning Policy Framework 2012.

ACCESS/HIGHWAY IMPROVEMENTS (5)

(5) No development shall take place until drawings are submitted, for the proposed access and improvements to the existing highway to accommodate carriageway widening and footway provision as required, to the Local Planning Authority and approved in writing and furthermore no occupation of any dwelling shall be permitted until such a time that all the highway works on the approved plans have been completed.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

SURFACING OF DRIVEWAY/PARKING AREAS

(6) Before the development hereby permitted is occupied, the driveway and parking area shall either be (a) constructed using a permeable construction or (b) hard paved for a distance of not less than 5 metres from the edge of the public highway and drained to a private soakaway; and shall thereafter be maintained to ensure satisfactory access to the adjoining highway, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that no private surface water or loose material is deposited onto the adjoining highway in the interests of highway safety in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

GARAGE DOOR TYPE [RESTRICTED DRIVE]

(7) The door to the garage hereby permitted shall be of a type that does not project beyond the face of the garage when open or being opened.

Reason:

In order that the door can be opened even when a car is parked in front of it, due to the limited length of the driveway in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

EXTERNAL MATERIALS

(8) No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

FURTHER DETAILS

(9) No development shall take place until details of the external window reveals have been submitted to and approved in writing by the Local Planning Authority. 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, and paragraphs 61-66, 109, 110 and 123 of the National Planning Policy Framework 2012 .

DETAILS OF ENCLOSURE AND SCREENING

(10) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of all means of enclosure and screening to be used. The works shall conform to the approved details and shall be completed before the development is first occupied.

Reason:

To ensure that the details of the development 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, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.

LANDSCAPE DESIGN PROPOSALS

(11) No development shall take place until full details of both hard and soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

RESTRICTIONS ON PERMITTED DEVELOPMENT

(12) Notwithstanding the provisions of Article 3 and Classes A, B, C and E of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements or other alterations, including to the roof or construction of an outbuilding, shall be constructed to the dwellings hereby approved.

Reason:

In order to protect the amenities of the neighbouring properties, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120-123 of the National Planning Policy Framework 2012.

BIODIVERSITY

(13) Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the recommendations of the Preliminary Ecological Assessment for the site dated 18th December 2013. For the avoidance of doubt, this will include two bird bricks to be installed at eaves level on the northern elevation.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS19, CS34 and Government advice contained in the NPPF.

INFORMATIVE: CODE OF PRACTICE

(1) The management plan 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. Proposed hours of operation of construction activities and of deliveries, expected numbers per day and types of all construction vehicles and deliveries, routes of construction traffic to and from the site (including local access arrangements, timing of lorry movements, and weight limitations on routes), initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, location of wheel wash facilities, access points, location of car parking for contractors, construction traffic parking, details of turning facilities within the site for site traffic and HGVs, and a scheme to encourage public transport use by contractors; and
- c. Hours of site operation, dust suppression measures and noise limitation measures.

INFORMATIVE: PUBLIC HIGHWAY APPROVAL

(2) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway. The applicant should contact Plymouth Transport and Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority and an appropriate Permit must be obtained before works commence.

INFORMATIVE: [CIL LIABLE] DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(3) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once any pre-commencement conditions are satisfied.

INFORMATIVE: CONDITIONAL APPROVAL [NO NEGOTIATION]

(4) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

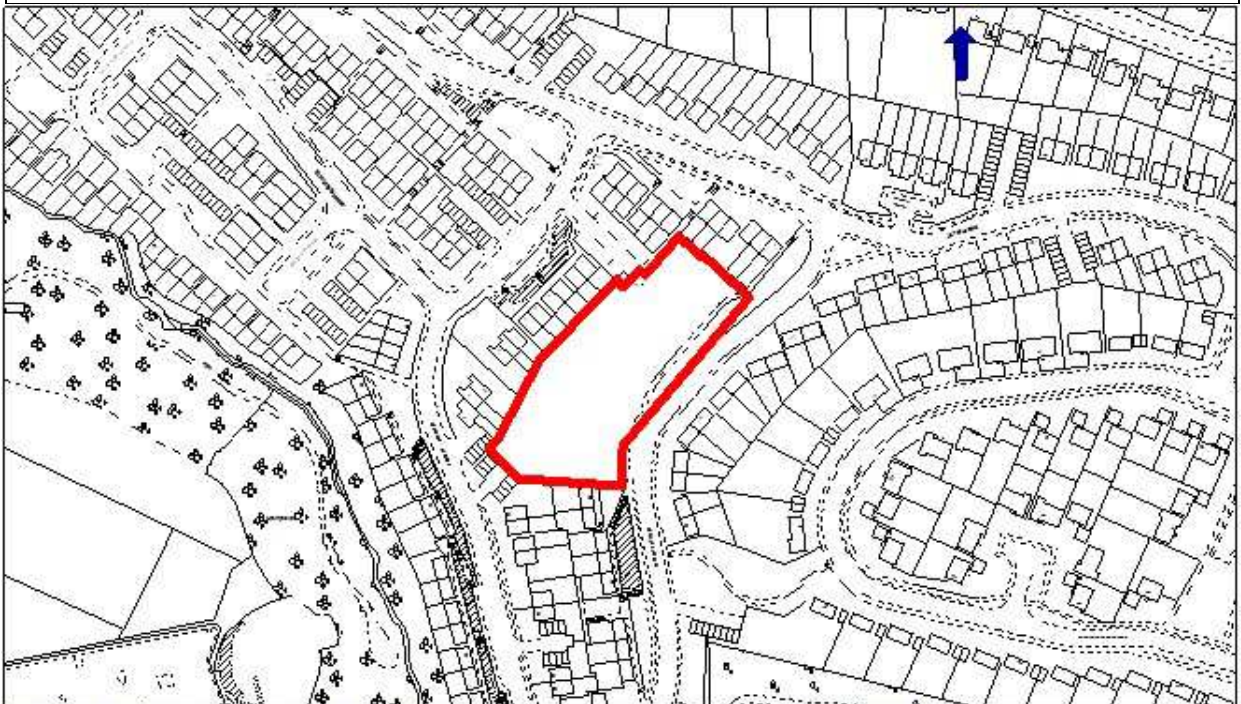
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PLANNING APPLICATION REPORT



ITEM: 02

Application Number:	13/02214/FUL
Applicant:	Sims Brothers (Plymouth) Ltd
Description of Application:	Construction of 14 dwellings with access from Thirlmere Gardens and associated parking and landscaping
Type of Application:	Full Application
Site Address:	LAND AT THIRLMERE GARDENS PLYMOUTH
Ward:	Budshead
Valid Date of Application:	27/01/2014
8/13 Week Date:	28/04/2014
Decision Category:	Major - more than 5 Letters of Representation received
Case Officer :	Olivia Wilson
Recommendation:	Refuse
Click for Application Documents:	www.plymouth.gov.uk



OFFICER'S REPORT

Site Description

This site is located in the Derriford area of the city, west of the A386. It is within a residential estate that was laid out in the 1970s. The site itself is a steeply sloping area of woodland (about 0.5 hectares in size), bordered by Leatfield Drive to the north, and Thirlmere Gardens that curves around to the east, south and west. Residential properties back onto the site from Leatfield Drive and along the western side of Thirlmere Gardens. There are some houses immediately to the south, adjacent to the site, that are set down from the road.

Proposal Description

Construction of 14 dwellings with access from Thirlmere Gardens and associated parking and landscaping.

Pre-Application Enquiry

None

Relevant Planning History

There is no relevant planning history.

Consultation Responses

The Public Protection Service has no objection to this application. It recommends that a construction code of practice and land quality conditions are attached.

South West Water notes that a public water main is in the vicinity and notes that development should not encroach on the 3m easement. SUDS are required for surface water, such as a soakaway.

The Highway Authority has no objection, subject to conditions requesting further details of street layout and design and conditions requiring car and cycle parking.

The Devon and Cornwall Police Architectural Liaison Officer has no objection to this application.

Representations

18 letters of representation have been received from residents of Thirlmere Gardens. These raise the following objections:

- It is the only green space in the estate
- The proposed houses will overlook the properties below and reduce privacy
- The trees on the site are protected.
- It would destroy a wildlife habitat
- The road access is too steep
- There are already parking problems in the area and this will make them worse
- The proposed road will be located on a layby which will reduce on-street parking
- The area is used for children's play, there will be nowhere for children to play
- The slope may be unstable

- The design of the houses is out of keeping with the character of the area.
- Surface water run-off will increase
- Construction will cause disturbance to residents
- There is a public footpath running through the site that is not shown on the plans
- The proposed houses are too tall
- The estate was designed to be open in character.
- It will increase noise in the area
- Vehicle headlights will shine into the houses when coming up the new driveway
- Bats have been observed in the woodland and may roost there
- There is concern about the position of the red line on the site location plan.

Analysis

1. This application is for the construction of 14 dwellings on an area of wooded green space. The dwellings will consist of 6 pairs of semi-detached dwellings and 2 detached dwellings, each with 3 bedrooms except for one detached dwelling with 2 bedrooms. A new access road will be constructed to provide access to the dwellings. There will be parking spaces provided opposite the dwellings. Each dwelling will have two parking spaces. There is a turning head provided at the end of the access road.
2. The main planning considerations with this application are: principle of residential development; impact on 5-year land supply; loss of protected green space, biodiversity and trees; standard of accommodation; design of the development and impact on the character of the area; impact on residential amenity; highways and parking and sustainability. The main planning policies are: CS01; CS02; CS16; CS18; CS19; CS28; and CS34; the Development Guidelines SPD; the Design SPD and the NPPF. The National Planning Policy Framework seeks to actively encourage and promote sustainable forms of development. It replaces all previous Planning Policy guidance issued at National Government Level.

Principle of the development

3. Policy CS16 states that greenfield development will only be permitted where this is acceptable in terms of its impact on the city's green space resource and the proposal can demonstrate that it makes a significant contribution to building sustainable linked communities.
4. In this case, the site is an identified greenscape site of local neighbourhood importance (Ref. 84). It is identified as a local green space on Diagram 7 of the Core Strategy and further information on its green space functions is given in the Sustainable Neighbourhood Assessment for Derriford and Seaton neighbourhood, which identifies that it is of local importance for informal recreation, biodiversity, visual amenity and separation/buffer (providing a green buffer between areas of housing). In addition, the trees on the site are protected by an area tree protection order (No. 477). Its character is semi-natural woodland.

5. Given the protected status of the site, officers consider that the loss of green space and woodland are significant material considerations in relation to this proposal.
6. The Sustainable Neighbourhood Assessment for Derriford identifies that this area is lacking in local services and amenities, including local play space. This means that residents of any new dwellings are likely to have to drive to access services and amenities.
7. Policy CS01 seeks to improve the sustainability of neighbourhoods in the city, and states that new developments should contribute to meet the needs of the community. Officers consider that this scheme, being residential only, would not improve the sustainability of the neighbourhood. On the contrary, by removing a green space, officers consider that the sustainability of the neighbourhood would be reduced. The proposal is therefore considered to be contrary to Policy CS16 and CS01.

5 year housing land supply

8. When determining applications for residential development it is important to give consideration to housing supply.
9. Paragraph 47 of the NPPF stipulates that “to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing.”
10. Paragraph 49 of the NPPF states that “housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”
11. For the reasons set out in the Authority’s Annual Monitoring Report (December 2013) Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2014-19 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 5,536 dwellings which equates to a supply of 3.16 years when set against the housing requirement as determined by the requirements of the NPPF or 2.64 years supply when a 20% buffer is also applied.
12. As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city’s housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore relevant and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

13. Paragraph 14 of the NPPF states “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development”. However, Para. 14 also states that decision-makers should weigh up the adverse effects of a proposal against the benefits, when assessed against the policies in the NPPF as a whole. In this case, officers consider that the adverse effects of the proposal would outweigh the benefits in terms of new dwellings.

Loss of green space

14. Policy CS18 (Plymouth’s Green Space) states that ‘Development on or adjacent to these greenspace areas will not be permitted where it would result in unacceptable conflict with the function(s) or characteristics of that area’.
15. Residents have raised concerns about the loss of this green space. The Sustainable Neighbourhood Assessment identifies that the site performs a number of local green space functions; namely informal recreation, visual amenity, biodiversity and separation/buffer.

Informal recreation

16. The site is steeply sloping and has not been managed. It therefore has a wild, overgrown character. While the site is not managed for recreation, there is a tarmacked footpath that runs across the top of the site (which is designated as public highway) and some trodden paths that run across the site, indicating that people do access the site on an informal basis.
17. Officers note from the Sustainable Neighbourhood Assessment that the neighbourhood has a shortage of formal play areas for children, with none within walking distance of Thirlmere Gardens. The closest play areas are Lancaster Gardens and Frontfield Crescent, both of which are further than the recommended walking distance of 400m. There are other green spaces in the vicinity, namely Quarry Woods, but this is also a woodland and not managed for recreation. The area is also hilly, meaning that travelling around the neighbourhood is difficult for pedestrians.
18. Officers recognise that the site is privately owned, and not formally managed for recreation. Its use is on an informal basis. However, given the shortage of formally managed amenity space in the neighbourhood, officers consider that its loss would be detrimental to the amenity of the neighbourhood.

Visual amenity and separation/ buffer

19. The green space is located on a north-west facing hillside, with a 17m drop in height from the top of the site to the bottom. It provides a wooded hillside within what is a low density, suburban of the city. Officers consider that its loss would be detrimental to the visual amenity of the area. It also performs a separation/buffer function between the upper part of Thirlmere Gardens and the lower part.

20. The applicant has attached a landscaping plan that shows a mixture of existing planting to be retained and new planting. It shows a line of new trees above the tarmacked footpath at the top of the site (silver birches), and a cluster of new trees on the southern end of the site (sweet gums and alder), while three field maples will be planted along the south west corner. A row of trees will be retained along the western lower boundary and a small clump in the north eastern corner. To the south of the access road will be a mixture of shrub and tree planting. In total, 23 trees are to be retained. Altogether, the landscaping is focused around the boundary of the site, meaning that the majority of the site will be developed. Only the top end of the site (the existing tarmacked path) is set aside for public recreation or amenity.
21. Officers consider that the landscaping proposed, while retaining some greenery around the edges of the site and providing some new boundary planting, will not be sufficient to offset the loss of green space and trees.

Biodiversity

22. The application has been accompanied by an ecological survey (Jan 2014). This states that the site is of low ecological value with a poor range of flora. It is an isolated site separated from larger woodlands in the vicinity. It identifies two of the trees as category 1 trees for bat roosting, and 3 category 2 trees. The site also has potential for bat foraging. The site is suitable for reptiles (although confined to the grass areas), nesting birds and hedgehogs.
23. The survey identifies that there will be a net loss of biodiversity through the scheme, with a loss of foraging habitat for bats and birds. Mitigation measures are proposed, including 5 schwegler bird boxes, 2 schwegler wren roundhouses and 2 hedgehog nestboxes. Recommendations are made for the timing and method of removal of vegetation to avoid any damage to bats, reptiles or nesting birds in the process.
24. Officers consider that insufficient information has been submitted with the application to enable a proper assessment to be made of the ecological value of the site and therefore to assess the adequacy of the mitigation measures. No bat surveys have been carried out to assess use of the site by bats. CS19 states that development should retain, protect and enhance features of biological or geological interest and should seek to produce a net gain in biodiversity by designing in wildlife and ensuring any unavoidable impacts are appropriately mitigated for. Officers note that the proposal would change the character of the site from semi-natural woodland to an urbanised landscape with associated noise, lighting and activity. Without sufficient information on the existing biodiversity value, however, officers consider that there is insufficient information provided to properly consider and assess the degree of biodiversity loss or to assess the level or nature of mitigation offered to offset this loss.

25. Overall, officers consider that the loss of such a substantial part of this green space to housing, even with the landscaping proposed, would be detrimental to its value for informal recreation, visual amenity, separation/ buffer and that there is insufficient information provided to assess its impact on biodiversity. It is considered to be contrary to policies CS18 and CS19 and the NPPF Paras. 109 and 118.

Loss of protected trees

26. The whole hillside is protected by Tree Preservation Order No. 477, which was made in 2011. It is an area order that protects all trees that existed on the site when the order was made.
27. The submitted Tree Survey shows that there are about 108 trees on the site which have been assessed as being a mixture of category B and C trees with some U category trees. According to the British Standard, B category trees are of moderate quality and value should normally be retained, while C category trees are of low value but may be worthy of retention (U category trees are either dead or in poor health and can be recommended for removal). While there are no Category A trees identified, in an area TPO it is the area as a whole which has value and the absence of category A trees should not necessarily be taken as signifying a lack of importance.
28. The application for 14 houses as proposed would result in the loss of the majority of the trees on the site, with a small pocket remaining in the South Western end and a row on the North West boundary. The plans show that of the 108 trees in the site, 23 are to be kept with a loss of 85 trees. Four groups of category B trees are proposed for removal, including a mixture of sycamores and oaks. In the North East corner a group of Sycamore is proposed to be retained but these are very close to the proposed detached property (plot 14) and are located at a higher level. In light of the steep levels across the site it is unlikely that they could successfully be retained without significant root damage. These trees if retained will dominate the property below and lead to pressure from future occupiers to have them reduced or removed. Officers consider that this is an unacceptable relationship in terms of tree retention.
29. The submitted Tree Survey notes that the trees have not been managed, and many trees are in a poor state of health. In particular, deliberate damage to some of the more mature trees on site was noted. Overall, however, although the trees are of mixed quality, officers consider that as a group they collectively form a significant feature of the local landscape and have public amenity value. Any potential impact in the landscape needs to be considered as a whole not just on an individual tree basis.

30. Policy CS18 (Plymouth's Green Space) states that the Council will safeguard important trees. Officers note that the proposal is for the majority of the trees, including 4 individual/groups of B category trees, to be felled. While some new tree planting is proposed along the top of the site, officers consider that this is insufficient to mitigate the significant loss of protected trees. The proposal leaves little area for compensatory planting. Officers are also concerned that associated works to the site, such as cutting into the slope to enable construction of the road, dwellings and gardens, will further undermine the health of the remaining trees. Officers therefore consider that the proposal is contrary to policy CS18 and the NPPF Para. 118.

Standard of accommodation

31. The dwellings would be north-west facing with gardens to the rear. They would be split level with three floors of accommodation. While the houses will be large enough to meet the recommended internal space guidelines as set out in the Development Guidelines SPD (82 sq m for a 3-bed house and 72 sqm for a 2-bed house), the gardens to the rear do not all meet the recommended guidelines for outdoor amenity space (75 sq m for a semi-detached dwelling and 100 sq m for a detached dwelling).
32. While officers are concerned about the small size of some of the gardens, officers recognise that these are guidelines only and do not consider that this is detrimental enough to be a reason for refusal.

Design and impact on the character of the area

33. Policy CS02 states that new development should contribute positively to an area's identity and heritage in terms of scale, density, layout and access.
34. The Design SPD (para. 4.4) further states that proposals should sit comfortably within their setting and link with the surrounding developments and local facilities. The NPPF (para. 58) further states that developments should respond to local character and reflect the identity of local surroundings and materials.
35. The hillside is bounded by houses on three sides (numbers 87 and 89 Thirlmere Gardens to the south; 59 to 71 Leatfield Drive to the north; and 5 to 33 Thirlmere Gardens to the west). These houses all back onto the site with the exception of 89 Thirlmere that is side on. The current form of residential development in the area consists of two-storey, semi-detached dwellings or small terraces of three dwellings.
36. While there is not a strong pattern of development in the area, the proposed development would introduce a new form of house design and layout to the area with taller, split-level townhouse-style dwellings in the form of a cul de sac. Officers consider that the proposed dwellings would be out of scale by introducing a more urban character into what is currently a suburban setting. Officers therefore consider that the proposal is contrary to policy CS02 and the NPPF Para. 58.

Highways and parking

37. Concerns have been raised about the impact that the proposal will have on parking in the area and on highway safety due to the narrowness of the roads. The existing houses were designed without garages and therefore depend upon on-street parking.
38. The proposed access to the site is from the top of the site off an existing layby on Thirlmere Gardens. The road would then curve around to form access to the dwellings, with the houses laid out to the north of the road and the parking spaces to the south. There would be a turning head at the end for turning.
39. There are 28 parking spaces proposed (2 per dwelling), with 24 spaces located to the south of the access road. Two spaces are adjacent to plot 1 and one space is adjacent to plot 14. There is also an integral garage for plot 14.
40. Officers note that the gradient of the access road is steep (1:10) but that this is considered to be acceptable. Officers consider that two parking spaces per dwelling is an acceptable level of parking provision, and is in conformity with parking standards in the Development Guidelines SPD.
41. Officers also note that there are no parking controls within Thirlmere Gardens and consider that the development would not detrimentally add to on-street parking demand. Subject to conditions, officers consider that the parking and access provision proposed would be acceptable and in accordance with policy CS28.
42. Officers note that the footpath running along the top of the site is part of the highway maintained at public expense. The applicant would need to get Highway Authority approval for any landscaping proposed on the grass verge as the Highway Authority would have to maintain it. An informative can be included to draw the applicant's attention to this point.

Sustainability

43. A renewable energy report has been submitted with the application to demonstrate how the scheme will meet the renewable energy requirements set out in Policy CS20.
44. It is noted on the application form that surface water will be disposed to the main sewer. SW Water requires surface water to be removed using a Sustainable Urban Drainage System (SUDs). Officers consider that this is important to manage water sustainably and reduce the risk of flooding. An informative can be added to highlight this requirement to the applicants.

Impact on residential amenity

45. Concerns have been raised about the impact of the new dwellings on the privacy and outlook of neighbouring dwellings. The dwellings along the top of the site (on the opposite side of Thirlmere Gardens) are concerned that their view would be obstructed by the new dwellings, while the dwellings along the bottom of the site are concerned about loss of privacy from overlooking.
46. In relation to the loss of views, officers note that views are not protected by planning policy. The new dwellings would protrude above the top of the site by about 6m. However, they are set back from the edge of the road by 23m. Officers do not consider that they would be significantly higher than the trees that are currently growing on the site, and would be screened by new tree planting along the top edge of the site.
47. In relation to loss of privacy, the distance between the front of the new dwellings and the rear elevation of the houses at the bottom of the site is about 31m. There is a significant height difference between the height of the new dwellings and the existing dwellings. Because of the slope, the dwellings would appear to be 19m high to the ridge when viewed from these houses.
48. The Development Guidelines SPD provides guidance on distances between dwellings for privacy. A minimum of 21m is required where habitable rooms face each other, but this distance should be increased where one of the dwellings is 3 or more storeys in height, and/or where there is a difference in ground levels. In this case, the new dwellings are effectively four-storey (with loft space) and with the difference in height, will look down onto the existing dwellings and their rear gardens. There will be some screen planting along the boundary, however, which will protect privacy. Officers do not consider that there would be detrimental shading or overlooking of the properties below.

S106 obligation

49. The proposed scheme is below the threshold at which a S106 obligation is normally required. The Planning Obligation SPD 2nd review Para 7.2 states that normally planning obligations will not be sought for developments of less than 15 homes. Para. 3.19 further states that provision of affordable housing will be sought from residential developments of 15 dwellings or more. Para. 3.22 states that the Council will seek to ensure that the spirit of the policy is not avoided by artificially reducing the number of dwellings below the threshold. In this case, no S106 contribution has been sought as the level of development is considered to be excessive for the site.

Human Rights

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.

Local Finance Considerations

The provisional Community Infrastructure Levy liability (CIL) for this development is £70,592.14 (index-linking applied, but subject to change before final liability confirmed). A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked. The applicant should check the current rates at the time planning permission first permits development (which includes agreement of details for any pre-commencement conditions) see www.plymouth.gov.uk/cil for guidance. The CIL form indicates that the applicant is not intending to apply for any social housing relief.

Local finance considerations are now a material consideration in the determination of planning applications by virtue of the amended section 70 of the Town and Country Planning Act 1990. This development will generate a total of approximately £108,405 in New Homes Bonus contributions for the authority. However, it is considered that the development plan and other material considerations, as set out elsewhere in the report, continue to be the matters that carry greatest weight in the determination of this application.

Equalities and Diversities

Three of the plots have been designed to Lifetime Homes standards (11, 12 and 13).

Conclusions

This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework-Core Strategy 2007 and the National Planning Policy Framework guidance. On the grounds that the application is considered to be contrary to policies CS01, CS02, CS16, CS18, CS19, The Design SPD and the NPPF Para. 14, 58, 109 and 118, it is recommended to refuse the application.

Recommendation

In respect of the application dated **27/01/2014** and the submitted drawings 2087.LP1
Site location plan
2087.02 Site plan proposed
11/4127MS-01 Site survey
11/4127MS-02 Site survey
2087.03 Section drawings AA and CC

- 2087.04 Site sections
 - 2087.05 Lower ground floor plots 1 – 2
 - 2087.06 Upper ground floor plots 1 – 2
 - 2087.07 First floor plots 1 – 2
 - 2087.08 Top floor plots 1 - 2
 - 2087.09 Front elevation Plots 1 – 2
 - 2087.10 Side elevation Plot 2
 - 2087.11 Rear elevation plots 1 - 2
 - 2087.12 Side elevation plot 1
 - 2087.13 Lower ground floor plan plots 3 – 10
 - 2087.14 Upper ground floor plan plots 3 – 10
 - 2087.15 First floor plan plots 3 – 10
 - 2087.16 Top floor plan plots 3 - 10
 - 2087.17 Front elevation plots 3 – 10
 - 2087.18 Side elevation plots 4 – 10
 - 2087.19 Rear elevation plots 3 - 10
 - 2087.20 Side elevation plots 3 - 9
 - 2087.21 Lower ground floor plots 11-12
 - 2087.22 Upper ground floor plots 11-12
 - 2087.23 First floor plan plots 11-12
 - 2087.24 Top floor plan plots 11-12
 - 2087.25 Front elevation plots 11-12
 - 2087.26 Side elevation plot 12
 - 2087.27 Rear elevation plots 11-12
 - 2087.28 Side elevation plot 11
 - 2087.29 Lower ground floor plot 13
 - 2087.30 Upper ground floor plan plot 13
 - 2087.31 First floor plan plot 13
 - 2087.32 3rd floor plan plot 13
 - 2087.33 Front elevation plot 13
 - 2087.34 Side elevation plot 13
 - 2087.35 Rear elevation plot 13
 - 2087.36 Side elevation plot 13
 - 2087.37 Lower ground floor plan plot 14
 - 2087.38 Upper ground floor plot 14
 - 2087.39 First floor plan plot 14
 - 2087.40 Top floor plan plot 14
 - 2087.41 Front elevation Plot 14
 - 2087.42 Side elevation plot 14
 - 2087.43 Rear elevation plot 14
 - 2087.44 Side elevation Plot 14
 - 2087.45 Section plots 1 – 2
 - 2087.46 Sections plots 3 – 4
 - 2087.47 Sections plots 5 – 6
 - 2087.48 Sections plots 7 – 8
 - 2087.49 Sections plots 9 - 10
 - 2087.50 Sections plots 11- 12
 - 2087.51 Sections plots 13 – 14
- D14 I58 P3 Landscape Plan,it is recommended to: **Refuse**

Reasons for Refusal

UNSUSTAINABLE DEVELOPMENT

(1) The Local Planning Authority considers that the proposal, by removing a substantial part of a green space and protected trees, would have an unacceptable impact on the city's green space resource and would be detrimental to the aim of building sustainable communities, contrary to policies CS01 and CS16 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) and the NPPF Para. 14.

OUT OF KEEPING WITH THE CHARACTER OF THE NEIGHBOURHOOD

(2) The Local Planning Authority considers that the proposal would be out of keeping with the character, identity and context of the neighbourhood in terms of the height of the dwellings in relation to the existing pattern of development and layout, contrary to Policy CS02 of the the Plymouth Local Development Framework Core Strategy (2006 - 2021); the Design SPD Paras. 4.10 to 4.12 and the NPPF Para.58.

UNACCEPTABLE CONFLICT WITH GREEN SPACE FUNCTIONS

(3) The Local Planning Authority considers that the proposed dwellings, by virtue of their scale and prominent location within the green space, would result in an unacceptable conflict with the semi-natural character of the site and would be detrimental to its visual amenity and separation/buffer functions, contrary to policies CS18 and CS19 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) and the NPPF Paras. 109 and 118.

INSUFFICIENT INFORMATION ON BIODIVERSITY AND MITIGATION

(4) The Local Planning Authority considers that the Extended Phase I Habitat Survey submitted with this application does not provide sufficient information to assess the ecological value of the site or to inform an Ecological Mitigation and Enhancement Strategy. In particular, there is insufficient information on the presence of protected species in the form of protected species surveys, contrary to policy CS19 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) and the NPPF Paras. 109 and 118.

LOSS OF PROTECTED TREES

(5) The Local Planning Authority considers that the proposed housing and associated works to the site will result in the substantial loss of protected trees, contrary to Policy CS18 of the Plymouth Local Development Framework Core Strategy (2006 - 2021) and the NPPF Para. 118.

INFORMATIVE: SURFACE WATER DRAINAGE

(1) The applicant is advised that South West Water will only allow foul drainage to be connected to the public foul or combined sewer. It requests that investigations are carried out to remove the surface water using a Sustainable Urban Drainage System, such as a soakaway.

INFORMATIVE: WORKS TO THE HIGHWAY

(2) Any works to the public highway, including landscaping, will require the prior agreement of the Highway Authority.

INFORMATIVE: DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(3) The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once any pre-commencement conditions are satisfied.

REFUSAL: POSITIVE AND PROACTIVE WORKING

(4) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has looked for solutions to enable the grant of planning permission. However the proposal remains contrary to the planning policies set out in the reasons for refusal and was not therefore considered to be sustainable development.

Relevant Policies

The following (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 (b) relevant Government Policy Statements and Government Circulars, were taken into account in determining this application:

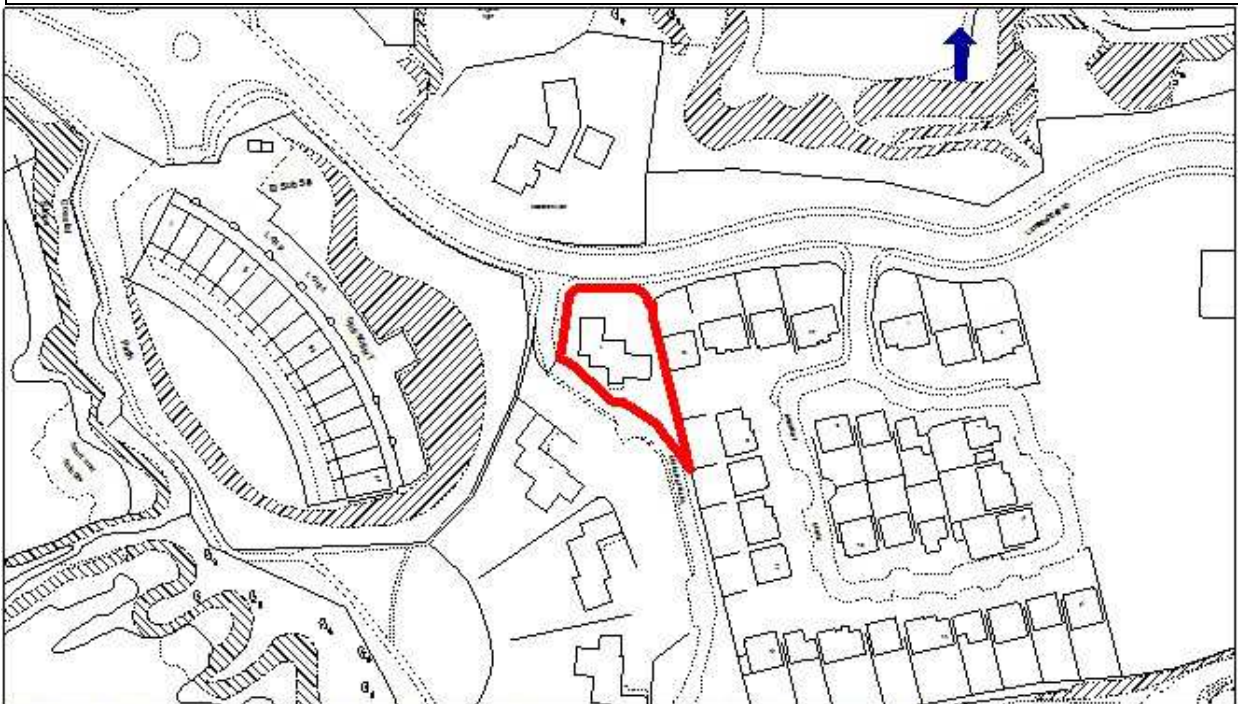
- CS18 - Plymouth's Green Space
- CS19 - Wildlife
- CS01 - Sustainable Linked Communities
- CS02 - Design
- CS16 - Housing Sites
- SPD2 - Planning Obligations and Affordable Housing
- SPD3 - Design Supplementary Planning Document
- NPPF - National Planning Policy Framework March 2012

PLANNING APPLICATION REPORT



ITEM: 03

Application Number:	14/00071/FUL
Applicant:	Ms Joanna Mikus
Description of Application:	Proposed extension over existing garage
Type of Application:	Full Application
Site Address:	6 CATALINA VILLAS PLYMOUTH
Ward:	Plymstock Radford
Valid Date of Application:	16/01/2014
8/13 Week Date:	13/03/2014
Decision Category:	Member Referral
Case Officer :	Mike Stone
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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This application has been referred to the Planning Committee by Cllr Michael Leaves.

Site Description

The property is a large detached house on a corner site, part of a small gated community in the Turnchapel, Hooe and Oreston neighbourhood. The levels rise sharply from west to east, so that the ground floor of the nearest neighbour in Durwent Close is approximately 2 - 2.5 metres above that of the applicants and separated by a steep bank. The house was built in the early part of the century and consists of a two storey central core with single storey wings, one of which forms a double garage.

Proposal Description

Proposed extension over existing garage. The height of the garage roof would be raised by 1.5 metres, 2 dormers would be added to the south elevation and 2 windows to the north elevation.

Pre-Application Enquiry

13/02205/HOU - a suitably designed extension over the garage that respected neighbour amenity would be acceptable. No plans were submitted at this stage.

Relevant Planning History

99/01579/FUL – Erection of two storey dwelling and garage (Plot 6) - appeal for non-determination, appeal dismissed and planning permission refused. The inspector did not feel that the two storey dwelling would materially affect the local views within the vision corridor but did agree that it would appear dominant and oppressive to the occupants of the neighbouring property.

99/01613/FUL - Detached dwelling - plot 6 (duplicate application) – Refuse, adverse impact on the character of the area and impact on neighbour amenity.

00/01291/FUL - Erection of dwelling and double garage (plot 6) – Grant conditionally.

I Catalina Villas

12/00306/FUL - Two-storey side and rear extension incorporating balcony; and single-storey front extension – Grant conditionally.

Consultation Responses

None requested

Representations

17 Letter of objection have been received. The main concerns raised are:

- It would establish an unwelcome precedent,
- The development would adversely impact established vision corridors,
- It would be contrary to previous planning decisions,
- Loss of privacy and loss of light to 41, Durwent Close,
- Noise nuisance,
- Reduction in the value of neighbouring properties,

- Impact on the foundations of 41, Durwent Close.

The impact of the development on property values and the concerns about the foundations are not material planning considerations.

Analysis

1. The National Planning Policy Framework seeks to actively encourage and promote sustainable forms of development. It replaces all previous Planning Policy guidance issued at National Government Level.
2. This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework-Core Strategy 2007 and is considered to be compliant with National Planning Policy Framework guidance.
3. The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document First Review (2013), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.

Impact on the character and appearance of the area.

4. The proposed extension would be visible from the main road to the north but in its appearance it will follow the appearance of and use materials to match the existing house in line with the guidance in the Development Guidelines SPD. The enlarged garage is not considered to have an adverse impact on the streetscene.

Impact on neighbour amenity.

5. There are fine views from the area across to Plymouth Sound to the west and the Cattewater to the north but private views cannot be protected by the planning system. In his appeal decision for the non-determination of 99/01579/FUL the inspector differentiated between these private views and significant local views. The council's policy on these public views was set out in the old Local Plan First Alteration (1996) policy AEV 31.4. This stated that there was a "need to protect significant local views, vistas and panoramas which would be adversely affected by new proposals." Elements of this policy have been carried forward to Core Strategy policy CS02.2 with its requirement that new development should "Protect important local and longer-distance views." The inspector concluded that "In the light of all the evidence it seems to me that the proposed dwelling on Plot 6 would not materially affect the significant local view from public vantage points within the northern vision corridor."

6. The only neighbour impact would be on the property to the east, 41, Durwent Avenue. As stated above this house sits above and slightly behind the application site. There are a number of windows facing the garage and the site of the proposed extension. Based on the case officer's site visit most of the windows serving habitable rooms appear to be dual aspect with light reaching the rooms from two sides. The ridge height of the extension has been kept below that of the main house in order to maintain subordination and reduce impact on neighbours. It is therefore not felt that the proposed extension would have any impact in terms of loss of light to the neighbouring property.
7. The originally submitted plans proposed an extension that would have featured a large Juliet balcony on the rear (north) elevation. This was felt to offer scope for overlooking of the neighbours conservatory. An amendment was negotiated by officers that replaced the balcony with a single window that was angled away from the neighbouring property. Officers consider that this change will address any possible loss of privacy concerns.
8. The new rear windows on the extension would face north; the nearest neighbour is estimated as being 30 metres away so officers consider that there would not be any impact here.
9. In February 2000 an application for a similar development to that proposed (99/01613/FUL) was refused on the grounds of adverse impact on neighbour amenity and loss of views and vistas. The refusal reasons were based on the policies in the Local Plan First Alteration (1996). This has been superseded by the Local Development Framework, the Development Guidelines Supplementary Planning Document (SPD) and the National Planning Policy Framework (NPPF). Paragraph 14 of the NPPF states that "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking." It continues "For decision-taking this means approving development proposals that accord with the development plan without delay." Based on the case officer's site visit and the amended plans it is considered that the proposal is in accord with policy CS34 and the Development Guidelines SPD and, on balance, should be recommended for approval.

Human Rights

10. 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.

Local Finance Considerations

Under the present Community Infrastructure Levy charging schedule no CIL contribution is required for this development.

Equalities and Diversities

None.

Conclusions

The proposal is for a marginal increase in the size of the property that is not considered to be harmful to neighbour amenity or to the streetscene and is therefore recommended for approval.

Recommendation

In respect of the application dated **16/01/2014** and the submitted drawings 2587/1 Rev A, 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: 2587/1 Rev 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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way [including pre-application discussions] and has granted planning permission.

INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(2) The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

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PLANNING COMMITTEE

Decisions issued for the following period: 17 February 2014 to 16 March 2014

Note - This list includes:

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

Item No 1

Application Number: 13/01551/LBC **Applicant:** MOD

Application Type: Listed Building

Description of Development: Installation of hardwood shutters to the internal windows of St Christopher's Church

Site Address MINISTRY OF DEFENCE, DURNFORD STREET
PLYMOUTH

Case Officer: Jess Maslen

Decision Date: 21/02/2014

Decision: Refuse

Item No 2

Application Number: 13/01822/HAZ **Applicant:** Valero Logistics UK Limited

Application Type: Hazardous Substances

Description of Development: Hazardous substances consent for storage of Gasoline, Diesel, Gas oil, and Kerosene vessels 1 to 7

Site Address VALERO LOGISTICS UK LIMITED, OAKFIELD TERRACE
ROAD CATTEDOWN PLYMOUTH

Case Officer: Simon Osborne

Decision Date: 10/03/2014

Decision: Application Withdrawn

Item No 3

Application Number: 13/01998/FUL **Applicant:** Mr James Donovan
Application Type: Full Application
Description of Development: Retrospective application for decking in rear garden
Site Address 27 DUNCLAIR PARK PLYMOUTH
Case Officer: Niamh Ashworth
Decision Date: 10/03/2014
Decision: Refuse

Item No 4

Application Number: 13/02048/FUL **Applicant:** Mr Jock Easton
Application Type: Full Application
Description of Development: Variation of condition application to amend Condition 2 (accord with plans) to allow for the provision of ball catch netting
Site Address DEVONPORT DOCKYARD, SALTASH ROAD KEYHAM PLYMOUTH
Case Officer: Adam Williams
Decision Date: 18/02/2014
Decision: Grant Conditionally

Item No 5

Application Number: 13/02101/FUL **Applicant:** General Practice Investment Co
Application Type: Full Application
Description of Development: Redevelopment of car park with part three-storey, part four-storey building for doctors surgery, 8 two-bedroom flats and 6 four-bedroom townhouses and associated parking and landscaping
Site Address FORMER CAR PARK, PIER STREET PLYMOUTH
Case Officer: Kate Saunders
Decision Date: 10/03/2014
Decision: Grant Conditionally

Item No 6

Application Number: 13/02114/FUL **Applicant:** Wainhomes (South West) Holdi
Application Type: Full Application
Description of Development: Development of site by erection of 57 new dwellings, provision of public open spaces, access road, and other associated works
Site Address RADFORD QUARRY PLYMOUTH
Case Officer: Simon Osborne
Decision Date: 04/03/2014
Decision: Refuse

Item No 7

Application Number: 13/02134/LBC **Applicant:** Dr Richard Haddon
Application Type: Listed Building
Description of Development: Replacement of garage doors with remote controlled roller
Site Address 86 DURNFORD STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 17/02/2014
Decision: Grant Conditionally

Item No 8

Application Number: 13/02142/FUL **Applicant:** Mr K Clarke
Application Type: Full Application
Description of Development: Replacement of 5 windows and one set of double doors with side panels
Site Address 11 HARBOURSIDE COURT, HAWKERS AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 9

Application Number: 13/02154/REM **Applicant:** Mr & Mrs Stephen Cooke
Application Type: Reserved Matters
Description of Development: Application for approval of reserved matters including scale, appearance and landscaping (following grant of outline planning permission 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 Address SITE OFF BURROW HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 04/03/2014
Decision: Grant Conditionally

Item No 10

Application Number: 13/02156/FUL **Applicant:** Mr & Mrs Stephen Cooke
Application Type: Full Application
Description of Development: Develop land by erection of a detached bungalow and garage, together with associated off-site highway improvements in Furzehatt Road and Dean Hill
Site Address SITE OFF BURROW HILL PLYMOUTH
Case Officer: Jon Fox
Decision Date: 04/03/2014
Decision: Grant Conditionally

Item No 11

Application Number: 13/02186/FUL **Applicant:** Colebrook Community Centre
Application Type: Full Application
Description of Development: Use of Park and Ride as a care boot sale area Feb-Oct on Sundays
Site Address GEORGE PARK AND RIDE, TAVISTOCK ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 26/02/2014
Decision: Application Withdrawn

Item No 12

Application Number: 13/02215/FUL **Applicant:** Mr T Hadfield
Application Type: Full Application
Description of Development: Enlargement and alterations to existing outbuilding
Site Address 8 PORTLAND ROAD STOKE PLYMOUTH
Case Officer: Kate Price
Decision Date: 19/02/2014
Decision: Grant Conditionally

Item No 13

Application Number: 13/02258/TPO **Applicant:** Mr Terry Hembrow
Application Type: Tree Preservation
Description of Development: Pine - Thin by 10-15%
2 Pine - Reduce by 2-3m in height
Site Address OAKFIELD, BORINGDON HILL PLYMOUTH
Case Officer: Jane Turner
Decision Date: 19/02/2014
Decision: Grant Conditionally

Item No 14

Application Number: 13/02283/FUL **Applicant:** Cattewater Harbour Commission
Application Type: Full Application
Description of Development: Construction of 9 light industrial units (B1, B2 and B8) with associated access road, parking and landscaping
Site Address LAND OFF BREAKWATER HILL PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 15

Application Number: 13/02291/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Refurbishment and modernisation of existing play park to meet modern standards, including increasing the size of the park area and park improvements
Site Address EXISTING PLAY AREA BETWEEN 1-24 AND 25-47, LIPSTONE CRESCENT PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 16

Application Number: 13/02292/31 **Applicant:** Debut Services (South West) Lt
Application Type: GPDO PT31
Description of Development: MOD Notification of demolition of 6 boarded-up brick built buildings within the ADES Ernesettle complex, east of the river Tamar, west of Ernesettle lane.
Site Address 35, 37, 94, 95, 212, 169A AND 137, ADES, ERNESETTLE LANE PLYMOUTH
Case Officer: Alan Hartridge
Decision Date: 11/03/2014
Decision: Prior approval not req

Item No 17

Application Number: 13/02294/ADV **Applicant:** Mrs Jemma Honey
Application Type: Advertisement
Description of Development: 1x non-illuminated free standing sign within building curtilage
Site Address 31 HOUNDISCOMBE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 25/02/2014
Decision: Grant Conditionally

Item No 18

Application Number: 13/02304/FUL **Applicant:** J Boston & Sons Holdings Ltd
Application Type: Full Application
Description of Development: Erection of one detached dwelling
Site Address PLOT 1, THE OLD WHARF PLYMOUTH
Case Officer: Katie Beesley
Decision Date: 26/02/2014
Decision: Application Withdrawn

Item No 19

Application Number: 13/02316/FUL **Applicant:** RD Properties
Application Type: Full Application
Description of Development: Conversion of existing garage into a end terrace residential dwelling
Site Address 74 UNDERWOOD ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 20

Application Number: 13/02320/FUL **Applicant:** Another Place Developments Lt
Application Type: Full Application
Description of Development: Change of use and conversion of building to form hotel with ancillary uses and associated works to building, courtyard and quarry
Site Address MELVILLE BUILDING, ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Katherine Graham
Decision Date: 04/03/2014
Decision: Grant Conditionally

Item No 21

Application Number: 13/02321/LBC **Applicant:** Another Place Developments Lt
Application Type: Listed Building
Description of Development: Repair works to building and alterations for conversion to hotel including works to courtyard and quarry
Site Address MELVILLE BUILDING, ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Katherine Graham
Decision Date: 04/03/2014
Decision: Grant Conditionally

Item No 22

Application Number: 13/02349/FUL **Applicant:** Governing Body of St Peters Co
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address ST PETERS CHURCH OF ENGLAND PRIMARY SCHOOL,
RENDELE STREET PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 23

Application Number: 13/02383/LBC **Applicant:** Mrs Penny Billington
Application Type: Listed Building
Description of Development: Internal alterations to listed building
Site Address 6A ELLIOT TERRACE PLYMOUTH
Case Officer: Kate Price
Decision Date: 10/03/2014
Decision: Grant Conditionally

Item No 24

Application Number: 13/02392/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Construction of 36 place single-storey children's nursery with associated parking and play area on part of Kit Hill open space
Site Address THE BARN, KIT HILL CRESCENT PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 25

Application Number: 13/02397/LBC **Applicant:** Drew and Co
Application Type: Listed Building
Description of Development: Replacement of existing roof
Site Address FELLOWES COURT, 3 CRAIGIE DRIVE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 26

Application Number: 13/02398/FUL **Applicant:** Fendercare Ltd
Application Type: Full Application
Description of Development: Retention of steel framed store extension and portable office cabins (2 storey block) - (renewal of temporary permission 08/00263/FUL that expired 30/04/13) for a 5 year period
Site Address ADJACENT TO BUILDING S146 SOUTH YARD, HMNB DEVONPORT PLYMOUTH
Case Officer: Alan Hartridge
Decision Date: 17/02/2014
Decision: Grant Conditionally

Item No 27

Application Number: 13/02400/FUL **Applicant:** Mr James Yorke
Application Type: Full Application
Description of Development: Proposed change of use from single dwelling (C3) to 5 bed House of Multiple Occupancy (HMO)
Site Address 61 SALCOMBE ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 24/02/2014
Decision: Grant Conditionally

Item No 28

Application Number: 13/02401/FUL **Applicant:** Burrington Estates Ltd
Application Type: Full Application
Description of Development: Re-cladding of principal entrance façade and subdivision of office units (B1 use class)
Site Address BRITISH BAKERIES LTD, BURRINGTON ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 05/03/2014
Decision: Grant Conditionally

Item No 29

Application Number: 13/02402/GPD **Applicant:** Bedford Villas Developments Lt
Application Type: GPDO Request
Description of Development: Change of use from B1 office(s) to C3 residential – (6 flats)
Site Address 1 FORD PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 27/02/2014
Decision: Prior approval required

Item No 30

Application Number: 13/02406/FUL **Applicant:** Fulcrum Power Generation Limit

Application Type: Full Application

Description of Development: Change of use including installation of up to 52 diesel generators and 13 transformers for generation of Short Term Operating Reserve (STOR) electricity of up to 20mw to the local distribution network and associated works - Variation of condition 2 of planning consent 13/00900/FUL to allow substitution of drawing - minor material amendment to alter layout and infrastructure

Site Address TOSHIBA INFORMATION SYSTEMS (UK) LTD, NORTHOLT AVENUE PLYMOUTH

Case Officer: Simon Osborne

Decision Date: 05/03/2014

Decision: Grant Conditionally

Item No 31

Application Number: 13/02412/FUL **Applicant:** National Marine Aquarium

Application Type: Full Application

Description of Development: Installation of temporary sun fish sculpture

Site Address CIVIC PIAZZA PLYMOUTH

Case Officer: Jessica Vaughan

Decision Date: 24/02/2014

Decision: Grant Conditionally

Item No 32

Application Number: 13/02417/FUL **Applicant:** Mr Cheng Feng Guo

Application Type: Full Application

Description of Development: Change of use of ground floor and basement to A3 and extension to rear

Site Address 43 EBRINGTON STREET PLYMOUTH

Case Officer: Rebecca Boyde

Decision Date: 14/03/2014

Decision: Grant Conditionally

Item No 33

Application Number: 13/02425/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address PLYMOUTH HOE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 25/02/2014
Decision: Grant Conditionally

Item No 34

Application Number: 13/02426/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address ARMADA WAY PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 25/02/2014
Decision: Grant Conditionally

Item No 35

Application Number: 13/02446/FUL **Applicant:** The Compton Trust
Application Type: Full Application
Description of Development: Meeting hall with associated access, parking and landscaping
Site Address WOOLWELL ROAD PLYMOUTH
Case Officer: Olivia Wilson
Decision Date: 14/03/2014
Decision: Grant Conditionally

Item No 36

Application Number: 13/02448/GPD **Applicant:** Plymouth Community Homes
Application Type: GPDO Request
Description of Development: Change of use from B1 Office to C3 residential
Site Address 7 WARMWELL ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 18/02/2014
Decision: Prior approval not req

Item No 37

Application Number: 14/00011/FUL **Applicant:** Mr Akin Djo
Application Type: Full Application
Description of Development: Conversion of dwelling into 3 self contained flats
Site Address 35 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 38

Application Number: 14/00024/PRDE **Applicant:** Mr D Rich
Application Type: LDC Proposed Develop
Description of Development: Formation of bedroom in roofspace with rear dormer
Site Address 82 HERMITAGE ROAD PLYMOUTH
Case Officer: Niamh Ashworth
Decision Date: 24/02/2014
Decision: Issue Certificate - Lawful Use

Item No 39

Application Number: 14/00025/FUL **Applicant:** Mr Lee Ashcroft
Application Type: Full Application
Description of Development: Alterations to HMO and loft conversion
Site Address 25 EGERTON ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 25/02/2014
Decision: Grant Conditionally

Item No 40

Application Number: 14/00026/FUL **Applicant:** Mr & Mrs Howard
Application Type: Full Application
Description of Development: Single storey rear extension to provide accommodation for elderly relatives
Site Address 16 NORTH DOWN ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/02/2014
Decision: Grant Conditionally

Item No 41

Application Number: 14/00028/ADV **Applicant:** Persimmon Homes South West
Application Type: Advertisement
Description of Development: Free standing 'V-sign' board, non-illuminated
Site Address LAND ADJACENT TO BROXTON DRIVE AND
BILLACOMBE ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 21/02/2014
Decision: Application Withdrawn

Item No 42

Application Number: 14/00030/FUL **Applicant:** Mr Peter Daw
Application Type: Full Application
Description of Development: Erection of second storey extension to rear
Site Address 31 SUSSEX ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 43

Application Number: 14/00036/FUL **Applicant:** Mr Martin Rains
Application Type: Full Application
Description of Development: Single storey front extension
Site Address 183 DUNRAVEN DRIVE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/03/2014
Decision: Grant Conditionally

Item No 44

Application Number: 14/00040/TPO **Applicant:** Mr Lincoln
Application Type: Tree Preservation
Description of Development: Repollard group of sycamore
Site Address 26 BEECHWOOD RISE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 03/03/2014
Decision: Grant Conditionally

Item No 45

Application Number: 14/00041/TCO **Applicant:** Springdale Cottage
Application Type: Trees in Cons Area
Description of Development: 3 Lime - Repollard
Laurel - Reduce to 4ft
Site Address SPRINGDALE COTTAGE, OSBORNE ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 19/02/2014
Decision: Grant Conditionally

Item No 46

Application Number: 14/00047/TCO **Applicant:** Mr Derek Hopwood
Application Type: Trees in Cons Area
Description of Development: Sycamore: Targeted lower branch removal and 25% Crown reduction
Site Address WHITSON HOUSE, WHITSONCROSS LANE PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 47

Application Number: 14/00052/FUL **Applicant:** Mr Alec Herbert
Application Type: Full Application
Description of Development: To Increase the habitable accommodation of an existing dwelling by means of a two storey rear extension (Resubmission of 13/02011/FUL)
Site Address 176 BEACON PARK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 48

Application Number: 14/00055/FUL **Applicant:** Mr Michael Klein
Application Type: Full Application
Description of Development: Part two storey, part single storey rear extension and first floor extension above garage.
Site Address 29 ROWLAND CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 49

Application Number: 14/00056/FUL **Applicant:** Father Polykarpos El-Samueily
Application Type: Full Application
Description of Development: Retrospective application for the erection of a wooden shed and provision of access footpath
Site Address ST MARY AND ST GEORGE COPTIC ORTHODOX CHURCH, DAVY ROAD PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 21/02/2014
Decision: Grant Conditionally

Item No 50

Application Number: 14/00057/FUL **Applicant:** Mr and Mrs L Randles
Application Type: Full Application
Description of Development: Construction of two storey rear extension
Site Address 1 ORCHARDTON TERRACE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 21/02/2014
Decision: Refuse

Item No 51

Application Number: 14/00058/FUL **Applicant:** Mrs Amanda Walter
Application Type: Full Application
Description of Development: Erection of detached garage with underneath amenity room
Site Address 1A CUNDY CLOSE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 52

Application Number: 14/00059/FUL **Applicant:** Mr Julien Holland
Application Type: Full Application
Description of Development: Change of use from A1 (shop) to A3 (restaurant / café)
Site Address 22 TO 24 FRANKFORT GATE PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 04/03/2014
Decision: Grant Conditionally

Item No 53

Application Number: 14/00060/TPO **Applicant:** Mr David Finlan
Application Type: Tree Preservation
Description of Development: Prune side of Oak Tree by one metre
Site Address RINGWOOD, STADDISCOMBE PARK PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 54

Application Number: 14/00061/TPO **Applicant:** The Owners/Occupiers
Application Type: Tree Preservation
Description of Development: Group of 20 diseased Elm trees - Fell and re-plant
Site Address 1-8 WIXENFORD COURT PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/03/2014
Decision: Grant Conditionally

Item No 55

Application Number: 14/00062/PRDE **Applicant:** Roy Stephenson
Application Type: LDC Proposed Develop
Description of Development: Garden studio
Site Address 4 WAIN PARK PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 17/02/2014
Decision: Application Withdrawn

Item No 56

Application Number: 14/00063/FUL **Applicant:** Cross Keys Estates
Application Type: Full Application
Description of Development: Change of use of residential care home (use class C2) to two dwellings (use class C3) with associated works.
Site Address PARK VIEW RESIDENTIAL HOME, 72 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/02/2014
Decision: Grant Conditionally

Item No 57

Application Number: 14/00064/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address MILLBAY ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 58

Application Number: 14/00065/EXUS **Applicant:** Mr Gareth Eddy
Application Type: LDC Existing Use
Description of Development: Existing use as a domestic garage
Site Address 13 WHITEFORD ROAD PLYMOUTH
Case Officer: Niamh Ashworth
Decision Date: 10/03/2014
Decision: Issue Certificate - Lawful Use

Item No 59

Application Number: 14/00066/FUL **Applicant:** Mr Rob Barry
Application Type: Full Application
Description of Development: Single storey rear extension and enlarged rear garage
Site Address 100 PEVERELL PARK ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 60

Application Number: 14/00067/FUL **Applicant:** Mr Ray Gerson
Application Type: Full Application
Description of Development: First floor rear extension
Site Address 297 TAVISTOCK ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 61

Application Number: 14/00068/FUL **Applicant:** Roper James Investments Ltd
Application Type: Full Application
Description of Development: Alterations to existing 8 bedroom house in multiple occupation (HMO) to 10 bedroom HMO.
Site Address 49 HOUNDISCOMBE ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 62

Application Number: 14/00069/FUL **Applicant:** Mr Brinton
Application Type: Full Application
Description of Development: Car hardstanding to front
Site Address 136 EFFORD ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 06/03/2014
Decision: Refuse

Item No 63

Application Number: 14/00070/FUL **Applicant:** T2 Dental
Application Type: Full Application
Description of Development: Change of use of first floors to treatment and consulting rooms
Site Address T2 DENTAL SURGERY, 11 DEVONPORT ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 64

Application Number: 14/00072/FUL **Applicant:** Mr Arthur Quirke
Application Type: Full Application
Description of Development: Single storey extension to rear and decking, with new pitched roof and front stairwell
Site Address 28 MANOR PARK DRIVE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 65

Application Number: 14/00073/FUL **Applicant:** Mr Craig Smith-Avery
Application Type: Full Application
Description of Development: Installation of entrance canopy
Site Address KNOWLE HOUSE SURGERY, 4 MEAVY WAY PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 66

Application Number: 14/00074/FUL **Applicant:** Helen Holman & Mark Street
Application Type: Full Application
Description of Development: Single storey rear extension, conservatory to front elevation and extension to existing first floor
Site Address 200 PLYMOUTH ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 67

Application Number: 14/00076/FUL **Applicant:** UTC Aerospace Systems
Application Type: Full Application
Description of Development: Demolition of single storey link between G & C buildings and erection of two storey link with associated works
Site Address UTC AEROSPACE SYSTEMS, CLITTAFFORD ROAD
SOUTHWAY PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 21/02/2014
Decision: Grant Conditionally

Item No 68

Application Number: 14/00077/FUL **Applicant:** Mr & Mrs Adams
Application Type: Full Application
Description of Development: Single storey rear extension and new boundary walls / fence.
Site Address 10 DURRIS CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 21/02/2014
Decision: Grant Conditionally

Item No 69

Application Number: 14/00078/FUL **Applicant:** Gemcare South West Limited
Application Type: Full Application
Description of Development: Variation of 88/00758 to allow for a change from care and support for the elderly to support for adults with learning difficulties.
Site Address BADGERS HOLT RESIDENTIAL HOME FOR THE DEAF, 63
HADDINGTON ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 21/02/2014
Decision: Grant Conditionally

Item No 70

Application Number: 14/00081/FUL **Applicant:** Ms Sarah Lyons
Application Type: Full Application
Description of Development: Change of use to form two self-contained flats
Site Address 111 LADYSMITH ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 71

Application Number: 14/00084/LBC **Applicant:** Mr Alfie Boden
Application Type: Listed Building
Description of Development: Removal of stud partition wall to create open space
Site Address 102A DURNFORD STREET PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 72

Application Number: 14/00085/FUL **Applicant:** Mr A Rivett
Application Type: Full Application
Description of Development: Single storey rear extension replacing existing lean-to extension
Site Address 38 PENNYCROSS PARK ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 24/02/2014
Decision: Grant Conditionally

Item No 73

Application Number: 14/00086/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address NORTH PROSPECT COMMUNITY BEACON, NORTH PROSPECT ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 74

Application Number: 14/00087/GPD **Applicant:** Mr David Hayes
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4.6m, has a maximum height of 4m, and has an eaves height of 2.8m
Site Address 12 BIRCHFIELD AVENUE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 19/02/2014
Decision: Prior approval not req

Item No 75

Application Number: 14/00091/FUL **Applicant:** Mr Ray Gerson
Application Type: Full Application
Description of Development: Change of use from D2 to D1
Site Address ST PETERS CHURCH, ST PETERS ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/03/2014
Decision: Application Withdrawn

Item No 76

Application Number: 14/00097/FUL **Applicant:** Mr Essy Kamaie
Application Type: Full Application
Description of Development: Change of use from garage and showroom to car repair and valeting
Site Address 1 WOODLAND TERRACE, GREENBANK ROAD
PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 77

Application Number: 14/00099/FUL **Applicant:** Mr Dennis Williams
Application Type: Full Application
Description of Development: Single storey rear extension for bedroom and shower room
Site Address 61 HAREWOOD CRESCENT PLYMOUTH
Case Officer: Liz Wells
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 78

Application Number: 14/00101/PRDE **Applicant:** Mr & Mrs P Stokes
Application Type: LDC Proposed Develop
Description of Development: Hip to gable roof extension with rear dormer
Site Address 2 HOULDSWORTH ROAD PLYMOUTH
Case Officer: Jody Leigh
Decision Date: 26/02/2014
Decision: Issue Certificate - Lawful Use

Item No 79

Application Number: 14/00102/FUL **Applicant:** Mr Mark Pickersgill
Application Type: Full Application
Description of Development: Change of use to 8 bed HMO
Site Address 147 STUART ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 80

Application Number: 14/00104/FUL **Applicant:** Dr Ali
Application Type: Full Application
Description of Development: Single storey front extension and replacement windows/doors
Site Address 250 WESTFIELD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 07/03/2014
Decision: Grant Conditionally

Item No 81

Application Number: 14/00108/FUL **Applicant:** Mr Ernie and Mrs Rene Westbro
Application Type: Full Application
Description of Development: Single storey rear / side extension
Site Address 235 CROWNHILL ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 82

Application Number: 14/00109/LBC **Applicant:** Mrs Suzie McLaughlin
Application Type: Listed Building
Description of Development: Installation of internal secondary glazing to windows to front elevation
Site Address 9 BARRACK STREET PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 83

Application Number: 14/00111/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address JIGSAW GARDEN, DRAKE CIRCUS PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 03/03/2014
Decision: Grant Conditionally

Item No 84

Application Number: 14/00112/FUL **Applicant:** Mr N Turner and Ms R Darbourn
Application Type: Full Application
Description of Development: Rear dormer extension and front roof lights
Site Address FIRST FLOOR FLAT, 30 VICTORIA ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 85

Application Number: 14/00116/FUL **Applicant:** Mr Steven Boyd
Application Type: Full Application
Description of Development: Single storey structure and extended roof over garage
Site Address 11 OUTLAND ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/03/2014
Decision: Grant Conditionally

Item No 86

Application Number: 14/00117/FUL **Applicant:** Mr David Short
Application Type: Full Application
Description of Development: Change of use from C3 dwelling to C4 House of Multiple Occupancy for 6 students
Site Address 10 COLLEGE VIEW PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 28/02/2014
Decision: Refuse

Item No 87

Application Number: 14/00118/TPO **Applicant:** Mr Paul Manfield
Application Type: Tree Preservation
Description of Development: Beech reduce crown by 3m (top), 1.5m Sides except west by 3m
Site Address 307 TAVISTOCK ROAD PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 20/02/2014
Decision: Grant Conditionally

Item No 88

Application Number: 14/00119/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Demolition of existing public toilets and erection of replacement public toilets, harbour masters office and separate bin-store
Site Address PUBLIC TOILETS, ELPHINSTONE CAR PARK, MADEIRA ROAD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 06/03/2014
Decision: Grant Conditionally

Item No 89

Application Number: 14/00122/FUL **Applicant:** Mr & Mrs Marker
Application Type: Full Application
Description of Development: First floor side extension over existing garage
Site Address 39 DEAN HILL PLYMOUTH
Case Officer: Liz Wells
Decision Date: 11/03/2014
Decision: Grant Conditionally

Item No 90

Application Number: 14/00123/FUL **Applicant:** Mr Kenneth Jackson
Application Type: Full Application
Description of Development: Retrospective application for balcony at rear of property
Site Address 14 HARTWELL AVENUE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 91

Application Number: 14/00125/ADV **Applicant:** Done Brothers (Cash Betting)
Application Type: Advertisement
Description of Development: Installation of one internally illuminated fascia sign
Site Address 16 OLD TOWN STREET PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 03/03/2014
Decision: Grant Conditionally

Item No 92

Application Number: 14/00126/FUL **Applicant:** Mr Lee Cole
Application Type: Full Application
Description of Development: Excavation and installation of front hardstanding
Site Address 7 VALLEY VIEW ROAD PLYMOUTH
Case Officer: Liz Wells
Decision Date: 12/03/2014
Decision: Grant Conditionally

Item No 93

Application Number: 14/00127/TCO **Applicant:** Mr Sam Matin
Application Type: Trees in Cons Area
Description of Development: Holm Oak - repollard
Site Address 110 DEVONPORT ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 03/03/2014
Decision: Grant Conditionally

Item No 94

Application Number: 14/00134/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address MILLBAY PARK PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 27/02/2014
Decision: Grant Conditionally

Item No 95

Application Number: 14/00139/FUL **Applicant:** Mr Steven Berry
Application Type: Full Application
Description of Development: Erection of amateur radio telescopic tiltover mast and aerial in rear garden
Site Address 85 LAKE VIEW CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 28/02/2014
Decision: Grant Conditionally

Item No 96

Application Number: 14/00141/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address THEATRE ROYAL, ROYAL PARADE PLYMOUTH
Case Officer: Jessica Vaughan
Decision Date: 07/03/2014
Decision: Grant Conditionally

Item No 97

Application Number: 14/00144/FUL **Applicant:** Stephanie Isbell
Application Type: Full Application
Description of Development: Change of use from workshop/garage to 1 bed dwelling
Site Address WORKSHOP, REAR OF 22 SEYMOUR AVENUE,
SEYMOUR MEWS PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 06/03/2014
Decision: Grant Conditionally

Item No 98

Application Number: 14/00145/ESR10 **Applicant:** Ian Jewson Planning Ltd
Application Type: Environmental Ass
Description of Development: Request for scoping opinion for Environmental Impact Assessment for development of 144 residential apartments in three blocks, with associated car parking areas, infrastructure and landscaping works
Site Address LAND AT MILLBAY MARINA VILLAGE, CUSTOM HOUSE LANE PLYMOUTH
Case Officer: Janine Warne
Decision Date: 07/03/2014
Decision: ESRI - Completed

Item No 99

Application Number: 14/00148/FUL **Applicant:**
Application Type: Full Application
Description of Development: Proposed two storey side extension, single storey and front extension and enlarged driveway
Site Address 17 HOLCOMBE DRIVE PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 10/03/2014
Decision: Grant Conditionally

Item No 100

Application Number: 14/00162/FUL **Applicant:** National Marine Aquarium
Application Type: Full Application
Description of Development: Installation of temporary sun fish sculpture
Site Address ROYAL WILLIAM YARD PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 06/03/2014
Decision: Grant Conditionally

Item No 101

Application Number: 14/00166/TPO **Applicant:** Mr Bernard Higgins
Application Type: Tree Preservation
Description of Development: T1 Holm Oak - Fell
T2 Holm Oak - Fell
T3 Holm Oak - Shorten over extended branches in upper crown quadrant facing conservatory by 1-2 meters
Site Address 4C COACH HOUSE MEWS PLYMOUTH
Case Officer: Chris Knapman
Decision Date: 05/03/2014
Decision: Grant Conditionally

Item No 102

Application Number: 14/00169/FUL **Applicant:** Mr P Price
Application Type: Full Application
Description of Development: Extension to rear of property
Site Address 22 CHARD ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/03/2014
Decision: Grant Conditionally

Item No 103

Application Number: 14/00170/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Demolition of existing public toilets and bin store and installation of new public toilets and bin store
Site Address PUBLIC CONVENIENCES, THE BARBICAN PLYMOUTH
Case Officer: Louis Dulling
Decision Date: 07/03/2014
Decision: Grant Conditionally

Item No 104

Application Number: 14/00173/FUL **Applicant:** Mr J Lucas
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 30 BEACONFIELD ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 06/03/2014
Decision: Grant Conditionally

Item No 105

Application Number: 14/00175/FUL **Applicant:** Mr Andrew Browning
Application Type: Full Application
Description of Development: Demolition of eastern part of boundary wall and formation of vehicle hard standing
Site Address 2 COBB LANE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 11/03/2014
Decision: Grant Conditionally

Item No 106

Application Number: 14/00176/LBC **Applicant:** Mr Andrew Browning
Application Type: Listed Building
Description of Development: Retrospective application for the demolition of front boundary wall
Site Address 2 COBB LANE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 11/03/2014
Decision: Grant Conditionally

Item No 107

Application Number: 14/00178/FUL **Applicant:** Plymouth City Council
Application Type: Full Application
Description of Development: Installation of solar photovoltaic (PV) panels on top level of car park
Site Address WESTERN APPROACH CAR PARK WESTERN APPROACH PLYMOUTH
Case Officer: Liz Wells
Decision Date: 14/03/2014
Decision: Grant Conditionally

Item No 108

Application Number: 14/00182/FUL **Applicant:** Mr Mark Elliot
Application Type: Full Application
Description of Development: Retrospective application for enlargement of existing garage with first floor extension and porch (amendment to 11/01825/FUL)
Site Address 1 LITTLEWOOD CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 11/03/2014
Decision: Grant Conditionally

Item No 109

Application Number: 14/00183/FUL **Applicant:** Mr Tony Bevan
Application Type: Full Application
Description of Development: 2 first floor extensions one over the garage and one over rear extension
Site Address 67 DUNRAVEN DRIVE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 07/03/2014
Decision: Refuse

Item No 110

Application Number: 14/00187/TCO **Applicant:** Devonport High School For Boy
Application Type: Trees in Cons Area
Description of Development: Row of sycamore (21 in number) - Remove lowest branches only
Site Address DEVONPORT HIGH SCHOOL FOR BOYS, PARADISE ROAD PLYMOUTH
Case Officer: Jane Turner
Decision Date: 10/03/2014
Decision: Grant Conditionally

Item No 111

Application Number: 14/00188/TCO **Applicant:** Mrs Davidson
Application Type: Trees in Cons Area
Description of Development: Willow - repollard to 12 inches below previous pollard points
Site Address 13 FITZROY TERRACE PLYMOUTH
Case Officer: Jane Turner
Decision Date: 10/03/2014
Decision: Grant Conditionally

Item No 112

Application Number: 14/00191/FUL **Applicant:** Elburton Post Office
Application Type: Full Application
Description of Development: Proposed new shopfront to Elburton Post Office
Site Address 34 SPRINGFIELD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 14/03/2014
Decision: Grant Conditionally

Item No 113

Application Number: 14/00195/FUL **Applicant:** Mr Steve Haddock
Application Type: Full Application
Description of Development: Extensions and alterations to dwelling for use as part bed and breakfast
Site Address 34 ALBERT ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/03/2014
Decision: Refuse

Item No 114

Application Number: 14/00196/FUL **Applicant:** Mr and Mrs Gavin Lowe
Application Type: Full Application
Description of Development: Two storey rear extension to dwelling (part replacement of existing rear extension)
Site Address 151 MANNAMEAD ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 14/03/2014
Decision: Grant Conditionally

Item No 115

Application Number: 14/00197/FUL **Applicant:** Mr and Mrs Mathew and Natalie
Application Type: Full Application
Description of Development: Front elevation porch and fenestration works with an enlarged driveway, along with single storey side extension and two storey rear extension with a raised patio area
Site Address 35 CHADDLEWOOD CLOSE PLYMOUTH
Case Officer: Liz Wells
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 116

Application Number: 14/00201/FUL **Applicant:** Richie Cox
Application Type: Full Application
Description of Development: First floor extension to rear
Site Address 140 EGGBUCKLAND ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 117

Application Number: 14/00202/FUL **Applicant:** Mr Paul Blackmore
Application Type: Full Application
Description of Development: Single storey rear extension and reconfiguration of vehicular and pedestrian access to provide a new driveway
Site Address 37 HAYE ROAD SOUTH PLYMOUTH
Case Officer: Mike Stone
Decision Date: 14/03/2014
Decision: Grant Conditionally

Item No 118

Application Number: 14/00214/FUL **Applicant:** MVV Environment Devonport Li
Application Type: Full Application
Description of Development: Electricity sub station
Site Address GOSCHEN YARD, SALTASH ROAD PLYMOUTH
Case Officer: Thomas Westrope
Decision Date: 10/03/2014
Decision: Grant Conditionally

Item No 119

Application Number: 14/00218/GPD **Applicant:** Mr N Furzeland
Application Type: GPDO Request
Description of Development: A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 4m, has a maximum height of 3.25m, and has an eaves height of 2.25m
Site Address 24 LINKETTY LANE WEST PLYMOUTH
Case Officer: Liz Wells
Decision Date: 12/03/2014
Decision: Prior approval not req

Item No 120

Application Number: 14/00228/FUL **Applicant:** Mr and Mrs A Walke
Application Type: Full Application
Description of Development: Single storey rear extension
Site Address 6 NEWNHAM WAY PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 121

Application Number: 14/00229/FUL **Applicant:** Mrs Brenda Fryer
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 17 ASPEN GARDENS PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 122

Application Number: 14/00234/FUL **Applicant:** Plymouth Community Homes
Application Type: Full Application
Description of Development: Single storey rear extension, alterations to fenestration of front (south) elevation of existing dwelling, to include alterations to window positions
Site Address 2 WOODFORD CLOSE PLYMOUTH
Case Officer: Mike Stone
Decision Date: 14/03/2014
Decision: Grant Conditionally

Item No 123

Application Number: 14/00235/FUL **Applicant:** Mr and Mrs G P Beasley
Application Type: Full Application
Description of Development: Two storey side extension
Site Address 30 RASHLEIGH AVENUE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 124

Application Number: 14/00236/LBC **Applicant:** Mr Geoff Coope
Application Type: Listed Building
Description of Development: Re-organisation of basement, reinstatement of 2 basement doors and underpavement stores unblocked
Site Address 3 THE SQUARE PLYMOUTH
Case Officer: Jess Maslen
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 125

Application Number: 14/00240/FUL **Applicant:** Mr Greg Lang
Application Type: Full Application
Description of Development: Proposed single and two storey side extension - Resubmission following refusal of 13/01910/FUL
Site Address 8 HOLLYCROFT ROAD PLYMOUTH
Case Officer: Mike Stone
Decision Date: 14/03/2014
Decision: Grant Conditionally

Item No 126

Application Number: 14/00243/FUL **Applicant:** Mr M Mitchell
Application Type: Full Application
Description of Development: Single storey side and rear extension for use as granny annexe
Site Address 3 MOOR VIEW PLYMSTOCK PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 127

Application Number: 14/00244/LBC **Applicant:** Tuffins
Application Type: Listed Building
Description of Development: Alterations to cast iron gutters and downpipes to front entrance
Site Address 7 AND 8 NELSON GARDENS PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 128

Application Number: 14/00252/FUL **Applicant:** Miss C Swift
Application Type: Full Application
Description of Development: Erection of extended front porch, and single storey rear extension and garage
Site Address 39 CARDIGAN ROAD PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 13/03/2014
Decision: Grant Conditionally

Item No 129

Application Number: 14/00328/ESR10 **Applicant:** Mike Hall
Application Type: Environmental Ass
Description of Development: Screen Opinion: 22 storey, mixed use student accommodation of 111 dwellings containing 462 student bed spaces, ancillary facilities and A1 retail space
Site Address CRESCENT POINT PLYMOUTH
Case Officer: Karen Gallacher
Decision Date: 21/02/2014
Decision: ESRI - Completed

Item No 130

Application Number: 14/00424/FUL **Applicant:** Mr & Mrs Mike Phelan
Application Type: Full Application
Description of Development: Erection of new dwelling
Site Address ODOORN LODGE, ESTOVER CLOSE PLYMOUTH
Case Officer: Rebecca Boyde
Decision Date: 14/03/2014
Decision: Application Withdrawn

Item No 131

Application Number: 14/00444/LBC **Applicant:** Little Owls Pre School
Application Type: Listed Building
Description of Development: NOT YET VALIDATED
Site Address BLAKE LODGE, SEYMOUR ROAD MANNAMEAD
PLYMOUTH
Case Officer:
Decision Date: 13/03/2014
Decision: LBC not required

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

Application Number **12/01341/FUL**
Appeal Site **KARTING CENTRE, ERNESETTLE LANE ERNESETTLE PLYMOUTH**
Appeal Proposal Change of use of part of main car park at Plymouth Karting to an outdoor kart circuit
Case Officer Karen Gallacher

Appeal Category
Appeal Type Written Representations
Appeal Decision Split
Appeal Decision Date 12/02/2014
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The appeal was to remove two conditions requiring a staff travel plan and landscaping details. The inspector did not remove the conditions but did modify the wording in order to specify the exact requirements in respect of the travel plan and landscaping scheme.

Application Number **13/01018/FUL**
Appeal Site **30 HAYE ROAD SOUTH PLYMOUTH**
Appeal Proposal Develop parts of gardens of Southbank and Newton Cottage by erection of detached bungalow with integral double private motor garage and rooms in roofspace with dormer windows and rooflights, with access to private road - with variation of condition 6 of planning permission 05/01236/FUL to allow new drawings showing the proposed bungalow at a higher level relative to the neighbouring bungalow at Southbank and external alterations including changes to windows on front elevation and alternative external finishes

Case Officer Jon Fox

Appeal Category
Appeal Type Written Representations
Appeal Decision Withdrawn
Appeal Decision Date 12/11/2013
Conditions
Award of Costs

Awarded To Plymouth City Council

Appeal Synopsis

The appeal was withdrawn.

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