



Oversight and Governance

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#plymplanning

PLANNING COMMITTEE

Thursday 8 April 2021
4.00 pm
Virtual Committee

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.

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

This meeting will be webcast and available on-line after the meeting. By attending the meeting, councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

The Council is a data controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with authority's published policy.

For further information on attending Council meetings and how to engage in the democratic process please follow this link - <http://www.plymouth.gov.uk/accesstomeetings>

Tracey Lee

Chief Executive

Planning Committee

1. Apologies

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

2. Declarations of Interest

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

3. Minutes (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 11 March 2021.

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 Service 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.

6.1. 170 Hemerdon Heights, Plymouth, PL7 2TY - 21/00357/FUL (Pages 7 - 12)

Applicant: Mr and Mrs Sharp
Ward: Plympton St Mary
Recommendation: Refuse

6.2. 34 Powisland Road, Plymouth, PL6 6AB- 21/00264/FUL (Pages 13 - 20)

Applicant: Mr and Mrs Constantinou
Ward: Budshead
Recommendation: Grant conditionally

- 6.3. 32 Radford Park Road, Plymouth, PL9 9DP- 21/00196/FUL **(Pages 21 - 28)**
- Applicant: Mr Jordi Armitage
Ward: Plymstock Radford
Recommendation: Grant conditionally
- 6.4. 14 Cameron Way, Plymouth, PL6 5WB - 20/00492/FUL **(Pages 29 - 40)**
- Applicant: John Purchase
Ward: Eggbuckland
Recommendation: Grant conditionally subject to S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timeframes.
- 6.5. 48 Grand Parade, Plymouth, PL1 3DJ - 21/00039/FUL **(Pages 41 - 48)**
- Applicant: Mr Dougall
Ward: St Peter and the Waterfront
Recommendation: Grant conditionally
- 6.6. 55 South Down Road, Plymouth, PL2 3HP - 21/00277/FUL **(Pages 49 - 56)**
- Applicant: Mr Mark Stephens
Ward: Peverell
Recommendation: Grant conditionally
- 6.7. Crosshill, Plymouth, PL2 IRT 21/00339/16 **(To Follow)**
- Applicant: Mr Will Osbourne
Ward: Devonport
Recommendation: Prior approval required and given
- 7. Planning Enforcement (Pages 57 - 58)**
- 8. Planning Application Decisions Issued (Pages 59 - 74)**

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued since the last meeting –

- 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 to view online at: <http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

9. Appeal Decisions

(Pages 75 - 76)

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 these Delegated Planning Applications are available to view online at:

<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

Planning Committee

Thursday 11 March 2021

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Derrick (substituting for Councillor Winter), Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.

Apologies for absence: Councillor Winter

Also in attendance: Peter Ford (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Natalie Gloyn (Lawyer), Jane Turner (Natural Infrastructure Officer), Mike Stone (Planning Officer), Ben Wilcox (Planning Officer) and Amelia Boulter (Democratic Advisor).

The meeting started at 10.00 am and finished at 4.45 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.

100. **Declarations of Interest**

The following declarations of interest were made in accordance with the code of conduct.

Name	Minute	Reason	Interest
Councillor Nicholson	106	Employed by Babcock International.	Private

101. **Minutes**

Agreed the minutes of the meeting held on 11 February 2021.

102. **Chair's Urgent Business**

There were no items of Chair's urgent business.

103. **Questions from Members of the Public**

There were no questions from members of the public.

104. **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 Conservations Areas) Act, 1990.

105. **TPO 532 54 Harwood Avenue**

TPO 532 54 Harwood Avenue

Decision:

Confirmed TPO 532 without modification.

(The Committee heard from Simon Garner in support of the application).

(A virtual site visit took place on 10 March 2021 in respect of this item).

106. **186 -190 Keyham Road, Plymouth, PL2 1RD - 20/02031/S73**

Liam Lynch

Decision:

Application GRANTED conditionally.

(A virtual site visit took place on 10 March 2021 in respect of this item).

(Councillor Nicholson declared an interest and took no part in the debate or vote).

107. **Planning Enforcement**

The Planning Officer reported that they were experiencing high numbers of enforcement cases. They had closed 47 cases last month and so far this year had received 108 cases.

The Chair thanked the team for this vital arm of the planning service.

Members raised concerns in connection with the high level of cases received and whether it would be beneficial to provide information to the public to assist with improving understanding of what may constitute a planning contravention. It was agreed that the Chair of Planning, Cabinet Member for Strategic Planning and Infrastructure, relevant Planning Officers and the Communications Team would consider and prepare some information on what is permitted development in planning to assist with educating the wider public.

108. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

109. **Appeal Decisions**

The Head of Development Management, Strategic Planning and Infrastructure reported on the appeal decisions made by the Planning Inspectorate.

- The Former Broadreach Site the appeal dismissed. The applicant offered an off site financial contribution to mitigate the lack of policy compliant on site affordable housing, justified through a viability appraisal. However the Inspector agreed with the Planning Authority's view that this did not provide sufficient mitigation and the appeal was dismissed on this and other planning grounds.
- 6 Billacombe Villas the appeal allowed with conditions. The inspector accepted the applicant's view that preventing the use of an annex from being used as a separate dwelling could be achieved through a planning condition.

VOTING SCHEDULE 11 MARCH 2021 (Pages 5 - 6)

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PLANNING COMMITTEE – 11 March 2021**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	TPO 532 54 Harwood Avenue Confirmed TPO without modification.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Derrick, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.				
6.2	186 – 190 Keyham Road, Plymouth, PL2 1RD – 20/02031/S73 Granted conditionally.	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Derrick, Mike Leaves, Mrs Pengelly, Rebecca Smith, Tuffin and Vincent.			Councillor Nicholson	

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PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00357/FUL	Item	01
Date Valid	26.02.2021	Ward	PLYMPTON ST MARY
Site Address	170 Hemerdon Heights Plymouth PL7 2TY		
Proposal	Part two-storey and part first floor side extension with part ground floor front extension (re-submission of 20/01190/FUL).		
Applicant	Mr & Mrs Sharp		
Application Type	Full Application		
Target Date	23.04.2021	Committee Date	08.04.2021
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Mr Macauley Potter		
Recommendation	Refuse		



This application has been referred to the committee as the applicant is an employee of Plymouth City Council.

1. Description of Site

170 Hemerdon Height is a two storey detached property located in the Plympton St Mary Ward of Plymouth.

2. Proposal Description

Part two-storey and part first floor side extension with part ground floor front extension (re-submission of 20/01190/FUL).

3. Pre-application Enquiry

No pre application enquiry associated with this application.

4. Relevant Planning History

20/01190/FUL - Part two-storey and part first floor side extension with part ground floor front extension – grant conditionally.

5. Consultation Responses

Highway Authority – no objections.

Plympton St Mary Neighbourhood Forum – no comments received.

6. Representations

None received.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).
- National Design Guide: Planning practice guidance for beautiful, enduring and successful places (2019)

8. Key Issues/Material Considerations

- 8.1 This application has been considered in the context of the development plan, the Framework and other material policy documents as set out in Section 7. This application turns upon policies DEVI (Protecting health and amenity) and DEV20 (Place shaping and quality of the built environment) of the adopted Joint Local Plan. The material planning considerations for this application are:
- Design
 - Residential amenity

Principle of Development

- 8.2 A near identical application was approved under 20/01190/FUL. Therefore this application is only considering a reduction of the previously negotiated first floor level 1 metre setback which is now proposed to be 0.3 metres, along with a 0.2 metre increase in the total height of the first floor level and the inclusion of a ground floor level side window serving the utility room. The principle of a first floor level setback, when considering the visual impact (outlined in DEV20) is acceptable; however the extent of the proposed setback is unacceptable.

Visual Impact

- 8.3 Officers have considered the visual impact of the development against the guidance in the Joint Local Plan SPD and consider the revised plans to undermine a previously negotiated and consented scheme. Paragraph 13.42 of the Joint Local Plan SPD states that a proposed first floor extension should normally be set back by at least 2m to ensure that subordination is maintained and terracing avoided. The proposed 0.3 metre setback falls far short of acceptable standards and would give rise to a 'terracing' effect (paragraph 13.40) resulting

from the uniformly spaced property line (numbers 168 to 171) and is also further compounded by the symmetrical appearance of the external facades.

- 8.4 Officers note that numbers 167 and 166 have two storey side extensions with no setback. In both of these instances, the properties are angled away from one another due to the turn of the street and were approved in 1985-86 (85/00511/FUL and 86/02172/FUL) which predates modern planning legislation. Furthermore, officers have considered two storey side extensions at 190 Hemerdon Heights (90/01170/FUL) and more recently at 189 Hemerdon Heights (20/01588/FUL). These latter two properties are situated at the end of a cul-de-sac, feature a break in the traditional design/finish pattern, are both located on a hillside which steps down towards the north and finally, the gap between 189 and 188 is substantially wider due to a public footpath. The site specific characteristics at 190-188 therefore differ from the characteristics along properties 168-171.
- 8.5 The proposals detail a minor increase of 0.2 metres in the total height of the first floor level. Whilst not desirable, officers consider that this is not grounds for refusal as some degree of sub-ordination is maintained.
- 8.6 DEV20 (2) states development should have "proper regard to the pattern of local development and the wider development context and surroundings in terms of style, local distinctiveness, siting, layout, orientation, visual impact, views, scale, massing, height, density, materials, detailing, historic value, landscaping and character, and the demands for movement to and from nearby locations." Officers consider that the proposal therefore does not accord with the Joint Local Plan.
- 8.7 The National Design Guide (2019) states that "Well-designed buildings relate well to the public spaces around them. The interface between building and public space is carefully designed so that it is positive and appropriate to its context and to the occupants and passers-by who use them." Officers therefore consider that the proposal is also contrary to sections H1 and H2 (Homes and Buildings) of the National Design Guide.
- 8.8 Paragraph 127 of the National Planning Policy Framework (2019) states "planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting."
- 8.9 Paragraph 130 adds: "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents." Officers therefore consider the proposal to be contrary to the NPPF (2019).

Amenity

- 8.10 Similarly to the previous application, officers have considered there to be no demonstrable adverse impacts to natural light, privacy and outlook. Officers have considered the inclusion of a new ground floor level side window serving the utility room and have no concerns with this revision on the privacy of 171 Hemerdon Heights. It should also be noted that no public comments have been received.

9. 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.

10. Local Finance Considerations

N/A.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposed side extension does not accord with policy and national guidance (specifically JLP Policy DEV20) resulting in a scenario that will have a demonstrably adverse impacts to the streetscape. The proposal is therefore recommended for refusal.

14. Recommendation

In respect of the application dated 26.02.2021 it is recommended to Refuse.

15. Conditions / Reasons

I REFUSAL: ADVERSE IMPACT TO STREET SCENE

The proposed reduction of a previously approved first floor setback will give rise to the unwanted effect of 'terracing' resulting in a visual harm to the existing character of the surrounding streetscape. The proposal is therefore contrary to Policy DEV20 (Place shaping and the quality of the built environment) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019), Section 13 of The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020), paragraphs 127 and 130 of the National Planning Policy Framework 2019 and the National Design Guide 2019.

INFORMATIVES

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

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).

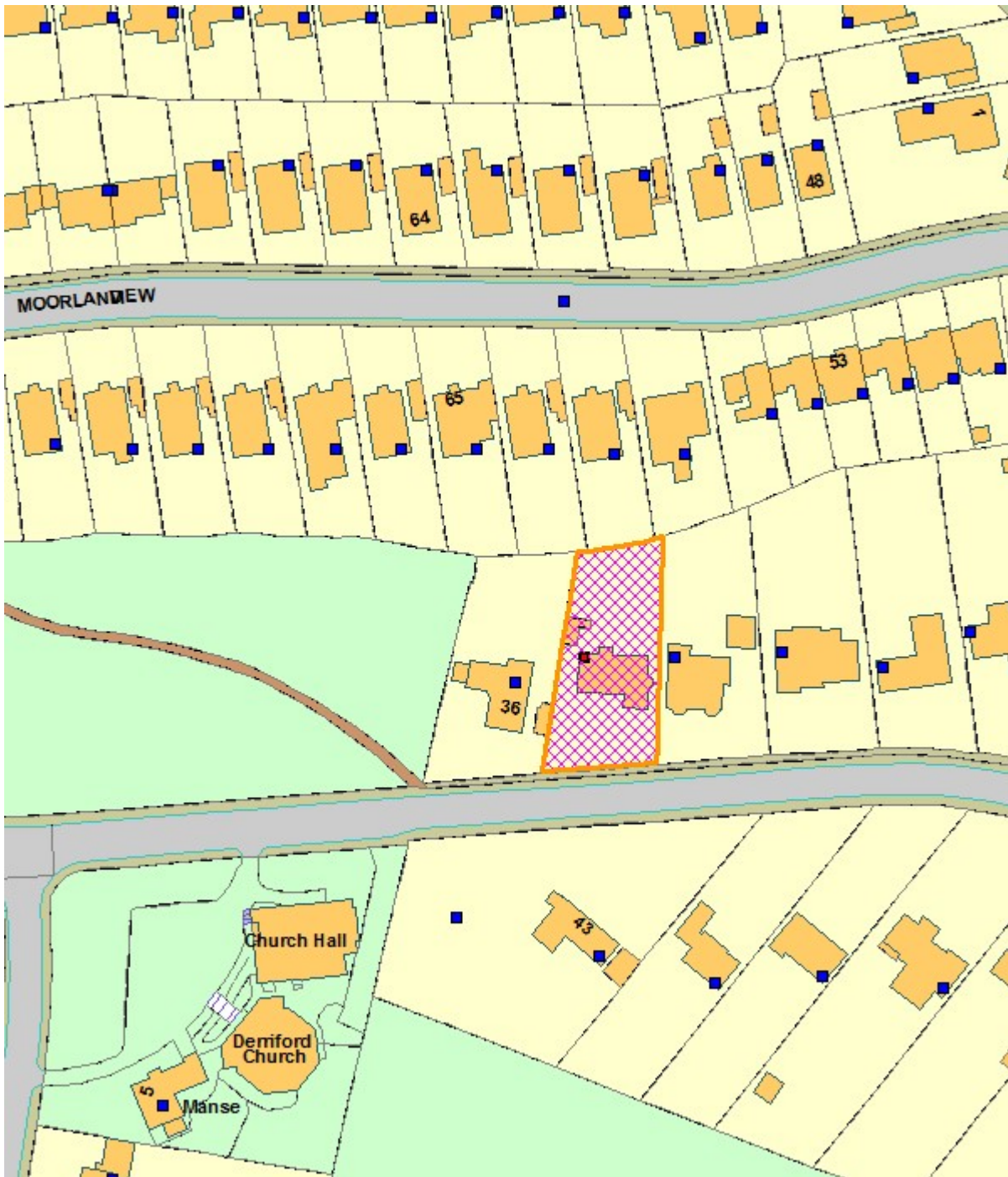
2 INFORMATIVE: REFUSAL (NO NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council works in a positive and pro-active way with Applicants and looks for solutions to enable the grant of planning permission. This includes the offer of pre-application discussions to resolve issues of concern to the Council prior to formal submission of a planning application. However in this case the proposal is not sustainable development for the reasons set out and the Council was unable to identify a way of securing a development that improves the economic, social and environmental conditions of the area.

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00264/FUL	Item	02
Date Valid	15.02.2021	Ward	BUDSHEAD
Site Address	34 Powisland Drive Plymouth PL6 6AB		
Proposal	Front and rear extensions, raising of roof height to create new first floor level with rear dormers, rear terrace/balcony area, demolition of existing garage and creation of new single garage, window changes, extension of existing driveway and minor garden and patio alterations.		
Applicant	Mr & Mrs Constantinou		
Application Type	Full Application		
Target Date	12.04.2021	Committee Date	08.04.2021
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Mr Macauley Potter		
Recommendation	Grant Conditionally		



This planning application has been referred to the Planning Committee by Councillor Jon Taylor.

1. Description of Site

34 Powisland Drive is a detached bungalow located in the Budshead Ward of Plymouth.

2. Proposal Description

Front and rear extensions, raising of roof height to create new first floor level with rear dormers, rear terrace/balcony area, demolition of existing garage and creation of new single garage, window changes, extension of existing driveway and minor garden and patio alterations.

3. Pre-application Enquiry

No pre application enquiry associated with this application.

4. Relevant Planning History

02/00282/REM - Detached dwelling with integral garage, on plot 2 (revised design) - Grant conditionally

5. Consultation Responses

Local Highway Authority - no objections.

6. Representations

Seven letters of representation have been received objecting on the grounds of:

- loss of privacy/overlooking
- noise and light pollution
- loss of natural light
- loss of outlook
- development is of poor design/layout and out of proportion

Non-material planning considerations were also raised:

- loss of property value

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- o The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Analysis

- 8.1 This application has been considered in the context of the development plan, Policies DEV1 (Protecting health and amenity), DEV20 (Place shaping and the quality of the built environment) and DEV29 (Specific provisions relating to transport) of the adopted Joint Local Plan, the Framework and other material policy documents as set out in Section 7. The material planning considerations are:
- design
 - impact on privacy/outlook
 - impact on sunlight levels

Site Context

- 8.2 Powisland Drive contains a range of detached single and two storey properties, each with their own individual design and finish. To the north of the application property lies Moorland Avenue which features a more uniform property line.

Principle of Development

- 8.3 Joint Local Plan policies indicate that the proposal is acceptable in principle. Although the proposals clearly detail significant changes to the existing bungalow, resulting in what is a fundamentally different style and design of dwelling, officers are of the view that this difference is not visually harmful to the streetscape. The character of Powisland Drive is that

of a varied built form where all dwellings have their own unique characteristics. The proposals at no. 34 are therefore in-keeping with these design characteristics.

Design

8.4 As the description indicates there are numerous alterations taking place, therefore for the interests of clarity each aspect of the scheme has been grouped into four sections (paragraphs 5 to 11).

Front extension and dormers

8.5 The alterations to the front of the dwelling remove the 2no. front bay windows leaving a flat finish to the principal elevation. Other alterations include the raising of the existing front dual pitched extension to a two storey level (to accommodate a walk-in wardrobe) and inserting 2no. front facing roof dormers which are designed to accommodate the gallery room and the bedroom.

8.6 Paragraph 13.36 of the SPD specifies that extensions which project forwards of the existing house will generally be resisted. However, this is only in circumstances where a street has a clearly established building line and the properties are not set back from each other. In this instance, the property line is uneven with no. 36 set forwards of no. 34 at an angle and no. 32 marginally set forwards of no. 34. The features of several properties along Powisland Drive include single and two storey front projections within the overall design (as permitted in paragraph 13.36). The proposed front first floor extension and front facing dormers will present a similar design frontage as no. 30 Powisland Drive. Furthermore, the property is set back 12 metres from the pavement edge and due to the topography is partially set down below the road level which officers consider, as combined factors, mitigate against the prominence of the overall alterations.

Side extension/garage and extension of existing driveway

8.7 The application proposes a single storey side extension to accommodate a garage. Officers consider the design sub-ordinate and in-keeping with the main dwelling and will be finished in smooth render to match existing. Notwithstanding this, a similarly sized garage side extension can be completed under permitted development (note that this has been based on the existing bungalow dimensions).

8.8 Having assessed the plans and comments by the Local Highway Authority regarding the driveway extension, officers consider there to be no adverse impacts to the street scene. The driveway extension itself will be enclosed behind an existing natural boundary treatment fronting onto Powisland Drive.

Rear extension and rear terrace

8.9 The proposed single storey rear extension is 'L' shaped and has a maximum projection of 7.2 metres. At the point closest to the dwelling, the maximum height is 3.3 metres and at the point furthest away from the dwelling, the maximum height is 4.6 metres (the variance is due to the land gradient). Officers consider that the extension is of a high quality design and finish (materials proposes face brickwork with cast quoins and headstones) and sub-ordinate to the main dwelling. The rear extension will not be visible from public areas such as Moorland Avenue and Powisland Drive. Permitted development rights are proposed to be removed for the property with this consent to restrict overdevelopment of the site and prohibit windows being installed on the west elevation.

Raising of roof height with rear dormers

8.10 The application proposes the raising of the roof height to accommodate an additional floor level. The first floor level will contain a master bedroom/walk-in wardrobe, gallery, 2no.

smaller bedrooms and 2no. en-suites. Officers consider that the raising of the roof height will not visually detract from the street scene. As previously mentioned, Powisland Drive contains a range of single and two storey dwellings of varying heights. Furthermore a number of properties in the area have extended into the roof space. The resultant height of the raised roof line will be similar to the total roof height of the adjacent dwelling (no. 32 - which itself has extended into the roof space). A condition is proposed which will restrict and clarify that the roof of the ground floor rear extension cannot be used as an amenity space.

Summary of design considerations

8.11 Officers have considered the overall visual impact of the proposed development against the guidance in the Joint Local Plan SPD and consider it acceptable and in accordance with policy DEV20 of the Joint Local Plan.

Amenity

8.12 The application proposes a decked area on the rear extension which is obscured from view from no. 36 due to the 'L' shaped design. It is noted that the edge of the decking is 6 metres from the boundary with no. 32 and is separated by a minimum 2 metre fence line which steps down with the topography of the land. The resultant privacy factor would therefore be similar to standing on a flat surface patio area. Officers note that the majority of properties along Powisland Drive have rear raised terraces with similar amenity impacts to what is proposed. A condition has been added to this consent, to ensure the roof of the ground floor rear extension is not used as an amenity space. There is no access to this area shown on the plans. Concern from residents has been raised within the letters of representation about this point and officers can confirm the roof of the extension will not be used as a roof terrace.

8.13 A number of public comments raise concerns of the rear extension creating overlooking issues onto Moorland Avenue. The northern boundary features a row of deciduous trees which would afford complete privacy during spring/summer time however in autumn/winter a direct line of site to the bungalows is possible. Notwithstanding this, at the furthest depth of the extension (7.2 metres) a 30 metre window-to-window separation distance remains therefore meeting and exceeding the 21 and 28 metre separation distance as detailed in paragraph 13.19 of the Joint Local Plan SPD. At the front of the property the neighbouring property elevation is 38 metres away.

8.14 Officers have considered the impact in terms of loss of light. The increase in the height of building will affect no 32 in terms of the light reaching their side elevation windows at ground floor. However, the room affected is dual aspect and the windows are not main windows. Officers do not deem the impact to be significant as per paragraph 13.30 of the SDD. The impact for no 36 is less as the side elevation of no 36 is set at a minimum distance of 9 metres away. Again, light will be impacted though the room affected is dual aspect with windows on the north elevation as well as the east.

Summary of design considerations

8.15 Officers have considered the overall visual impact of the proposed development against the guidance in the Joint Local Plan SPD and consider it acceptable and in accordance with policy DEV1 of the Joint Local Plan.

9. 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.

10. Local Finance Considerations

N/A

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

Although not designed and constructed for the ease of vulnerable/disabled users/occupiers the development does not result in the hindrance of internal and external access in and around the property. The application has therefore had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

The proposed front and rear extensions, raising of roof height to create new first floor level with rear dormers, rear terrace/balcony area, demolition of existing garage and creation of new single garage, window changes, extension of existing driveway and minor garden and patio alterations are considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations.

14. Recommendation

In respect of the application dated 15.02.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1 CONDITION: APPROVED PLANS

Existing Plans P1041 - 01 - received 12/02/21

Proposed Site and Ground Floor Plans P1041 - 03 - received 12/02/21

Proposed First Floor and Roof Plans P1041 - 04 - received 12/02/21

Proposed Elevations P1041 - 05 - received 12/02/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

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.

3 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of Article 3 and Classes A, B and C of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements, erections or other alterations, including to the roof, shall be constructed to the dwelling hereinafter 34 Powisland Drive.

Reason:

In order to protect the amenity of the area and prevent overdevelopment of the site in accordance with policies DEVI, DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraph 127 of the National Planning Policy Framework 2019.

4 CONDITION: FLAT ROOF RESTRICTION

The flat roof of the single storey rear extension hereby approved shall at no time be used as a roof terrace or balcony.

Reason:

In order to protect the privacy enjoyed by the occupiers of the surrounding dwellings in accordance with Policies DEVI and DEV20 of the adopted Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and Section 12 of the National Planning Policy Framework 2019.

INFORMATIVES

I INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

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 "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

Further information on CIL can be found on our website here:

<https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructurelevy>

More information and CIL Forms can be accessed via the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

3 INFORMATIVE: (ROOF TERRACE)

The applicants are advised that the above planning permission relates to the extensions and alterations and does not give approval for the use of the extension as any sort of roof terrace or open balcony.

4 INFORMATIVE: CODE OF PRACTICE

During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working.

<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

5 INFORMATIVE: SUPPORTING DOCUMENTS

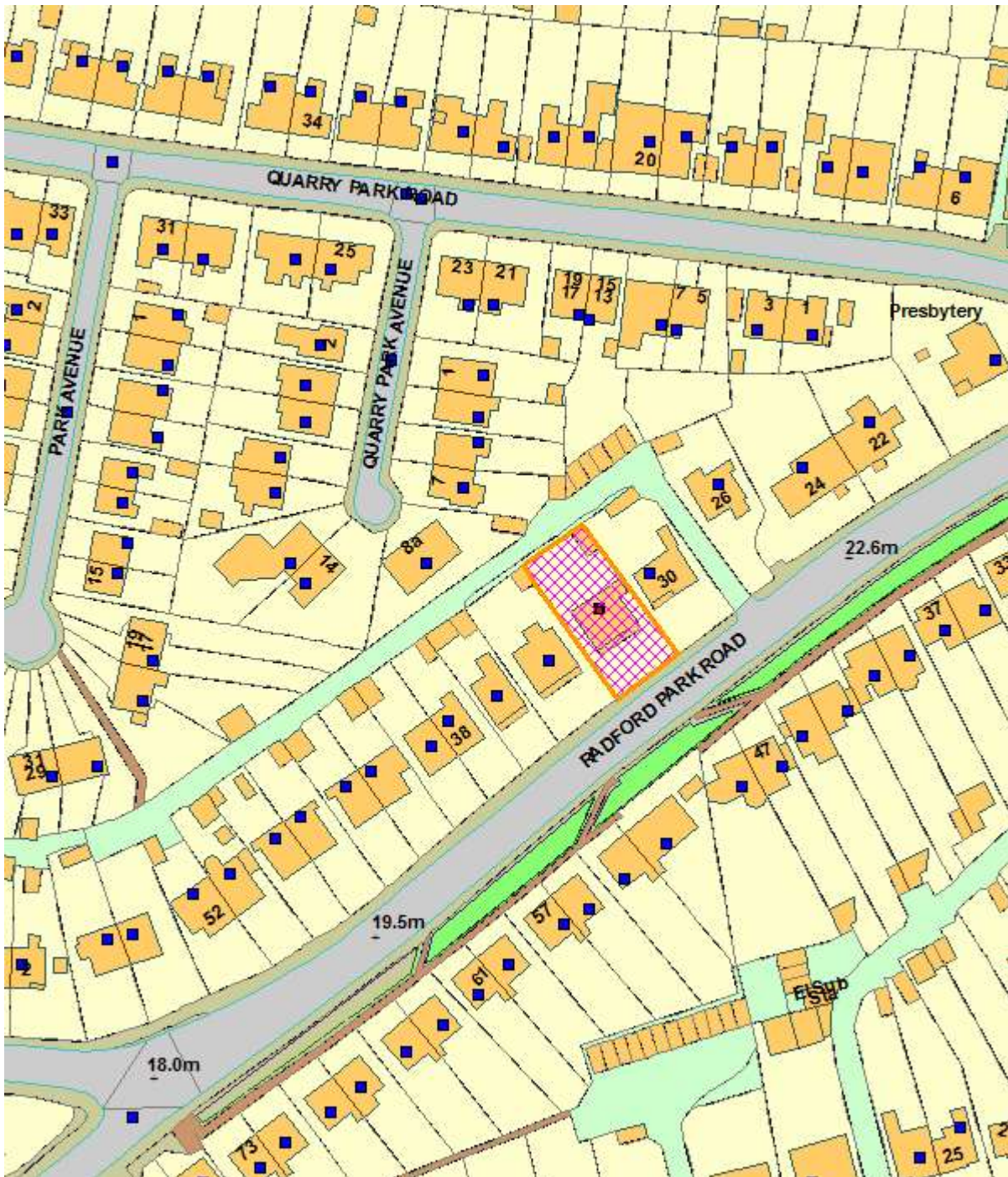
The following supporting documents have been considered in relation to this application:

- P1041 - 10 Existing and Proposed Site Sections (Received 26/03/2021)

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00196/FUL	Item	03
Date Valid	03.02.2021	Ward	PLYMSTOCK RADFORD
Site Address	32 Radford Park Road Plymouth PL9 9DP		
Proposal	Single storey side and rear extension, rooflights and garage conversion.		
Applicant	Mr Jordi Armitage		
Application Type	Full Application		
Target Date	31.03.2021	Committee Date	08.04.2021
Extended Target Date	N/A		
Decision Category	Councillor Referral		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



This application comes before the Planning Committee after being called in by Cllr Watkin.

1. Description of Site

The application property is a detached bungalow with a large front dormer and detached rear garage accessed from a private service lane running behind the property. The front dormer was built without consent some time ago by previous owners. Due to the length of time the dormer has been in place, officers have confirmed with the applicant that the development is exempt from enforcement action. Ground levels rise from front to back and the front door is accessed by a short flight of steps. The site is located between the junctions of Radford Park Road with Quarry Park Road and Dean Park Road in the Plymstock and Radford Neighbourhood.

2. Proposal Description

The application was originally described as a Single storey side and rear extension and rear dormer but following negotiations the dormer was removed. The description was changed to Single storey

side and rear extension, rooflights and garage conversion and the extension was moved closer to the applicant's property and screened by a hedge.

The extension would continue 6.4 metres beyond the rear elevation of the bungalow and would meet up with the detached garage in the garden. It would be 3.4 metres wide, 2.3 metres to the eaves and 3.9 metres to the ridge of the dual pitched roof at the highest point. The garage would be converted into a Study/Bedroom and Store and an adjacent hardstanding enlarged to accommodate two vehicles.

3. Pre-application enquiry

There was no pre-application enquiry with this proposal.

4. Relevant planning history

There is no planning history for this property.

5. Consultation responses

South West Water - no SWW infrastructure would be affected by the development.

6. Representations

Twelve letters of representation have been received. Nine letters support the application and three object. All of the letters of objection are local to the immediate area; a number of the letters of support are from outside the area or the city itself.

The letters of support say that the development is needed to provide additional space for an expanding family which will allow them to stay in the area, it will improve and modernise the property.

The letters of objection object to the proposal for the following reasons;

- * the development is out of keeping
- * the scale and massing are too large
- * it will be overbearing
- * the design is unsympathetic
- * it will lead to loss of light and result in a feeling of enclosure for neighbours
- * the rear dormer is contrary to planning guidance and will lead to a loss of privacy
- * plans are incorrectly labelled
- * it will establish a precedent
- * construction and maintenance will require access to neighbours land, eaves and guttering would overhang neighbours land
- * possible impact on South West Water infrastructure
- * the site is covered by restrictive covenants.

Restrictive covenants and access rights for maintenance are not material planning considerations.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019.

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.4 years at end March 2019 (the 2019 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2019 (published 26 July 2019). The methodology and five year land supply calculations in the Housing Position Statement are based on the relevant changes in the revised National Planning Policy Framework published 19 February 2019 and updates to National Planning Practice Guidance published by the Government in September 2018, subsequently amended by NPPG Housing Supply and Delivery published 22 July 2019.

As a result of Government policies and guidance regarding lockdown due to Covid 19, the 2020 Housing Survey was delayed by approx. 2 months as site visits could not take place. The 2020 5YLS update is therefore delayed by 2 months and will now be published in September 2020. The impact from Covid 19 is likely to slightly reduce the supply identified for 2020/21 due to 2-3 months of limited/nil construction activity during lockdown. This however would not have the effect to result in a material change to the JLP Authorities 5YLS position, given the substantial 5YLS position at the 2019 monitoring point i.e. 6.4YLS which represents a surplus of 1,977 deliverable dwellings above what is required over the period 2019-2024 to demonstrate a 5YLS.

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- o Plymouth and South West Devon SPD (July 2020).

The Plymouth and South West Devon Supplementary Planning Document (SPD) has been prepared by Plymouth City Council (PCC), South Hams District Council (SHDC) and West Devon Borough Council (WDDBC) to amplify and give guidance on the implementation of the policies of the Plymouth and South West Devon Joint Local Plan (JLP). The SPD was formally adopted by all three councils in July 2020.

8. Analysis

- 8.1 This application has been considered in the context of the JLP, the Framework and other material policy documents as set out in Section 7.
- 8.2 The application turns upon policies DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment), the aims of the Joint Local Plan Supplementary Planning Document (JLP SPD) and the National Planning Policy Framework (NPPF) 2019. 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 neighbour amenity

- 8.3. Letters of objections have been received that describe the proposed side extension as being too large in its scale and massing and likely to lead to a loss of light and create a feeling of enclosure for neighbours.
- 8.4. The boundary treatment between the applicant and the neighbouring property is a high hedge and a low timber fence. Following negotiations the extension has been moved behind the hedge. Officers consider that moving the extension this way helps to greatly reduce the visible impact and to break up the visual bulk of the combined extension and garage.
- 8.5. The new arrangement is not considered by officers to present any concerns to neighbour amenity in terms of loss of light, privacy or overbearing appearance and is felt to comply with Policy DEVI. Conditions on the retention of the hedge and the removal of permitted development rights to prevent the addition of side facing windows are recommended.

Impact on the character and appearance of the area

- 8.6. The proposed rear dormer has been removed from the application following negotiations because of the scope for overlooking and because the boxy design was not felt to be comply with guidance on dormers set out in the SPD. The front dormer was built without planning permission so there would be no permitted development fall back position.
- 8.7. The rear and side extension would not be readily visible from any public areas. The use of the dual pitched roof on it, although increasing the visibility of the extension is considered by officers to improve its appearance compared to a flat roofed alternative.
- 8.8. Following the conversion of the garage to a Bedroom/Study/Store the property would still have a two off-street parking spaces available on a hardstanding in the rear garden.
- 8.9. Officers consider the proposal would not have a detrimental impact on the character and appearance of the area and complies with Policy DEV20.

9. 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.

10. Local Finance Considerations

No Local Finance Considerations.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

No planning obligations have been sought in respect of this application.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal is acceptable and accords with policies DEV1 and DEV20 and national guidance and specifically paragraph 11 of the NPPF which states that development proposals that accord with the development plan should be approved without delay. The application is recommended for approval.

14. Recommendation

In respect of the application dated 03.02.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1 **CONDITION: APPROVED PLANS**

Existing Plans, Site Location Plan and Block Plan D8048 001 - received 17/02/21

Proposed Sections D8048-006 Rev A received 22/03/21

Proposed Plans D8048-004 Rev A received 22/03/21

Proposed Elevations D8048-005 Rev A received 22/03/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 **CONDITION: COMMENCE WITHIN 3 YEARS**

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.

3 **CONDITION: CAR PARKING PROVISION**

PRE-OCCUPATION

The converted garage shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the approved details, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies DEV29 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019.

4 CONDITION: HEDGE TO BE RETAINED/PROTECTED

The boundary hedge is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect from the commencement of development.

A: The hedge shall not be cut down, uprooted or destroyed, other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority.

B: If the hedge is removed, uprooted or destroyed or dies, or pruned in breach of (a) above in a manner which, in the opinion of the Local Planning Authority, leaves it in such a poor condition that it is unlikely to recover and/or attain its previous amenity value, another hedge shall be planted at the same place and that hedge shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

C: The erection of barriers and ground protection for the hedge shall be undertaken in accordance with the approved plans before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that the hedge is retained and protected during construction work and thereafter is properly maintained, if necessary by replacement, in accordance with Policies DEVI and DEV28 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2019.

5 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of Article 3 and Classes A, B and C 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, shall be constructed to the dwelling.

Reason:

In order to protect neighbour amenity; in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2019.

INFORMATIVES

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

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).

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: PROPERTY RIGHTS

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

PLANNING APPLICATION OFFICERS REPORT



Application Number	20/00492/FUL	Item	04
Date Valid	29.03.2020	Ward	EGGBUCKLAND
Site Address	14 Cameron Way Plymouth PL6 5WB		
Proposal	Change of Use from public open space to a residential garden (Class C3) including extension and construction of boundary wall at 14 Cameron Way, Plymouth, PL6 5WB (re-submission of application 19/02045/FUL)		
Applicant	John Purchase		
Application Type	Full Application		
Target Date	24.05.2020	Committee Date	08.04.2021
Extended Target Date	01.03.2021		
Decision Category	Councillor Referral		
Case Officer	Mr Peter Lambert		
Recommendation	Grant conditionally subject to S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timeframes.		



This planning application has been referred to Planning Committee by Cllr Lynda Bowyer.

1. Description of Site

14 Cameron Way is a two-storey detached dwellinghouse in the Eggbuckland Ward. The property is at the end of a lengthy driveway leading from Cameron Way. The garage of 14 Cameron Way sits at the end of the driveway, in front of the dwelling. To the immediate west and south of the dwelling is designated City Green Space "Land at Cameron Way".

2. Proposal Description

Change of Use from public open space to a residential garden (Class C3) including extension and construction of boundary wall at 14 Cameron Way, Plymouth, PL6 5WB (re-submission of application 19/02045/FUL).

3. Pre-application Enquiry

None.

4. Relevant Planning History

19/02045/FUL - 14 Cameron Way, PL6 5WB - Change of use from public open space to a residential garden (Class C3); and single storey side extension and construction of boundary wall - Refused.
Reason: Unacceptable loss of designated green space.

95/00826/OUT - Sports Ground Fort Austin Avenue, Plymouth - Outline application to develop land for, residential purposes with associated open space, landscaping, parking, roads and footpaths - Approved

97/01235/REM - Sports Ground Fort Austin Avenue, Plymouth - Erection of 89 detached houses and garages with associated access roads and open space - Approved Conditionally

00/00780/FUL - 1 Coxs Close Plymouth PL6 5WD - Retention of 1.8 metre high boundary wall and fence (2.4m high to original ground level) - Grant Conditionally

07/00517/FUL - 3 Coxs Close Crownhill Plymouth PL6 5WD -Single-storey side extension, in front of existing garage, to form new private motor garage, with conversion of existing garage to habitable accommodation - Grant Conditionally

5. Consultation Responses

Natural Infrastructure Team, final response received 22.03.21. No objections, subject to condition.

Lead Local Flood Authority, final response received 02.03.21. No objections, subject to condition.

6. Representations

Due to the number of representations received during the course of the application, a full breakdown of the data is included below to show the number of letters received overall; letters received at point of initial public consultation; letters received in response to a draft alternative boundary proposal; and letters received at point of second public consultation. The number of letters are further divided into number of individuals, to account for multiple comments by single contributors.

6.1 Total representations between 29.03.20 and 20.03.21 :

Letters received:	90
Individuals:	62
Individuals objecting:	34
Individuals supporting:	28

6.2 Letters received in response to the original plans:

Letters received:	64
Individuals:	60
Individuals objecting:	32
Individuals supporting:	28

6.3 Letters received in response to draft revision drawing

The draft revision drawing was an amended boundary drawing only, submitted by the applicant as a precursor to the final revised drawings. No public consultation was undertaken at this point, however, letters were received as follows.

Letters received:	9
Individuals:	9

Individuals objecting: 9
Individuals supporting: 0

6.4 Letters received in response to revised drawings

Letters received: 17
Individuals: 17
Individuals objecting: 17
Individuals supporting: 0

6.5 Analysis / Conclusion of representation data

The above data shows significantly less letters of representation were received at point of second public consultation, however, due to the number of letters received at point of initial public consultation and the in-principle objections raised within those letters, Officers consider it reasonable to assume the objections raised initially stand for the revised drawings. Similarly, Officers consider it reasonable that letters of support received for the original drawings are considered to stand for the revised drawings.

6.6 Reasons Objecting

Letters of representation raised the following points of objection:

- Construction dangers adjacent to public space;
- Precedent setting;
- Area of green space was, at time of housing development, to be a certain m2;
- Limited green space in the area;
- Proximity to protected trees;
- Proximity to sustainable urban drainage in the area;
- Contrary to Green Space strategy 2008-2023;
- Contrary to policy DEV27;
- Impact on biodiversity and wildlife;
- Impact on green space during construction phase;
- Mitigation planting will require maintenance;
- Planting will act as a litter trap;
- Property could be extended without the need for the change of use of green space;
- Green space should be for public use only;
- Heightens flood risk, and concerns soakaway requirements will impact further and require significant drainage works;
- Contrary to public health requirements for green space.

6.7 Reasons Supporting

Letters of representation raised the following supporting reasons:

- Current boundary wall alignment encourages anti-social behaviour;
- Realignment of the wall will be clearer and more aesthetic for the area;
- Improves ease of access for maintenance of green space up to the property boundary due to wall realignment;
- Majority of park area remains;
- Little used area;
- Negligible amount of land that leaves most of the green space.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is

now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- Plymouth and South West Devon Supplementary Planning Document (2020)
- Developer Contributions Evidence Base (2020)
- Plymouth Policy Area Open Space Assessment (2017)
- The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

8. Analysis

- 8.1. This application has been considered in the context of the development plan, the adopted Joint Local Plan, the Framework and other material policy documents as set out in Section 7.
- 8.2. The application turns upon policies DEL1 (Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy); SPT12 (Strategic approach to the natural environment); DEVI (Protecting health and amenity); DEV20 (Place shaping and the quality of the built environment); DEV23 (Landscape Character); DEV26 (Protecting and enhancing biodiversity and geological conservation); DEV27 (Green and play spaces); DEV28 (Trees, woodlands and hedgerows); and DEV35 (Managing flood risk and water quality impacts) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019), and the National Planning Policy Framework 2019.

Design

- 8.3. Officers consider the proposed side extension is adequately subordinate in scale to the original dwelling, being a modest 2.5m width (28% the width of the main dwelling); having a ridge height of 3.5m and eaves height of 2.58m; and set back from the principal elevation of the main dwelling by 1.85m. The lean-to roof complements the traditional hipped and dual pitch roof-scape in the area. The materials are proposed to match the original dwelling.
- 8.4. Notwithstanding the change of use of the land proposed to form circulation space around the extension (see section 8.2, below), the side extension would be permitted development under Class A of Part 1 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 8.5. Officers consider the proposed brick boundary wall is in-keeping with those in the area. Officers consider the current wall alignment to be unusual, creating a unique concave boundary with the adjacent green space. The proposal will replace the concave alignment with a convex alignment closest to the garage, with a chamfered edge to step the green space around the south westerly corner of the curtilage of the dwelling. Officers consider the chamfered edge to be a design improvement for the betterment of the green space, removing what Officers consider to be an existing blind corner on approach from the east.
- 8.6. Officers are conscious that, following the grant of permission, 14 Cameron Way could opt not to erect the side extension proposed herein but instead erect a greater side extension up to the proposed curtilage boundary. Officers consider such an extension would likely be overbearing on the green space and remove the recess between boundary wall and dwellings characteristic of the area. For this reason, and others reasons within section 8.2 and 8.3 below, Officers recommend the removal of permitted development rights for no. 14 as part of the recommendation herein.

- 8.7. For the reasons stated above, Officers consider the design of the extension and boundary wall to be in-keeping with the character of the area, and the boundary wall to resolve an unusually angled curtilage for the betterment of the green space, in accordance with policy DEV20 of the Joint Local Plan.

Amenity

- 8.8 The following section divides amenity considerations into three sub-sections to address amenity risks to the neighbouring property; amenity impacts of the loss of green space; and biodiversity considerations.

Amenity to neighbouring property

- 8.9. The proposed side extension is single storey only, and extends no further back than the original rear elevation of the dwelling. Officers therefore consider the side extension to pose no amenity risk, such as loss of light or overbearing building mass, to adjacent property 11 Kimberly Drive, located to the north of 14 Cameron Way.
- 8.10. The section of wall to be realigned sits perpendicular to the boundary between 11 Kimberly Drive and 14 Cameron Way. The proposed boundary wall retains a 45 degree section closest to 11 Kimberley Drive as per the existing arrangement, assumed by Officers to be for the structural integrity of the wall. Consequently, the curtilage of 14 Cameron Way will further extend beyond the ground floor side elevation windows of no. 11. Through the removal of permitted development rights, no. 11 will be protected from unforeseen permitted development within no. 14 that might otherwise impact the side elevation windows of no. 11. The re-alignment of the boundary wall is therefore deemed by Officers to have no impact on 11 Kimberley Drive and acceptable under policy DEV1.

Loss of Green Space

- 8.11. (i) The proposal includes the change of use of a 33m² area of City Green Space "Land at Cameron Way" to provide a circulation space around the extension. Land at Cameron Way City Green Space is classified as a less than 2ha Amenity Greenspace within the Plymouth Policy Area Open Space Assessment. As the site is designated a City Green Space, point 2, 3 and 4 of policy DEV27 (Green and Play Spaces) of the Joint Local Plan applies, which sets out the following:
- (ii) 'Existing open spaces, which also includes designated City Green Spaces and Neighbourhood Green Spaces, should not be built on unless it is demonstrated that the open space is surplus to requirements; or the loss will be replaced by equivalent or better provision in a suitable location; or the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss. In making this judgement regard will be had to evidence of the identified value of the green space's attributes as set out in relevant open space assessments and account will be taken of the plan's green space and play accessibility standards. Development will be resisted on sites where the functions and characteristics of the greenspace will be lost and mitigation is not possible.
- (iii) The quality and quantity of accessible green space and play space should be improved in line with local targets and standards for the provision of greenspace and play space. This can be delivered through on-site provision or financial contributions to off-site provision where appropriate.
- (iv) Local deficiencies in the accessibility and quality of green space and play space should be addressed in development, in line with local standards.'

- 8.12. Point 2 defines 3 tests to determine whether the loss of greenspace would be deemed acceptable:
- (i) the open space is surplus to requirements; or
 - (ii) the loss will be replaced by equivalent or better provision in a suitable location; or
 - (iii) the development is for alternative sports and recreation provision, the needs for which clearly outweigh the loss.
- 8.13. Although the scheme still constitutes a minor loss of green space, overall Officers consider the revised proposal delivers an improvement to the green space as:
- o the area of green space lost has been reduced significantly, from 73m² to 33m²;
 - o Planting is proposed along the wall, turning a current blank façade facing the park into an amenity and wildlife feature, which will also reduce the potential for anti-social behaviour; and
 - o the current scheme does not impinge on the root protection area of trees protected under Bowden Park Sports Tree Protection Order (no. 348).
- 8.14. Officers therefore conclude the revised scheme meets test 2 of policy DEV27, subject to agreement to contributions from the Applicant to Plymouth City Council for the continued upkeep of the proposed planting, details for which are still being negotiated and members will be updated through an addendum report.
- 8.15. Officers are aware a number of letters have been received commenting on the loss of green space. However, the proposal is for approximately 0.84% of the Land at Cameron Way City Green Space to enable a circulation area around a side extension, resolving what Officers consider to be a peculiar wall alignment, and bringing with it the opportunity to secure planting along a currently blank façade. The specifics of the site, such as the existing boundary wall alignment caused by a uniquely placed garage at the south westerly corner, lead Officers to hold the view that the recommendation for approval does not set precedent for similar applications in future. Concerns raised over the planting becoming a litter trap are true of any planting and therefore has been given limited weight. To minimise the risk of damage to the wider green space during construction, a condition requiring the submission of a Construction Environment Management Plan is recommended, subject to the agreement of the applicant. Members will be updated through an addendum report.
- 8.16. Following the revisions to the proposal, Officers consider the proposal to be in accordance with policies DEV27 and DEV28 of the Joint Local Plan.

Biodiversity

- 8.17. Policy DEV26 (Protecting and enhancing biodiversity and geological conservation) of the Joint Local Plan seeks to deliver biodiversity net gain from development. In addition to the planting provided, Officers have included a condition requiring the inclusion of two bird or bat bricks within the fabric of the side extension, and hedgehog passages within the site's boundary.
- 8.18. Officers consider the proposal to be acceptable under policies DEV26 of the Joint Local Plan.

Drainage

- 8.19. The property is within a Critical Drainage Area. A drainage statement was submitted by the applicant and the Lead Local Flood Authority (re)consulted. The development proposes to discharge surface water from the proposed extension to a soakaway measuring 0.9m x 0.9m x 2m deep designed for a 1 in 100 year return period with a 40 % allowance for climate change, based on the results of an infiltration test providing a rate of 1.06×10^{-3} m/s. The location of the soakaway has not been shown, however progress on this matter will be

provided in an addendum. The drainage strategy also includes mitigation measures to be used during construction to prevent contamination of the proposed drainage system. BRE365 requires soakaways to be located greater than 5m from the property.

- 8.20. The Lead Local Flood Authority have recommend a ground investigation study to assess the underlying geology of the site and confirm the anticipated path any water will take having been discharged to the proposed soakaway. Such ground investigations will ensure water does not impact upon third party land or property. However, Planning Officers consider the submission of such details to be disproportionate for a development that, but for the change of use aspect of the application, would not have been subject to Lead Local Flood Authority consultation and recommendations. The overall amount of development is, in Officers view, small, resulting in limited alterations to the way in which surface water will behave. Therefore, and on balance, Planning Officers consider it reasonable in the circumstances to not request ground investigation studies in this instance.
- 8.21. Regarding surface water management of the land undergoing a change of use, and concerns raised within letters regarding drainage, Officers consider the removal of permitted development rights an appropriate and commensurate means of avoiding overdevelopment of 14 Cameron Way, in particular on the former green space, in the interests of protecting the sustainable drainage functions in the area.

10. Local Finance Considerations

Plymouth City Council currently own the land proposed for a change of use. Plymouth City Council will make a financial gain from the sale of the land, however the sum is not fully known and is subject to conversations between the applicant and Council's Land and Property department. In addition, the development is not CIL liable.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

In line with Policy DEL1, a Section 106 contribution is currently being calculated to be negotiated with the applicant to cover the maintenance costs of the planting proposed along the west facing boundary wall.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability. The application results in the loss of publicly accessible open space however, Officers consider the application brings with it benefits to the green space including the resolution of an unusual wall alignment and removal of a blind corner, and softening of the boundary edge between residential and green space. As such, Officers consider that the application raises the quality and value of the green space for all.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance. Officers have considered the scale of the change of use and opportunity to improve a wall alignment; activate a blank façade; and improve a hard edge between dwelling and green space, with minimal impact. The side extension is deemed modest in scale and without risk to the character of the area. Officers

therefore consider the proposal to accord with policies DEL1, SPT12, DEV1, DEV20, DEV26, DEV27, DEV28 and DEV35 and it is recommended to grant conditionally subject to a S106 agreement, delegated to Service Director of Strategic Planning and Infrastructure to refuse if decision not made in accordance with agreed timescales.

14. Recommendation

In respect of the application dated 29.03.2020 it is recommended to Grant conditionally subject to S106.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1 **CONDITION: APPROVED PLANS**

Site Location and Layout Plans 09I_001 Rev 2 received 29/01/21
Proposed Plans 09I_004 Rev 2 received 29/01/21
Proposed Elevations 09I_005 Rev 3 received 29/01/21
Alternative Planning Boundary 09I_006 Rev 3 received 29/01/21
Landscape/Boundary Wall Plan, Elevation and Section Details 09I_007 Rev 1 received 29/01/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 **CONDITION: COMMENCE WITHIN 3 YEARS**

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.

3 **CONDITION: CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN**

PRE-COMMENCEMENT

Prior to commencement of the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted to, and approved by the Local Planning Authority, that describes how the designated green space adjacent to the development site is to be protected during the demolition and construction of the proposed development, including how the water environment is protected during the demolition and construction phases.

Reason:

To reduce the risk of damage to a designated green space and to ensure the continued safety of users of that space during the construction phases of the development in accordance with policy DEV1, DEV27, and DEV35 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

Justification: Necessary because of the essential need to ensure the designated green space and its users are protected during the construction phases of the development, and the green space is not harmed by plant machinery.

4 CONDITION: BIODIVERSITY ECOLOGICAL ENHANCEMENT MEASURES

PRE-OCCUPATION

The extension hereby approved shall not be occupied until evidence has been submitted to the Local Planning Authority for written approval that 2 no. enclosed bat or bird bricks have been installed within the fabric of the extension hereby approved and 2no. holes have been cut into the bases of timber fences to allow the passage of hedgehogs. Bird bricks are to be installed at eaves level, with the west and east elevations being preferable. Enclosed bat boxes to be installed at eaves level on the southern elevation for bats. West and east elevations are acceptable.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with policies SPT12 and DEV26 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

5 CONDITION: MATCHING MATERIALS

The materials to be used in the construction of the external surfaces of the side extension and boundary wall hereby permitted shall match those used in the existing building 14 Cameron Way, and the boundary walls surrounding the adjacent green space. For the avoidance of doubt, the materials shall be:

- Roof: Natural Slate
- Extension Walls: Brick (to match)
- Boundary Wall: Brick (to match existing boundary wall)
- Windows and Doors: White uPVC

Reason:

To ensure that the materials used are in keeping with the appearance of the existing dwelling, and boundary walls characteristic of the area, in accordance with Policy DEV20 (Place shaping and the quality of the built environment) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

6 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT RIGHTS

Notwithstanding the provisions of Article 3 and Classes A, E and F 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, improvement or other alteration to the dwellinghouse, buildings etc, including hard surfaces incidental to the enjoyment of a dwellinghouse, shall be constructed within the curtilage of the dwellinghouse 14 Cameron Road.

Reason:

In order to protect the amenity of the occupiers of the adjacent dwellings; to protect the characteristic of the street scene and to ensure further development does not prejudice the natural drainage function of the permeable, formerly green space land subject to a change of use herein, in accordance with policies DEV1, DEV20, DEV27 and DEV35 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraphs 127 of the National Planning Policy Framework 2019.

INFORMATIVES

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

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).

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: SUPPORTING DOCUMENTS

The following supporting documents have been considered in relation to this application:

- Planning Statement, received 01.04.20
- Drainage Statement, received 10.02.21

4 INFORMATIVE: PROPERTY RIGHTS

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

5 INFORMATIVE: CODE OF PRACTICE

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):

<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

6 INFORMATIVE: S106 DEVELOPMENT

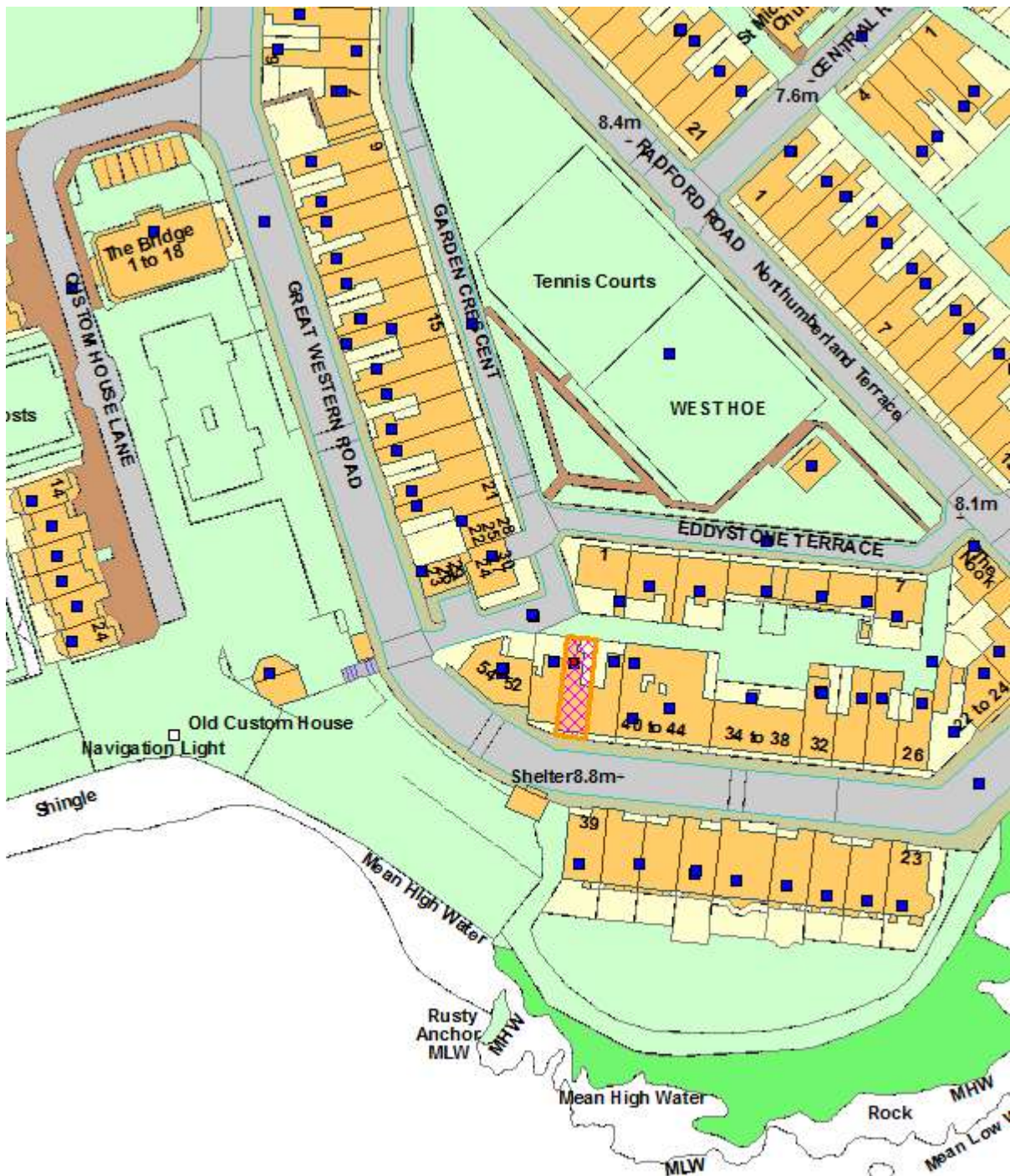
You are advised that this planning permission was granted subject to a legal agreement under S106 of the Town and Country Planning Act 1990. This agreement may contain obligations on the applicant and should therefore be read alongside this decision notice.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00039/FUL	Item	05
Date Valid	22.01.2021	Ward	ST PETER AND THE WATERFRONT
Site Address	48 Grand Parade Plymouth PL1 3DJ		
Proposal	First floor rear extension		
Applicant	Mr Dougall		
Application Type	Full Application		
Target Date	19.03.2021	Committee Date	08.04.2021
Extended Target Date	16.04.2021		
Decision Category	Councillor Referral		
Case Officer	Mr Sam Lewis		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Cllr. McDonald.

1. Description of Site

48 Grand Parade is a large, three-storey terraced property with a part-single storey and part-two storey rear tenement. The property has a small rear yard area which backs onto a service lane which, in turn, backs onto the rear of the properties on Eddystone Terrace - which is to the north of the site. The site falls within the St Peter and the Waterfront ward of the city.

2. Proposal Description

The proposal is for a first floor rear tenement extension. Currently the ground floor element of the rear tenement extends up to the property's rear boundary, with the first floor element being set back. This application seeks to extend that first floor element out to the boundary. The proposed extension will follow the layout of the ground floor tenement section, meaning that it will be 4.11m

long and 3.18m wide on the boundary (although a small portion where the extension will meet the current first floor tenement will be wider).

The extension is proposed to match the current first floor tenement section for height, with a proposed height of 5.73m when measuring from the northern boundary. Despite this however, the extension will appear slightly shorter than the existing first floor element due to the fact that the latter has parapet walls around it that enclose a roof terrace. Officers wish to note that this application is not seeking to extend the terrace, which would require planning permission in its own right.

Windows are proposed to be installed in the extension's eastern and western elevations, with none proposed for the northern elevation. The extension is proposed to be finished in render to match the rest of the property.

The above details are taken from the amended plans received by Officers on 15th March 2021. These plans followed negotiations to alter the window layout to better protect the privacy of neighbouring properties. A rear window, which Officers deemed to be harmful, was removed.

The application's original 21-day consultation period ran from 2nd February 2021 to 23rd February 2021. Following the receipt of the amended plans, a second 21-day consultation commenced on 16th March 2021 to re-advertise the scheme. This current consultation period will end on 6th April 2021.

3. Pre-application Enquiry

None.

4. Relevant Planning History

None.

5. Consultation Responses

The Hoe Neighbourhood Forum - No response received.

6. Representations

During the original consultation period, five letters of representation were received by Officers. The concerns raised include:

- Potential loss of privacy for nearby residents;
- The proposal, by nature of its design, will set a potential precedent to increase the built-up nature of the area.

At the time of writing, four further letters of representation have been received during the second consultation period - although three are from the same person. The further concerns raised include:

- Potential loss of light for nearby residents;
- Potential massing impacts for nearby residents.

The receipt of any further representations will be detailed in an Addendum report. The above concerns will be discussed in Section 8 of this report.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and

West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- o The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Key Issues/Material Considerations

- 8.1 The relevant policies are: DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment).

Principle of Development

- 8.2 Joint Local Plan policies indicate that the proposal is acceptable in principle.

Negotiations Undertaken

- 8.3 The original plans submitted were considered unacceptable. This is because the position of the proposed rear window would have directly overlooked the rear windows and gardens of the Eddystone Terrace properties to the north. Following negotiations with the applicant, the proposed window layout was altered. Revised plans were submitted, and the assessment has been based on these revisions.

Visual Impact

- 8.4.1 Officers have considered the visual impact of the development against the guidance in the SPD and consider it acceptable.
- 8.4.2 While there are no two-storey tenements that extend to any rear boundaries on this portion of Grand Parade, Officers consider that the proposal is visually acceptable and in-keeping with the area. There are many properties in the immediate area that have much larger and more prominent tenements than the extension that is proposed here (such as the Garden Crescent properties to the north west of the site), and such extensions (or ones of a similar/larger scale) are commonly found across the wider, more historic parts of the city - particularly in streets with rear service lanes akin to Grand Parade.
- 8.4.3 While Officers acknowledge the concerns raised relating to design, the proposed extension is modest in size and is therefore considered of suitable scale for the site. There are a handful of more upward rear extensions on Grand Parade, including a tower-like structure immediately to the east of the site, and the proposal is considered to be more subservient in appearance than some of them - despite extending to the boundary. Officers acknowledge that the proposal is likely to be more visually prominent than some of these other examples however, due to its position at the end of the service lane where Garden Crescent bends around to meet Grand Parade, but the location is considered to be tucked away and screened from nearby property frontages to not significantly impact the streetscene. The area immediately adjacent to where the extension is proposed still has the feel of a quiet rear service lane - despite the relative prominence compared to other parts of Grand Parade's rear.
- 8.4.4 Taking the above into account, and the fact that the proposed materials will match the main dwelling, Officers consider that the proposal will be, on balance, acceptable from a visual impact perspective.

Amenity

- 8.5.1 Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable.
- 8.5.2 While there is likely to be some impact on 1 Eddystone Terrace to the north, Officers do not consider that this impact will be significant enough to warrant a refusal of planning permission. Officers initially had concerns relating to a proposed rear window (which was to be inserted into the northern elevation of the extension), but this has since been removed. This window would have directly overlooked the garden and rear windows of 1 Eddystone Terrace in a manner which Officers considered to be harmful. Following discussions with the applicant however, the rear window was removed. Officers now consider that there will be no harmful overlooking of 1 Eddystone Terrace as a result of the scheme. Side windows in the east and west elevations are proposed instead, and Officers have added a condition to restrict the addition of any further windows beyond what is approved here.
- 8.5.3 Officers do not consider that the views from the side windows will cause any significant privacy concerns. The western window will only overlook the street and a parking area, with the eastern window overlooking the service lane and rear yards that are already significantly overlooked by existing side windows and a number of roof terraces. Officers also consider that impact on the side/rear windows of numbers 46 and 50 Grand Parade will not be adversely affected by the proposal, as the angles between them and the proposed windows will make views into them difficult. Regarding roof terraces, there are a handful at second floor level at the rear of the Grand Parade properties which already overlook nearby rear yards, gardens, and windows. The view from the proposed windows are considered to be less impactful than the existing views available from the terraces - including the one present at the application site. While this application does not seek to extend the terrace, a condition has been added to ensure that the flat roof element of the proposal is not used as one going forward.
- 8.5.4 Officers do not consider that the proposal will have a significant impact on the nearby properties' access to light. The rear yards on Grand Parade are already significantly overshadowed due to the number of tenements present and the narrowness of the yards; and the proposal is not considered to have a significant impact on 1 Eddystone Terrace's light. Any additional overshadowing is likely to affect the service lane, with perhaps the occasional slight overshadowing of the toe-end of 1 Eddystone Terrace's garden. This overshadowing is not considered to be harmful however, with the property's rear windows and the majority of the garden unaffected.
- 8.5.5 Officers also do not consider that the proposal will lead to any significant issues of massing or the creation of a significant overbearing presence. While the distance between the end of the extension and 1 Eddystone Terrace's rear elevation will be just under 11m (with the ideal distance being 12m as detailed in Figure 23 of the SPD), Officers consider that this distance is acceptable due to the more built-up nature of the rear lane area generally and the fact that the proposal is likely to blend in with the existing mass of the adjoined two-storey tenements that it will partly extend. Officers consider that the tower-like structure at 46 Grand Parade is likely to have more of a massing impact due to its height than what is proposed here - despite the proposal being closer to the rear boundary.
- 8.5.6 Taking the above into account, Officers consider that the proposal will be, on balance, acceptable from a neighbour amenity perspective.

9. 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.

10. Local Finance Considerations

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability. The proposal will lead to the creation of a Document M-compliant wet room, making the property more accessible as a result.

13. Conclusions and Reasons for Decision

The proposed extension is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations. It is considered that policies DEVI and DEV20 will be accorded with and therefore conditional approval is recommended.

14. Recommendation

In respect of the application dated 22.01.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1 CONDITION: APPROVED PLANS

Proposed Plans and Elevations J289 - 15-01 Rev B received 15/03/21
Existing Plans and Elevations J289 - 10-01 - received 13/01/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

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.

**3 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT FOR
 ADDITION OF WINDOWS**

Notwithstanding the provisions of Article 3 and Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the north-facing rear elevation of the tenement extension hereby approved.

Reason:

In order to prevent loss of privacy to neighbouring dwellings in accordance with JLP Policy DEVI and the NPPF 2019.

4 CONDITION: USE OF FLAT ROOF

The flat roof of the rear tenement extension hereby approved shall not be used as an extension to the existing roof terrace.

Reason:

To protect the residential amenity of neighbouring properties and to avoid conflict with Policy DEVI of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019.

INFORMATIVES

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

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).

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: PROPERTY RIGHTS

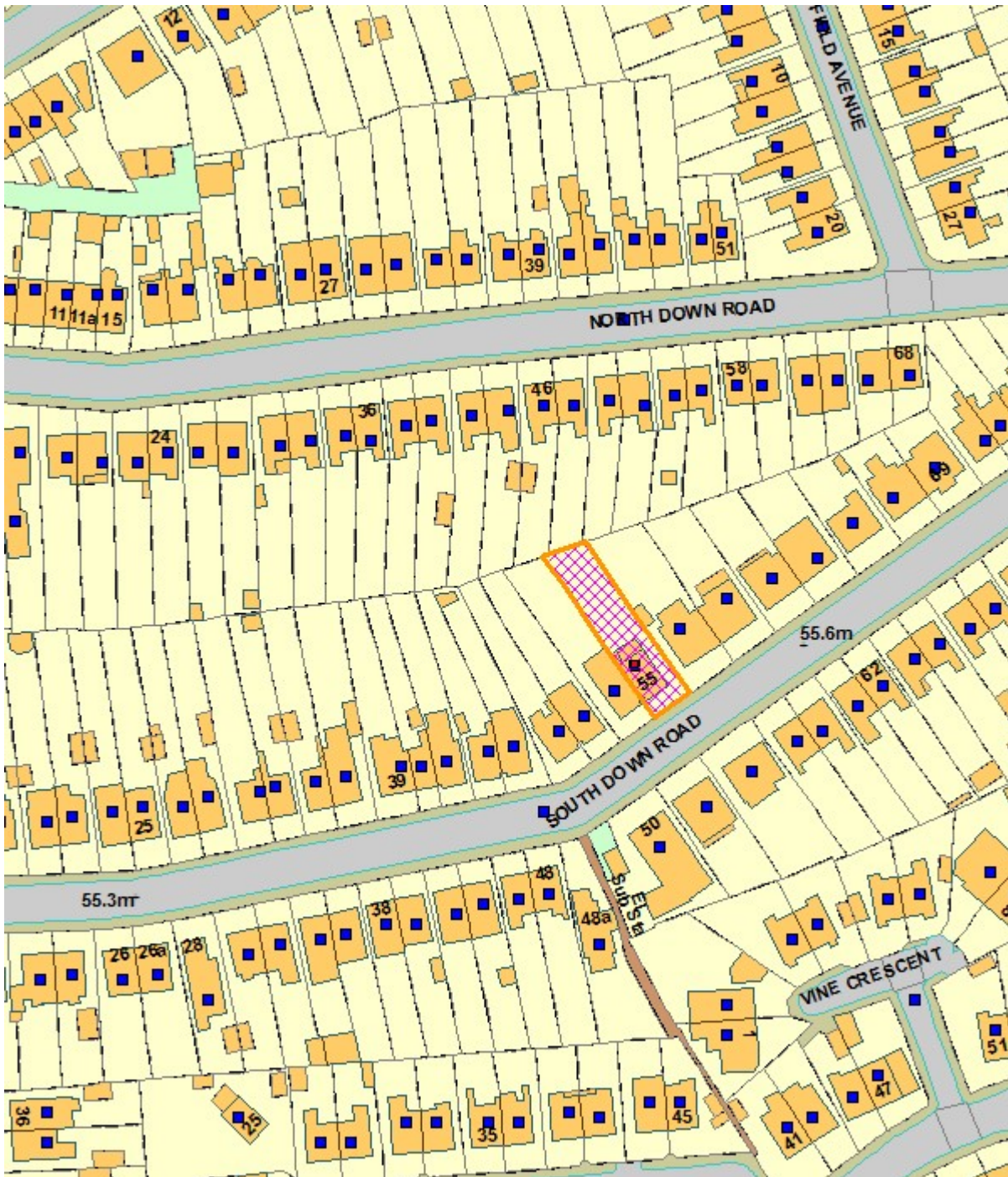
Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00277/FUL	Item	06
Date Valid	18.02.2021	Ward	PEVERELL
Site Address	55 South Down Road Plymouth PL2 3HP		
Proposal	Single storey side and rear extension		
Applicant	Mr Mark Stephens		
Application Type	Full Application		
Target Date	15.04.2021	Committee Date	08.04.2021
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



This application comes before the Planning Committee because the applicant is a Plymouth City Council employee

1. Description of Site

Number 55 South Down Road is a semi-detached, two storey dwellinghouse with a small rear extension and a side driveway in the Beacon Park Neighbourhood. Ground levels rise from the road, front to back, so that the front door is accessed by a short flight of steps. The immediate area is a mix of bungalows and two storey houses.

2. Proposal Description

Single storey side and rear extension.

The existing rear extension would be demolished. The new rear extension would be 3.8 metres deep and 7.1 metres wide, continuing 1.4 metres past the side of the house. It would be 2.4 metres to the eaves and 3.7 metres to the top of the mono-pitched roof that would include 2 rooflights.

The side extension would end 2.4 metres forward of the current rear elevation and the combined side and rear extension would be 6.2 metres deep and would have an asymmetrical pitched roof.

3. Pre-application enquiry

There was no pre-application enquiry with this proposal.

4. Relevant planning history

There is no planning history for this property.

5. Consultation responses

None Required.

6. Representations

None received, consultation closes Tuesday 26th March.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019.

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.4 years at end March 2019 (the 2019 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2019 (published 26 July 2019). The methodology and five year land supply calculations in the Housing Position Statement are based on the relevant changes in the revised National Planning Policy Framework published 19 February 2019 and updates to National Planning Practice Guidance published by the Government in September 2018, subsequently amended by NPPG Housing Supply and Delivery published 22 July 2019.

As a result of Government policies and guidance regarding lockdown due to Covid 19, the 2020 Housing Survey was delayed by approx. 2 months as site visits could not take place. The 2020 5YLS

update is therefore delayed by 2 months and will now be published in September 2020. The impact from Covid 19 is likely to slightly reduce the supply identified for 2020/21 due to 2-3 months of limited/nil construction activity during lockdown. This however would not have the effect to result in a material change to the JLP Authorities 5YLS position, given the substantial 5YLS position at the 2019 monitoring point i.e. 6.4YLS which represents a surplus of 1,977 deliverable dwellings above what is required over the period 2019-2024 to demonstrate a 5YLS.

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- o Plymouth and South West Devon SPD (July 2020).

The Plymouth and South West Devon Supplementary Planning Document (SPD) has been prepared by Plymouth City Council (PCC), South Hams District Council (SHDC) and West Devon Borough Council (WDBC) to amplify and give guidance on the implementation of the policies of the Plymouth and South West Devon Joint Local Plan (JLP). The SPD was formally adopted by all three councils in July 2020.

8. Analysis

1. This application has been considered in the context of the JLP, the Framework and other material policy documents as set out in Section 7.
2. The application turns upon policies DEVI (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment), the aims of the Joint Local Plan Supplementary Planning Document (JLP SPD) and the National Planning Policy Framework (NPPF) 2019. 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 neighbour amenity

3. No neighbour objections have been received, although the public consultation is currently still open. The new rear extension would mirror one on the adjoining semi, no. 53, so the case officer is satisfied that there would be no loss of light or overshadowing concerns here.
4. At the other side (north east) and separated by their two driveways is a bungalow, no. 57. The rear extension would be screened from view by the bungalow's detached rear garage.
5. The side extension would extend forward 2.4 metres from the rear elevation of the house. There is a window in the side elevation of the bungalow that would face another window in the side extension. The window in the side extension serves a utility room so not a habitable room window, therefore the 21 metre separation guidance in the SPD would not apply. An obscure glazing condition for this window is recommended.
6. The case officer notes that a larger extension could be built much closer to the neighbour's window under permitted development so, given this fall back position, the case officer considers the side extension to be acceptable.
8. The case officer considers the proposal would not have a significantly harmful impact on neighbour amenity and complies with DEVI.

Impact on the character and appearance of the area

9. The only part of the development that would be visible from the public street would be the narrow front elevation of the side extension, 1.4 metres wide. The side extension would have

a pitched roof, so would meet SPD guidance which has a presumption against flat roofs. A matching materials condition is recommended to ensure the finish is in keeping.

10. The case officer considers the proposal would not have a detrimental impact on the character and appearance of the area and complies with DEV20.

9. 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.

10. Local Finance Considerations

No Local Finance Considerations.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

No planning obligations have been sought in respect of this application.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal is acceptable and accords with policies DEV1 and DEV20, national guidance and specifically paragraph 11 of the NPPF which states that development proposals that accord with the development plan should be approved without delay. The application is recommended for approval.

14. Recommendation

In respect of the application dated 18.02.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

I CONDITION: APPROVED PLANS

Location Plan 15022021 - received 15/02/21

Site Plan 15022021 - received 15/02/21

Existing and Proposed Plans and Elevations 3018 - received 15/02/21

Existing and Proposed Front Elevations 3018/2 - received 18/02/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

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.

3 CONDITION: OBSCURE GLAZING

Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the Utility Room window at ground floor level in the side elevation of the proposed extension, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 as permitted by article 4 paragraph 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

4 CONDITION: MATCHING MATERIALS

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason:

To ensure that the materials used are in keeping with the appearance of the existing building and the character of the area in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2019.

INFORMATIVES

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

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).

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019,

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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Plymouth City Council
 Planning Compliance Summary – to end of 26th March 2021

Cases outstanding	409
Cases received this month	54
Cases closed this month	67
(No breach identified)	(37)
(Informal/formal action taken)	(30)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	0
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Advertisement Removal Notice	0
Breach of Condition Notice	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	0
Prosecutions Live	0

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/03/2021	Refused	20/01757/FUL	Mr & Mrs Hasan	Change of use to restaurant and hot-food takeaway	43 North Hill Plymouth PL4 8EZ	Ms Abbey Edwards
01/03/2021	Agreed	20/01945/CDM	Mrs C Martin	Condition Discharge: Conditions 3, 4 & 5 of application 19/01759/FUL	Small Acres Arcadia Plymouth PL9 8EF	Mr Chris Cummings
01/03/2021	Granted Conditionally	20/02016/FUL	Mr Peter Gaffney	Single storey rear extension inc. rear raised decking area and steps	90 Dunraven Drive Plymouth PL6 6AT	Miss Josephine Maddick
01/03/2021	Granted Conditionally	21/00061/TPO	Mr Nigel Coles	5x Sycamore (T1) - Re-pollard group to previous pruning points.	21 Lopwell Close Plymouth PL6 5BP	Mrs Jane Turner
01/03/2021	Granted Conditionally	21/00063/FUL	Mr Lee Pritchard	Replacement of hip roof to gable end, rear dormer and loft conversion	22 Honicknowle Lane Plymouth PL2 3QS	Mr Paul McConville
01/03/2021	Granted Conditionally	21/00072/FUL	Miss Ruth Cornish	Single storey rear extension	42 Hermitage Road Plymouth PL3 4RU	Mr Mike Stone
01/03/2021	Agreed	21/00140/CDM	Mr Nigel Yarham	Condition Discharge: Condition 3 of application 20/00829/FUL	Flats 50-102 Stoke Road Plymouth PL1 5JG	Mr Mike Stone
02/03/2021	Granted Conditionally	20/01751/FUL	Mr & Mrs Jenkins	Demolition of existing garage and rebuild as two storey side extension	24 Littlewood Close Plymouth PL7 2HB	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
02/03/2021	Granted Conditionally	20/01849/FUL	Mrs Heather Rhodes	Side conservatory	Chatsworth Residential Home, Dormy Avenue Plymouth PL3 5BE	Mr Mike Stone
02/03/2021	Granted Conditionally	21/00031/FUL	Ford	Single storey rear and front extensions, plus rear decking and additional windows	10 Penlee Way Plymouth PL3 4AW	Mr Sam Lewis
02/03/2021	Granted Conditionally	21/00043/FUL	Miss Lauren Lewis	Single storey rear extension	20 West Down Road Plymouth PL2 3HF	Mr Paul McConville
02/03/2021	Granted Conditionally	21/00051/FUL	Mr Ross McMahon	Demolition of existing garage and rebuild as two storey side extension	26 Littlewood Close Plymouth PL7 2HB	Mr Mike Stone
02/03/2021	Granted Conditionally	21/00141/FUL	Mr & Mrs C Steer	First floor rear extension	184 Mannamead Road Plymouth PL3 5RE	Mr Sam Lewis
03/03/2021	Granted Conditionally	21/00037/FUL	A&P Property Developers Ltd	Proposed glazed doors, roof terraces with balustrading and single storey extension to Plot 3 (part-retrospective)	Land To Rear Of Shops On Colebrook Road Plymouth	Mr Paul McConville
04/03/2021	Granted Conditionally	20/01606/FUL	Charlotte Handy	Construction of two temporary modular office buildings and associated works (to be retained until February 2023)	Land To East Of 4 Basin, HMNB Devonport Plymouth PL1 4SG	Mr Simon Osborne
04/03/2021	Agreed	21/00057/CDM	Mr Steve Martin	Condition Discharge: Conditions 5 & 11 of application 18/01304/FUL	24 The Spinney Plymouth PL7 1AG	Mr Jon Fox
04/03/2021	Agreed	21/00195/CDM	Plymouth City Council	Condition Discharge: Conditions 7 (partial), 10 & 12 of application 18/02088/FUL	Fields Around Drake Memorial Park Haye Road Plympton Plymouth PL7 1UQ	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/03/2021	Agreed	21/00329/CDC	Mr Cowley And Miss Scarborough	Confirmation that the Sections 1, 2, 3, special conditions 4-11, 14, and 17 of application 13/02348/FUL have been complied with	50 Henry Avent Gardens Plymouth PL9 8DD	Mrs Katie Saunders
08/03/2021	Granted Conditionally	21/00025/ADV	Mr Peter Curno	External building and directional signage	Devonport Dockyard, South Yard, (Areas 1 West) Devonport Plymouth	Mr Mike Stone
08/03/2021	Granted Conditionally	21/00028/TPO	Mr Allan Taylor	Oak - Remove lowest thin branches back to trunk on 23 Sycamore Way side over seating area and path to give 3m clearance above ground level.	23 Sycamore Way Glenholt Park Glenfield Road Plymouth PL6 7NQ	Mrs Jane Turner
08/03/2021	Granted Conditionally	21/00036/LBC	Mr Ben Cheriton	The sub-division of part of the West Wing first floor to accommodate small offices.	Melville Building Royal William Yard Plymouth PL1 3RP	Mrs Karen Gallacher
08/03/2021	Granted Conditionally	21/00062/TPO	Mr Nigel Coles	Macracarpa (T1) - Reduce overextended limbs over 28 St Boniface Drive by 2-3m due to the tree losing several large limbs in recent storms and reduce remaining crown by 2-3m taking care not to go beyond green growth.	30 St Boniface Drive Plymouth PL2 3QW	Mrs Jane Turner
08/03/2021	Granted Conditionally	21/00070/TPO	Mr Simon Payne	Sycamore (T1) - Reduce large bough on the west side of the tree canopy by up to 4m to nearest natural growth point. Crown reduce the rest of the crown by maximum of 2m to nearest natural growth points and thin by 10%.	8 Pine Gardens Plymouth PL3 4FG	Mrs Jane Turner
08/03/2021	Granted Conditionally	21/00097/LBC	Mr Bone	Replacement of existing skylights, fitting of secondary glazing to second floor windows, alterations to second floor WC compartment to install shower cubicle, roof insulation, and external repairs	98 Church Road Plymstock Plymouth PL9 9BG	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/03/2021	Granted Conditionally	21/00120/TCO	Mrs Holly Moody	Sycamore (1) - reduce height by 8m. Sycamore (2) - Fell. Bay (3) - Fell. Sycamores (4, 5 & 6) - Fell. Leylandii (7) - Fell. Yew (8) - Fell. Griselinia Littoralis (9) - Fell. Robinia (10) - Fell poor health. Leylandii (11) - reduce by 4-5m. Bay (12) - Fell.	265 Stuart Road Plymouth PL1 5LH	Mrs Jane Turner
08/03/2021	Granted Conditionally	21/00137/FUL	Mr & Mrs Orchard	Single storey rear extension with retained patio area and replacement raised terrace inc. demolition of existing extension	63 Underlane Plymstock Plymouth PL9 9LA	Mr Mike Stone
09/03/2021	Granted Conditionally	20/01097/FUL	Mr Wade	Demolition of existing and erection of new single storey extension with garage to side and rear, side balcony to second floor, front gable roof extension, rear dormer, rooflights and side cladding.	35A Egguckland Road Plymouth PL3 5HF	Mr Mike Stone
09/03/2021	Granted Conditionally	20/02059/FUL	Mrs Sally Long	Single storey front garden room	21A Home Park Plymouth PL2 1BQ	Mr Sam Lewis
09/03/2021	Granted Conditionally	21/00044/LBC	Nic White	Remove plaster to reveal basement wall, repoint, replace front and rear basement door pillars and relocate utilities equipment	85 Durnford Street Plymouth PL1 3QW	Mr Mike Stone
09/03/2021	Refused	21/00054/FUL	Mr Sergio Shemetras	Construction of 2nd floor flat over rear tenement	22 Queen Anne Terrace North Hill Plymouth PL4 8EG	Ms Abbey Edwards
09/03/2021	Granted Conditionally	21/00164/FUL	Mr Matthews	Single storey rear and side extension and rear balcony	14 Fortescue Place Plymouth PL3 5HT	Mr Mike Stone
09/03/2021	Granted Conditionally	21/00192/LBC	James Scott & Anastasia Benjafield	Internal alterations	Flat 1, 29 Grand Parade Plymouth PL1 3DQ	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/03/2021	Granted Conditionally	20/01747/S73	Mrs Brady-Hooper	Variation of Condition 11 (Delivery Hours) of application 06/02075/FUL	St Budeaux Community Centre & Public Car Park, Wolseley Road St Budeaux Plymouth PL5 1UD	Mr Chris King
10/03/2021	Granted Conditionally	20/01917/FUL	Mr Enayan Hussain	Additional storey upward extension and single storey rear extensions	110 Fort Austin Avenue Plymouth PL6 5NP	Miss Josephine Maddick
10/03/2021	Granted Conditionally	20/02017/FUL	Kamila Wszolek	Part change use from Class E to residential (Class C3). Internal and external alterations inc. conversion of existing storage area, extend existing rear extension, raise existing extension roof level and raised decking area	58 Mutley Plain Plymouth PL4 6LF	Ms Abbey Edwards
10/03/2021	Granted Conditionally	21/00046/FUL	Mr James Yorke	Installation of 3 new openings and enlargement of 2 existing openings with installation of first and second floor balconies on south elevation	71 Millbay Road Plymouth PL1 3NG	Ms Abbey Edwards
10/03/2021	Granted Conditionally	21/00132/FUL	Sarvaiya	Two-storey rear extension with hipped roof.	68 Ringmore Way Plymouth PL5 3QH	Mr Paul McConville
10/03/2021	Refused	21/00359/AMD	Straights Two (Jersey) Ltd	Non-material Amendment: To widen the existing entrance on the north elevation and provide a glazed entrance door with glazed area for signage above, to the north elevation for application 20/00591/FUL	St Teresa House Beaumont Road Plymouth PL4 9AZ	Mr Mike Stone
11/03/2021	Split Decision	19/02009/CDM	Westward Housing Ltd	Condition Discharge: Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 24 & 26 of application 17/01216/FUL	Land Off Colebrook Road Plympton Plymouth	Mrs Katie Saunders
11/03/2021	Granted Conditionally	20/02027/FUL	Mr Arnold	Single storey rear and part side extension and two-storey side extension.	26 Furzeacre Close Plymouth PL7 5DZ	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/03/2021	Granted Conditionally	20/02040/FUL	Mr K Potter	Private motor garage	67 Sheridan Road Plymouth PL5 3HA	Mr Paul McConville
11/03/2021	Granted Conditionally	21/00048/LBC	Mr Richard Sims	Change to the location of the shower room in Building M055 (following approval of application 19/01782/LBC)	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Paul McConville
11/03/2021	Granted Conditionally	21/00077/LBC	Plymouth City Council	Installation of solar panels on flat roof areas	Council House Armada Way Plymouth PL1 2AA	Mr Mike Stone
11/03/2021	Granted Conditionally	21/00078/FUL	Plymouth City Council	Installation of solar panels on flat roof areas	Council House Armada Way Plymouth PL1 2AA	Mr Mike Stone
11/03/2021	Granted Conditionally	21/00081/FUL	Nicholas Lainchbury	Single storey rear extension and external steps area	40 North Down Road Plymouth PL2 3HJ	Ms Abbey Edwards
12/03/2021	Granted Subject to S106	18/01444/OUT	Mr R May	Outline application with details of access, layout and scale for the construction of 3 dwellings	Land To The West 123 Fort Austin Avenue Plymouth PL6 5NR	Miss Amy Thompson
12/03/2021	Granted Conditionally	20/00534/FUL	Mr N Cole	Proposed lock up garage with gym to rear inc. formation of new vehicular access (re-submission of 19/00988/FUL)	21 St Vincent Street Plymouth PL2 1JH	Mr Peter Lambert
15/03/2021	Granted Conditionally	20/02021/FUL	Miss Gretchen Melley	Front hard standing (Retrospective)	42 Budshead Road Plymouth PL5 2RA	Miss Josephine Maddick

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/03/2021	Granted Conditionally	20/02031/S73	Liam Lynch	Variation of Condition 10 (Temporary Use: Reinstatement) of application 16/00477/FUL to allow current B8 use to continue for a further 5 years	186 -190 Keyham Road Plymouth PL2 1RD	Mr Mike Stone
15/03/2021	Granted Conditionally	21/00099/FUL	Mr J Batty	Domestic outbuilding for ancillary use	134 Woodford Avenue Plymouth PL7 4QS	Mr Macauley Potter
15/03/2021	Granted Conditionally	21/00212/FUL	Mr David Ford	Conversion of garage to home office and storage area	12 Killerton Lane Plymouth PL9 7GA	Mr Sam Lewis
15/03/2021	Granted Conditionally	21/00238/FUL	Mrs M Harris	Single storey side extension	49 Fletcher Crescent Plymouth PL9 8LH	Mr Sam Lewis
16/03/2021	Agreed	20/01617/CDM	Plymouth Retail Ltd	Condition Discharge: Conditions 3, 4, 5, 7, 8, 10, 34 & 35 of application 19/00891/FUL	Norwich Union House, Old Town Street & New George Street Plymouth PL1 1DN	Mr Alistair Wagstaff
16/03/2021	Agreed	21/00040/CDM	Mr Paul Douglas	Condition Discharge: Condition 3 of application 19/01543/FUL	45 Castle Street Plymouth PL1 2NJ	Mrs Alumeci Tuima
16/03/2021	Refused	21/00351/AMD	Mr Nigel Yarham	Non-material Amendment: Use of different tile for application 20/00924/FUL	Flats 72-142 Keyham Road & Flats 1-15 St Leo Place Plymouth PL2 1SG	Mr Paul McConville
16/03/2021	Agreed	21/00409/CDM	Drake Circus Leisure Ltd	Condition Discharge:: Condition 18 of application 17/01409/S73M	Bretonside Bus Station Bretonside Plymouth PL4 0BG	Mr Alistair Wagstaff

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/03/2021	Granted Conditionally	20/01045/FUL	City Fibre	Siting of 2no. containers, 12no. air conditioning units and separate generator enclosures & meter cabinet surrounded by 2.4m weld mesh fence	Land At Thornbury Road Airport Business Park Plymouth	Mr Chris King
17/03/2021	Agreed	20/01688/CDM	Bob Fish	Condition Discharge: Conditions 12 & 14 of application 19/00133/FUL	North Prospect Phase 4 Dingle Road, Laurel Road, Rosedown Avenue And Myrtleville Plymouth	Mr Chris King
17/03/2021	Granted Conditionally	20/01889/FUL	Mr Kevin Briscoe	Change of use of former drug rehabilitation centre (Class C2) to residential (Class C3) to 5 dwellings. External alterations including rear and side extensions	Longreach, Hartley Road Plymouth PL3 5LW	Ms Abbey Edwards
17/03/2021	Refused	20/01952/FUL	Mr Steve Daly	Removal of existing pitched roof on rear extension and replace with a balcony and patio doors.	58 Pegasus Place Sherford PL9 8FB	Mr Mike Stone
17/03/2021	Granted Conditionally	20/01975/ADV	Mr Karsan Vaghani	2no. freestanding totem signs	Plymouth NHS Trust Plymbridge Road Estover Plymouth PL6 7LQ	Mr Macauley Potter
17/03/2021	Granted Conditionally	21/00199/FUL	Mr Wesley Foster	Change of use from dwelling (Class C3) to a 3-bed HMO (Class C4)	22A Sydney Street Plymouth PL1 5AE	Mr Mike Stone
17/03/2021	Granted Conditionally	21/00232/FUL	Mr Platten	Conversion of garage to form residential annexe	1 Byland Road Plymouth PL3 5DY	Mr Sam Lewis
17/03/2021	Refused	21/00356/AMD	Devonport Royal Dockyard Ltd	Non-material Amendment: amend the current location of a series of vents/louvres for application 18/01693/FUL	Devonport Dockyard, South Yard, (Areas 1 West) Devonport Plymouth	Mrs Rebecca Boyde

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/03/2021	Split Decision	21/00371/CDM	Plymouth City Council	Condition Discharge: Conditions 1, 2 & 3 of application 20/00945/FUL	The Box, Tavistock Place Plymouth PL4 8AX	Miss Katherine Graham
18/03/2021	Granted Conditionally	20/01948/FUL	Mr Jed Peacock	Conversion of existing agricultural building to residential dwelling (class Q) including alterations to design, extension to the curtilage and landscape scheme	Staddon Heights Farm Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
18/03/2021	Granted Conditionally	20/01973/FUL	Co-operative Funeralcare	Change of use from industrial/warehouse (Class B2/B8) to funeral care centre (Sui Generis) and installation of associated ventilation louvres and 3-bay car wash canopy	Unit D3, Cot Hill Trading Estate Plymouth Plympton PL7 1SR	Mr Jon Fox
18/03/2021	Granted Conditionally	20/01979/FUL	Mr Andrew Cotterell	Conversion of upper floors to 2 self-contained apartments and function room/store room ancillary to ground floor uses (Class E) and associated internal and external alterations, inc. insertion of dormer window in roof and roof terrace	5 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
18/03/2021	Granted Conditionally	20/01980/LBC	Mr Andrew Cotterell	Conversion of upper floors to 2 self-contained apartments and function room/store room ancillary to ground floor uses (Class E) and associated internal and external alterations, inc. insertion of dormer window in roof and roof terrace	5 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
18/03/2021	Granted Conditionally	21/00231/FUL	Mr David Hambley	Single storey rear and front extensions and cladding at first floor level	46 Rockingham Road Plymouth PL3 5BW	Mr Sam Lewis
18/03/2021	Agreed	21/00331/CDM	S Hassan	Condition Discharge: Condition 3 of application 20/01501/FUL	1 - 3 Mutley Plain Plymouth PL4 6JG	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
19/03/2021	Granted Conditionally	21/00253/LBC	Plymouth Yacht Haven Ltd	Repair of two former aircraft hangars	Former Flying Boat Hangars, Shaw Way Mount Batten Plymouth PL9 9XH	Mr Chris Cummings
22/03/2021	Granted Conditionally	20/01843/FUL	Charlotte Handy	Construction of floodwall along western edge of 14 Dock, modifications to adjacent elevated roadway and infilling of Cope Pits	Land Adj. 14 Dock, HMNB Devonport Plymouth PL1 4SG	Mr Jon Fox
22/03/2021	Granted Conditionally	20/02004/S73	Mr Essy Kamaie	Variation of Condition 1 (Plans) of application 19/00538/FUL: Minor material amendments including floor plans, front access ramp and elevations	1 Woodland Terrace Greenbank Road Plymouth PL4 8NL	Mr Simon Osborne
22/03/2021	Granted Conditionally	21/00084/FUL	Mr Philip Winters	Single storey rear raised decking area	33 Manifold Gardens Plymouth PL3 6HL	Mr Paul McConville
22/03/2021	Granted Conditionally	21/00142/FUL	Mr Mark Aquilina	Single storey front extension and front hardstand (part-retrospective).	11 Carradale Road Plymouth PL6 5UG	Mr Paul McConville
22/03/2021	Granted Conditionally	21/00157/FUL	Mr & Mrs Rees	Rear dormer windows	1 Barton Road Plymouth PL9 9RQ	Mr Mike Stone
22/03/2021	Granted Conditionally	21/00172/FUL	Mr Martin Pomeroy	Single storey flat roof rear extension to replace existing conservatory	2 Dunster Close Plymouth PL7 2FN	Mr Paul McConville
22/03/2021	Granted Conditionally	21/00214/FUL	Mr Ben Quick	Extension of rear patio area (following approved scheme 20/01884/FUL)	21 Plymstock Road Plymouth PL9 7NX	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/03/2021	Granted Conditionally	21/00276/FUL	Mr And Mrs P.E Rowe-Baker	Single storey rear extension	137 Green Park Road Plymouth PL9 9LL	Mr Sam Lewis
22/03/2021	Granted Conditionally	21/00288/FUL	Mr Simon Graham	Single storey side extentsion	56 Hollycroft Road Plymouth PL3 6PR	Mr Sam Lewis
22/03/2021	Refused	21/00370/AMD	Mr David Coombes	Non-material Amendment: Change of roof covering for application 19/01031/FUL	28 Dryburgh Crescent Plymouth PL2 2NU	Mr Sam Lewis
23/03/2021	Refused	20/01454/FUL	Mr Neal Stoneman	Retention of marquee over swimming pool and erection of covered walkway to link to main house. Installation of Male and Female WCs in bar/ servery and storage building. Additional parking area for users.	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mrs Karen Gallacher
23/03/2021	Refused	20/01455/LBC	Mr Neal Stoneman	Retention of marquee over swimming pool and erection of covered walkway to link to main house. Installation of Male and Female WCs in bar/ servery and storage building. Additional parking area for users.	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mrs Karen Gallacher
23/03/2021	Granted Conditionally	20/02005/FUL	Professor Dafydd Moore	Creation of single room classroom	Kirkby Lodge Car Park Portland Square Lane North Plymouth University Plymouth PL4 6AP	Mr Chris Cummings
23/03/2021	Granted Conditionally	21/00186/LBC	Mr Geoffrey Holmes	Internal alterations	52 Durnford Street Plymouth PL1 3QN	Mr Mike Stone
23/03/2021	Agreed	21/00306/CDM	Mr Peter Curno	Condition Discharge: Conditions 17 & 18 of application 19/00869/S73	Devonport Dockyard, South Yard, (Areas 1 West) Devonport Plymouth	Mrs Rebecca Boyde

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/03/2021	Refused	20/01442/FUL	Mr Neal Stoneman	Continue use of part of site as cafe including erection of marquees to cover seating area and mobile kitchen unit and use of part for mobile toilet unit and additional parking area. Formation of additional parking area for cafe and overall development scheme.	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mrs Karen Gallacher
24/03/2021	Granted Conditionally	21/00002/TPO	Miss Lisa Bramley	Sycamore - to reduce the height by maximum of 2m to natural growth points, reduce side branches by 1.2m to natural growth points and carry out a light crown thin.	8 Kernow Gate Plymouth PL5 1FB	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00003/TPO	G Judge	T1 Ash - Re-pollard. T2 Oak - reduce lateral limb by 1.5m. (Trim back self sown Ash, Sycamore and Hazel - not covered by the Tree Preservation Order).	38 Burnett Road Plymouth PL6 5BH	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00050/TPO	Dr Clair Wade	Yew (T1) and Yew (T3) - reduce lateral overhanging branches back to boundary to natural growth points.	35A Egguckland Road Plymouth PL3 5HF	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00083/TCO	Mr Philip Bath	Ash - Fell due to ash die back.	52 Albert Road Plymouth PL2 1AE	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00094/TCO	Tracey Lee	Yew - reduce by 3ft. Apple - reduce by 4ft. Holly - reduce height and crown by 4ft (please see informative below). Cotoneaster - reduce crown by 4ft.	27 Whiteford Road Plymouth PL3 5LU	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00095/TPO	Mr & Mrs Smith	Sycamore (T1) - Remove 3 lowest limbs to crown raise the tree to 5m above ground level. 2x Sycamore (G1) - Reduce lateral branches back to previous points approximately 2m.	17 Cornwood Road Plymouth PL7 1AL	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00121/FUL	Mr Carl Hanwell	Single storey front extension and two-storey side extension extending beyond the rear	66 Cobbett Road Plymouth PL5 3LF	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/03/2021	Granted Conditionally	21/00125/TPO	Mrs C Baggott	Sycamore (T70) - Reduce crown back to previous pruning points and remove lowest small limb on Weston Park Road side.	22 Burleigh Manor Plymouth PL3 5NT	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00130/FUL	Mr William Brook	Rear and side extension and front porch	4 Cressbrook Close Plymouth PL6 8RX	Mr Paul McConville
24/03/2021	Granted Conditionally	21/00134/TPO	Mr Eric Tope	Oak (T1) - Trim lower branches only by 1-2m to natural growth points to give clearance of roof.	2 Alwin Park Plymouth PL6 5HU	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00135/TPO	Mrs Hetal Buckhurst	Sycamore (T1) - Trim back by 1-2m lowest 6 branches from house to natural growth points. Beech (T2) - Crown lift by removing 4 branches of 50mm/75mm diameter.	4 Wellsbourne Park Plymouth PL3 5JJ	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00152/FUL	Mr & Mrs Bandey	Front and rear ground floor extensions and first floor side extension	11 Kingston Drive Plymouth PL7 2UZ	Mr Paul McConville
24/03/2021	Granted Conditionally	21/00167/FUL	Sherford New Community Consortium	Erection of an electricity Sub-station	Land North Of Hercules Road Sherford Plymouth PL9 8FE	Mr Tom French
24/03/2021	Granted Conditionally	21/00178/TCO	Mr Luke Foster	Repollard Limes in western part of Millfields Estate. Lime on bank next to Evans Court - raise lower canopy as indicated in submitted photo.	Millfields Estate (Communal Grounds)	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00181/TCO	Mr Andrew Tregunna	Various tree maintenance works detailed in submitted tree report.	Stonehouse Barracks Durnford Street Plymouth PL1 3QS	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/03/2021	Granted Conditionally	21/00183/TCO	Mr Andrew Tregunna	Various tree management works as detailed in submitted work schedule.	Royal Citadel Hoe Road Plymouth PL1 2PD	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00184/TPO	Mrs Wendy Golden	Oak (T1) -reduce part of the canopy that overhangs garage roof and hardstanding in line with back edge of garage wall approximately 2-3m or nearest natural growth point (amendment agreed with agent 23/3/21).	13 Culver Close Plymouth PL6 5NL	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00222/TCO	Mrs Holly Moody	Leylandii (No. 11 on plan) - Fell - rather than reduce as previously notified	265 Stuart Road Plymouth PL1 5LH	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00223/TCO	Mr Dominic Ring	Species Unknown (T1) - Fell tree is dead (exempt work). Bay (T2) - Reduce vertical height by upto 2.5m, trim lateral growth by upto 1m on road side and garden side East and West sides to maintain as a hedge in the future.	5 Raynham Road Plymouth PL3 4EU	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00239/FUL	Mr & Mrs Colin Chapman	Two-storey side, single storey rear, and single storey front extensions (including a porch); and roof alterations with rear dormer	83 Lower Compton Road Plymouth PL3 5DW	Mr Sam Lewis
24/03/2021	Granted Conditionally	21/00268/TCO	Mr Jason Lowther	Black Mulbery (T1) - Reduce by half in height.	78 Somerset Place Plymouth PL3 4BG	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00269/TCO	Mr Seddon	Pittosporum (T2) - Reduce vertical height by 2m trim lateral growth by 1m. Bay (T3) - Reduce height by 2m, trim lateral growth on South side by half a meter. Bay (T4) - Reduce height by 2m, trim lateral growth on South side by half a meter.	74 Somerset Place Plymouth PL3 4BG	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/03/2021	Granted Conditionally	21/00270/TCO	Mrs Rose Sparkes	Bay (T5) - Reduce vertical height by 2m, lateral growth on south side over foot path by 1m.	72 Somerset Place Plymouth PL3 4BG	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00271/TCO	Mrs Lisa Gosling	Lime (T1) - actually a Willow - reduce branch overhanging fence boundary back away from the fence, reduce the remaining crown by 1.5m vertical height. Leylandii (T2) - Fell.	25 Longbrook Street Plymouth PL7 1NJ	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00275/TPO	Mr Peter Cleeve	Ash (343) - Reduce crown by one third to natural growth points and review trees condition over the summer.	73 Oreston Road Plymouth PL9 7JU	Mrs Jane Turner
24/03/2021	Granted Conditionally	21/00310/FUL	Plymouth City Council	Part-retrospective installation of new perimeter lighting illuminating Drakes Statue, Merchant Navy Memorial, Britannia Memorial and the RAF War Memorial on the Hoe Promenade (Resubmission of 20/00616/FUL)	Hoe Promenade And Hoe Road Plymouth	Ms Abbey Edwards
24/03/2021	Granted Conditionally	21/00350/ADV	Z&K Cornwall Food Limited	1no. illuminated lettering sign and 1no. illuminated projection sign	130-132 Armada Way Plymouth PL1 1HX	Mr Sam Lewis
25/03/2021	Granted Conditionally	20/01553/FUL	Mr Shaun Hore	Extension to existing front balcony inc. removal of stairs and front door	848 Wolseley Road Plymouth PL5 1JU	Mr Paul McConville
25/03/2021	Granted Conditionally	21/00133/FUL	Mr & Mrs Jenkins	Raised hardstand with associated front garden wall, single storey rear extension and raised decking with privacy wall.	5 Erme Gardens Plymouth PL3 6JP	Mr Macauley Potter
25/03/2021	Agreed	21/00161/CDM	Mr Darren Wills	Condition Discharge: Condition 9 & 10 of application 15/00486/OUT	West Park Primary School Wanstead Grove Plymouth PL5 2LU	Mr Chris King

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
25/03/2021	Granted Conditionally	21/00259/FUL	Mr John McConnell	Replacement of life expired colonnade cast iron support members with galvanised steel and replacement of the external balcony arcade tiling above to maintain a watertight & structurally stable colonnade	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Mr Mike Stone
25/03/2021	Granted Conditionally	21/00260/LBC	Mr John McConnell	Replacement of life expired colonnade cast iron support members with galvanised steel and replacement of the external balcony arcade tiling above to maintain a watertight & structurally stable colonnade	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Mr Mike Stone

Appeal Decisions between 01/03/2021 and 25/03/2021

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
17/03/2021	20/00777/FUL	2020/0025	Appeal Allowed with Conditions	APP/N1160/D/20/3264862
Ward				
St Budeaux				
Address				
10 Admiralty Road St Budeaux Plymouth PL5 1NJ				
Application Description				
Creation of first floor balcony over flat roof				
Appeal Process		Officers Name		
Householder Fast Track		Miss Josephine Maddick		
Synopsis				
<p>10 Admiralty Road Planning permission was refused for creation of first floor balcony over flat roof at 10 Admiralty Road. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV1 and DEV20, the Plymouth and South West Devon Supplementary Planning Document (SPD)2020 and the National Planning Policy Framework 2019. Having reviewed the application, and visited the site, the Inspector did not support the Councils view that the proposal presented as intrusive creating a demonstrably harmful addition to the property that would be over bearing for any neighbouring property who are using their garden space nearby. The Inspector considered that as notwithstanding whether the roof could currently lawfully be used as a balcony, the proposed development, on the basis of its limited scale and its position, set in from and thus not directly adjacent to the shared boundaries with adjoining properties, would not be an overbearing, intrusive feature. Its effect on adjoining occupiers levels of outlook, daylight and sunlight would therefore not be significant. In addition, the opaque glass privacy screens would direct views from the proposed balcony over the site's rear garden and towards the estuary and countryside to the north. The appeal was upheld. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
18/03/2021	20/01052/FUL	2020/0024	Appeal Allowed	APP/N1160/D/20/3264476
Ward				
Plymstock Dunstone				
Address				
39 Reservoir Road Plymstock Plymouth PL9 8ND				
Application Description				
Single storey front extension and window alterations				
Appeal Process		Officers Name		
Householder Fast Track		Ms Abbey Edwards		
Synopsis				
<p>Application was refused on design grounds, specifically the visual impact the proposed porch extension would have on the appearance of the pair of semis and the character and appearance of the surrounding area. The proposal was found to be non compliant with Policies DEV10, DEV20, the guidance contained within the Plymouth and SW Devon SPD (2020) and the NPPF. The Planning Inspectorate considers the properties in this location are limited in visual symmetry and are not particularly uniform. As such, the proposal would not read as an incongruous addition and would not harm the character and appearance of the surrounding area. The proposal is considered to accord with Policy DEV20 of the Joint Local Plan and the NPPF. It is acknowledged that the proposal does not strictly adhere to all parts of the Plymouth and SW Devon SPD but it would be broadly consistent with the SPDs guidance in relation to the visual impact of residential extensions.</p>				