

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/02129/FUL	Item	01
Date Valid	01.12.2021	Ward	PLYMSTOCK DUNSTONE
Site Address	27 Blackstone Close Plymouth PL9 8UQ		
Proposal	Single storey side and rear extension and insulated rendering to dwelling gable wall		
Applicant	Marshall		
Application Type	Full Application		
Target Date	26.01.2022	Committee Date	13.01.2022
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



1. Description of Site

27 Blackstone Close is a two-storey, semi-detached dwelling located in the Plymstock Dunstone Ward.

2. Proposal Description

The proposal is for a single storey side and rear extension, with insulated rendering to the gable wall. The proposed side extension is proposed to infill to the site's west boundary. Therefore it will be 9.3m long and 4m wide. Due to the shape of the site, the side extension would taper in to the back to be 2.4m wide. The side extension will include one window on the front elevation.

The rear extension is proposed to be 1.3m long and 5.4m wide. Both extensions will have a flat planted green roof. The extension is proposed to be render clad and painted. On the rear elevation, a patio door and window are proposed.

On the west elevation of the property, the gable wall is proposed to be clad with insulated render to limit water ingress through the existing brickwork as a result of the inclusion of the green roof.

3. Pre-application enquiry

There was no pre-application enquiry.

4. Relevant planning history

None.

5. Consultation responses

None.

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).

8. Key Issues/Material Considerations

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.

The relevant policies are: DEV1 (Protecting health and amenity), DEV20 (Place shaping and the quality of the built environment) of the Plymouth and SW Devon Joint Local Plan.

The primary planning considerations in this application are: principle of development, visual impact, impact on neighbouring amenity.

Principle of Development

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

Negotiations Undertaken

None.

Visual Impact

Policy DEV20 of the Plymouth and South West Devon Joint Local Plan states that development should have proper regard to the pattern of local development and the wider development context and surroundings. Officers consider that the proposed side extension relates well to the existing

dwelling and surrounding area, and therefore will not have a negative impact on the wider development context.

The proposal is considered to comply with paragraph 13.37 of the SPD, which requires side extensions to be subordinate to the existing dwelling. Although officers note the side extension is not set back the required 1m from the front elevation, on balance, the scale of the side extension with its flat roof is clearly subordinate to the property and therefore could not justify the refusal of the application.

In terms of the proposed roof, guidance in the SPD does not recommend the inclusion of flat roofs where they are not a feature of the original property. However, officers merit the proposal of a planted green roof, it is considered that the positive biodiversity impacts of a green roof outweigh any negative visual impact a flat roof may have on the streetscene. To this end, a condition has been added to ensure that sufficient details regarding the green roof are received and approved by the Natural Infrastructure Team before works to the roof can commence.

The proposed use of render on the gable end and extension is of some concern to officers. The SPD states that materials should relate to the surrounding area in terms of their colour and texture. Currently, along Blackstone Close properties currently have a mixture of brick and tiling, with limited render in the surrounding area. Officers understand that due to requirements of a green roof, render is the preferable material for the works. Therefore, a condition has been added to ensure that the colour of the render used is sympathetic to the existing property and surrounding area.

The proposed rear extension would not be highly visible or have any impact on the streetscene as all the works will be at the rear of the property and are therefore not expected to detract from the local pattern of development.

Overall, officers consider that the proposal complies with DEV20 of the Joint Local Plan as the proposal contributes well to the wider development context.

Amenity

Officers have assessed the potential impacts on neighbouring amenity and have found the proposal to be acceptable.

Officers note that the works, predominantly the side extension, will be visible from properties opposite on Blackstone Close. Due to the sloping topography of Blackstone Close, these properties opposite are set at a higher level and so could have access to a vantage point for increased overlooking into the new side extension. When assessing the potential overlooking, officers note that the side extension window would overlook the garage of 24 Blackstone Close and not directly face any neighbouring habitable windows, and would be 27m away from the closest property opposite. In addition, where the properties are orientated at different angles, officers do not consider a clear line of sight could be established. As a result, officers consider the side extension to be acceptable. Officers note that the proposed windows of the rear extension would not be visible or opposite any neighbouring windows.

The works would not be particularly visible from neighbouring habitable windows and as such are not considered to have a harmful impact on the daylight or outlook experienced by neighbours. Officers have applied the 45 degree guidance as outlined in the SPD and have found none of the works to be in breach of this.

Overall, officers do not consider that the proposal will have a detrimental impact on neighbouring amenity, and therefore complies with Policy DEVI of the Plymouth and South West Devon Joint Local Plan and guidance within the SPD.

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.

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 DEVI and DEV20 of the Joint Local Plan, the guidance contained within the Plymouth and SW Devon SPD, and the NPPF. The application is therefore recommended for approval.

14. Recommendation

In respect of the application dated 01.12.2021 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/Block Plans and Elevations P1114-01 - received 01/12/21

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: GREEN ROOF DETAILS

PRE-ROOF WORKS

Prior to any work commencing on the roof, details of the green roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Landscape specification details, including plant species and sizes, roof build up details, planting specifications and establishment care
- Arrangement of roof layout including soil layouts and elevations (recommended 1:20 scale plan) and planting details (1:20 scale or as appropriate)

All works shall be carried out within the first planting season following installation of the roof in accordance with the approved details. Any planting that is dead or defective within the first 5 years from planting shall be replaced with similar species.

Reason:

To ensure satisfactory landscape works and biodiversity gain from development in accordance with Policies DEV20 and DEV26 of the Plymouth and South West Devon Joint Local Plan (2019) and Paragraph 127 of the National Planning Policy Framework.

4 CONDITION: RENDER COLOUR

PRE-INSTALLATION

Notwithstanding the details shown on the approved plans, no render shall be installed on any elevation until full details of the render colour has been submitted to and approved in writing by the Local Planning Authority. The render shall be installed in accordance with these approved details and retained at all times thereafter and maintained in accordance with manufacturers recommendations.

Reason:

To ensure a high quality development and that the materials and colours used are appropriate, in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2019), and Paragraphs 124, 127 and 130 of the National Planning Policy Framework.

INFORMATIVES

I 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 2021, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.