

PLANNING APPLICATION OFFICERS REPORT



Application Number	22/00504/FUL	Item	01
Date Valid	25.03.2022	Ward	PEVERELL
Site Address	25 Furneaux Road Plymouth PL2 3ET		
Proposal	Replacement of flat roof on existing garage with a dual pitched roof		
Applicant	Stephen Pascoe		
Application Type	Full Application		
Target Date	20.05.2022	Committee Date	
Extended Target Date	30.06.2022		
Decision Category	PCC Employee		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



The application comes before Planning Committee because the applicant is an employee of the City Council.

1. Description of Site

Number 25 Furneaux Road is a semi-detached dwellinghouse located close to the junction of Furneaux Road and Vine Gardens in the Beacon Park Neighbourhood. Ground levels rise slightly from front to back so that the front entrance is reached by a short flight of steps. At the side and to the rear of the house is a detached, flat roofed single garage, built on the side boundary and accessed by a driveway at the side of the house.

2. Proposal Description

Replacement of flat roof on existing garage with a dual pitched roof.

The garage is just over 5 metres long, 2.5 metres wide and 2.2 metres to the flat roof. The new pitched roof would be 3.2 metres to the ridge and 1.9 metres to the eaves. Materials would be slate to match the main house.

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.

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 on 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), National Design Guidance, the scale and urgency of the climate change emergency, and Plymouth City Council's Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030. 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. Analysis

1.

This application has been considered in the context of the development plan, the adopted Joint Local Plan, the Framework and other material considerations as set out in Section 7. The relevant policies are: DEVI (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment).

2. Principle of Development

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

3. Negotiations Undertaken

The original plans submitted were considered acceptable and the assessment has been based on the original plans.

4. Visual Impact

Officers have considered the visual impact of the development against the guidance in the SPD and consider it acceptable.

5. The garage is located to the side and rear of the house in a slightly elevated position. It is just over 15 metres from the road. Behind the garage is the gable wall of the property to the rear in Vine Gardens. The new pitched roof would be smaller, but follow the style of this gable.

6. Given the distance from the public road and the modest scale of the work, the case officer does not feel the proposal would have a significantly harmful impact on the quality of the street scene.

7. Amenity

Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable. No neighbour objections have been received.

8. The nearest neighbour is a bungalow with a side extension built up to the boundary with the garage. The garage projects slightly beyond the rear elevation of the bungalow.

9. The case officer does not consider that there would be any significantly harmful impact on neighbour amenity in terms of loss of light, overshadowing or outlook.

10. The case officer considers that the application complies with JLP policies DEVI and DEV20 and is recommended for approval.

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 DEVI and DEV20 and national guidance. The application is recommended for approval.

I4. Recommendation

In respect of the application dated 25.03.2022 it is recommended to Grant Conditionally.

I5. Conditions / Reasons

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

1 CONDITION: APPROVED PLANS

Location Plan PP-11138650/001 Rev A received 24/03/22

Block Plan PP-11138650/002 Rev A received 24/03/22

Plans and Elevations Existing and Proposed PP-11138650/003 Rev A received 24/03/22

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.

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

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, the Council has worked in a positive and pro-active way and has granted planning permission.