

ADDENDUM REPORT

Planning Committee



Item: 02

Site: 28 Mount Gould Road, Plymouth PL4 7PT

Planning Application Number: 24/00497/FUL

Applicant: Mr P Stewart, Pathgate Properties Ltd.

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Revised drawings to the proposal have been received which now includes a change to the existing off road parking area to enable off road parking for 3 vehicles and a turning area to allow the vehicles to exit and enter in a forward gear. In addition, further clarity has been provided regarding the capacity of the cycle store, which is now considered to be suitable for 8 bicycles.

Highways have been consulted on this change and have withdrawn their objection subject to conditions.

Visual Impact

Whilst there are no physical alterations to the building to accommodate the increased occupancy, there will be a change to the rear garden area to facilitate the increase in off road parking and turning facility. The rear garden is walled and not able to be seen from the public highway when the entrance gates are closed. Therefore, officers conclude that the visual impact will be minimal and that the scheme accords with DEV20 Place shaping and the quality of the built environment of the Plymouth and Southwest Devon Joint Local Plan (2019).

Occupant Amenity

The proposed increase to the parking area with turning space will reduce the amount of outdoor amenity space available to occupants. Standards for outdoor amenity space are set out in Table 11 Outdoor Amenity Standards (page 57) of the Supplementary Planning Document (SPD). This recommends that for HMO's 15 sqm of outdoor amenity space should be provided on-site per person. While some outdoor amenity space is retained around the property, the proposal will fall significantly short of this standard. Paragraph 4.140 of the SPD allows exceptions to these standards on a case-by-case basis when the proposed site is in an "older more densely developed neighbourhood" in proximity of local parks. The proposal is situated within 200m of Freedom Fields Park, a large urban park. Officers consider that on balance, the retention of the remaining outdoor space and proximity to the park provides adequate occupant amenity in this instance.

Biodiversity Net Gain

The amendments to the proposal, the loss of the grass lawn to create additional off-road parking, will now mean that a 10 percent net gain in biodiversity is required. It is proposed to deal with this by the Biodiversity Gain Plan informative and Landscaping condition.

UPDATED CONDITIONS

Because of the amended plans some of the conditions will need to be amended and or added as detailed below:

1) CONDITION: APPROVED PLANS

422.P65132.00001_AT_A01r Received 16 July 2024

775-5 Site Plan Received 23 April 2024

775-4 Second Floor Plans Received 23 April 2024

775-3 First Floor Layout Plans Received 23 April 2024

775-2g Ground Floor Layout Plans Received 16 July 2024

23042024 Location Plan Received 23 April 2024

5) CONDITION: CAR PARKING PROVISION

PRE-OCCUPATION

The building shall not be occupied until space has been laid out in accordance with the approved plan 775-2g Ground Floor Layout Plans Received 16 July 2024 for a maximum 3 cars to be parked at any time with turning area. These spaces shall be permanently retained along with the turning area, which shall be left clear for this purpose. The parking and turning area shown on the approved plan submitted shall remain available for its intended purpose and shall not be used for any other purpose without the written consent of the Local Planning Authority.

Reason:

To enable three vehicles used by occupiers to be parked off the public highway to prevent interference with the free flow of traffic on the highway and to safeguard highway users by ensuring vehicles enter and exit in a forward gear in accordance with policy DEV29 of the Plymouth and Southwest Devon JLP 2019.

7) CONDITION: BICYCLE STORE

COMPLIANCE

The building shall not be occupied without the cycle storage area shown in plan 775-2g Ground Floor Layout Plans Received 16 July 2024 which will be permanently retained for its intended purpose of providing secure, covered, lit storage for a minimum of eight bicycles. The secure area for storing bicycles shown on the approved plan submitted shall remain available for its intended purpose and shall not be used for any other purpose without the written consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with policy DEV29 of the Plymouth & Southwest Devon Joint Local Plan 2014 – 2034 (2019)

8) CONDITION: SURFACING OF DRIVEWAY/PARKING AREAS

PRE-OCCUPATION

Before the change of use hereby permitted is occupied, the driveway and parking area shall either be (a) constructed using a permeable construction or (b) hard paved for a distance of not less than 0.5m from the edge of the public highway and drained to a private soakaway; and shall therefore be maintained to ensure satisfactory access to the adjoining highway, in accordance with the approved plan submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that no private surface water or loose material is deposited onto the adjoining highway in the interests of highway safety in accordance with Policy DEV29 of the Plymouth and Southwest Devon JLP 2019.

9) ELECTRICAL VEHICLE CHARGING PROVISION

PRE-OCCUPATION

The proposed change of use shall not be commenced until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the provision of 1 standard electrical vehicle dedicated charging point. The electrical vehicle charging point shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote sustainable modes of transport in accordance with Policy DEV29 of the Plymouth and Southwest Devon Joint Local Plan (2019).

10) CONDITION: BIODIVERSITY AND LANDSCAPE DESIGN PROPOSALS

PRE-COMMENCEMENT

No development shall take place until full details of biodiversity and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. This shall include a programme for implementation and all works shall be carried out as approved. The landscaping details shall include planting plans including the location of all existing and proposed plants; their species, numbers, densities, type (i.e. bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection.

Reason:

To ensure that satisfactory biodiversity and landscape works are carried out in accordance with Policy DEV26 Protecting and enhancing biodiversity and geological conservation.

Justification: This proposal became eligible for Biodiversity Net Gain following amendments after validation. The Local Planning Authority are yet to receive or assess the Biodiversity Gain Plan as required by informative Biodiversity Gain Plan Required. This condition shall secure details required to ensure compliance with Biodiversity Net Gain, including opportunities to explore on-site provision in accordance with the Biodiversity Gain Hierarchy.

INFORMATIVE: BIODIVERSITY GAIN PLAN REQUIRED

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Plymouth City Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.