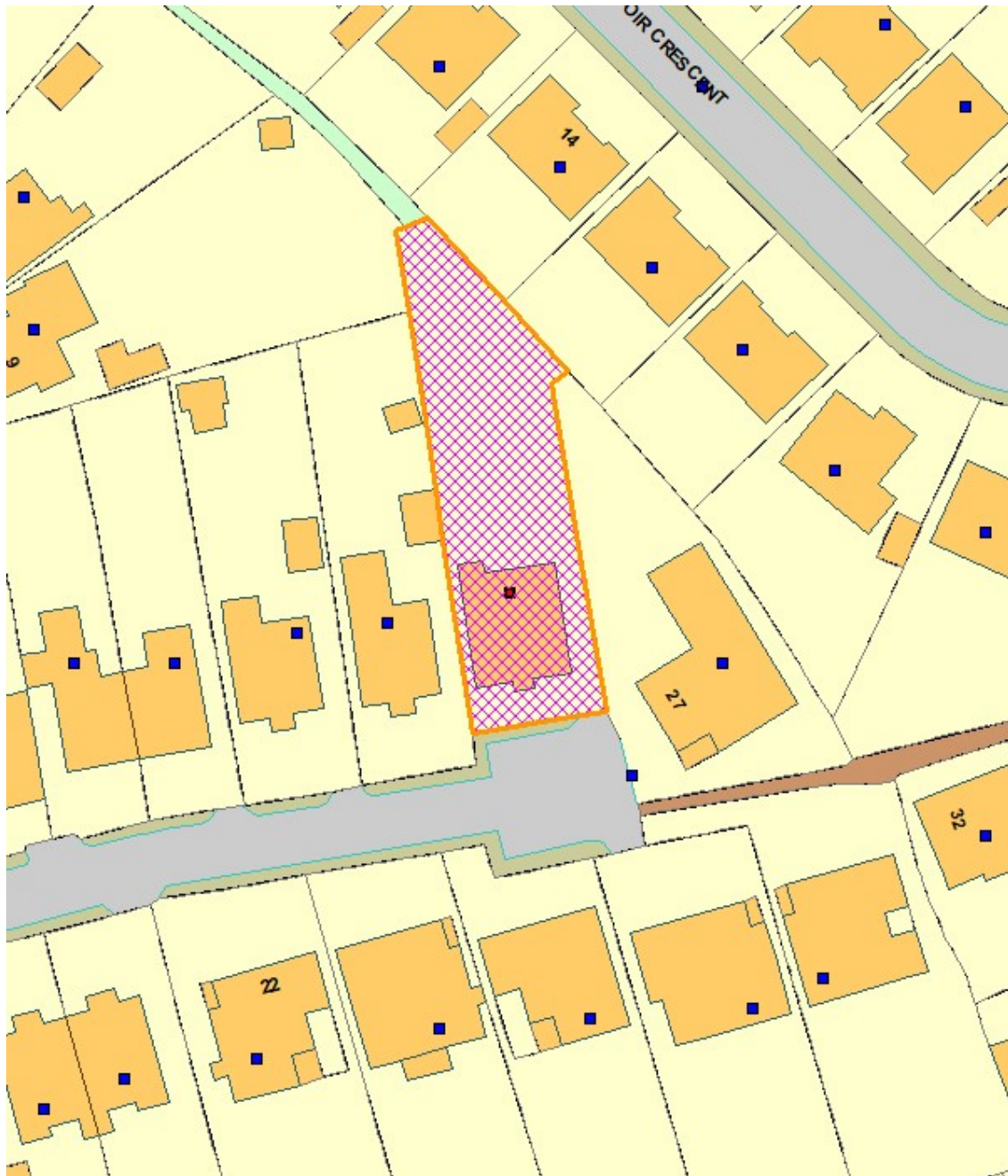


PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00454/FUL	Item	02
Date Valid	19.03.2025	Ward	PLYMSTOCK DUNSTONE
Site Address	25 Homer Rise Plymouth PL9 8NE		
Proposal	Single storey rear extension with raised deck		
Applicant	Mr Beech & Ms Pennack		
Application Type	Full Application		
Target Date	14.05.2025	Committee Date	24.04.2025
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Ethan Bell		
Recommendation	Grant Conditionally		



This Application has been brought before committee as the applicant is an employee of PCC

1. Description of Site

25 Homer Rise is a detached bungalow in the Plymstock Dunstone ward.

2. Proposal Description

Single storey rear extension with rear raised decking area. The extension itself will be approximately 5.1m high to the flat roof measured from the garden level. Despite this, the flat roof will match the eaves height of the bungalow, which is approximately 3.5m above ground level at the principal elevation. The extension will be around 2.8m deep and 9.5m wide, matching the width of the existing dwellinghouse. The rear decking will be elevated to ground floor level, roughly 2.2m above the garden level at its lowest point and 1.4m above at its highest point. This decking will protrude approximately 3.8m, matching the width of the extension and main dwellinghouse (9.5m). An

external staircase from the decking to the garden will allow access to the garden space, which will face west to east and extend 2.7m in width with a height of 1.4m. A 1.8m privacy screen is proposed on the western and eastern side elevation of the terrace, as well as solar panels at the rear of the garden.

3. Pre-application Enquiry

No enquiry.

4. Relevant Planning History

Nothing relevant.

5. Consultation Responses

South West Water - Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy.

6. Representations

One letter of representation was received, neutral to the planning application. They expressed interest in the privacy screens which were originally only included on one side elevation, but have since been conditioned on both side elevations of the raised deck to maximise privacy. The location of the onsite solar panels were also questioned, which can be seen on the approved plans '471_004 REV 4' at the rear of the garden.

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) 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

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. The application turns upon policies DEV1 (Protecting health and amenity), DEV20 (Place shaping and quality of the built environment), and DEV32 (Delivering low carbon development) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Policy Framework.

2. The material planning considerations for this planning application are:

- Design
- Residential amenity
- Climate emergency

Principle of Development

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

Negotiations Undertaken

4. The original plans submitted were considered acceptable and have thus been considered.

Visual Impact

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

6. Firstly, the proposed extension will have painted rendered walls, with uPVC double glazed windows and doors, with a flat EPDM roof (or similar). These materials are deemed appropriate for the nature of the site and will have a minimal impact on the surrounding area visually due to the position at the rear of the property. Flat roofed extensions are usually resisted and seen as contrary to the SPD guidance, mainly through paragraph 13.12, which states "Flat roofs will be discouraged where they are not a feature of the original house although they can sometimes be acceptable at the rear of properties, particularly where they are not prominent and help to reduce the height of an extension". In this case, the flat roof is to the rear of the property and is not in a prominent location, one that can only be potentially visually seen from the rear dormer windows of 18 Reservoir Crescent to the north and from the rear of no.23 and no.27 Homer Rise. Despite this, there are no concerns from a visual perspective from the rear extension due to the minimal size, the well-integrated design and appropriate materials that will be complementary to the main dwellinghouse.

7. The rear raised decking and external steps are appropriately sized and an integrated privacy screen on the western side boundary will be integrated into the design of the decking. It appears from the plans that the balustrading and railings surrounding the terrace and the external staircase will comprise of glass panels. Officers have no concerns with these materials due to the hidden nature of the site at the rear of the property, which will only be visible from potentially 3 other dwellings.

8. On balance, the development has been assessed to abide by DEV20 of the JLP with no adverse visual impacts identified.

Amenity

9. Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable. The single storey rear extension and raised decking area is not considered to give rise to any adverse impacts on neighbouring light, outlook or privacy.

10. The single storey rear extension has been assessed against DEV1 of the JLP and it is highlighted that there is no breach in a 45 degree guidance with the closest neighbour no.23 set in front of the no.25, at a slightly higher elevation and with a gap of approximately 3m to the neighbouring house. As such, with no windows proposed on the side elevations, the extension is on balance acceptable and will not adversely contribute to losses in privacy, outlook or access to light.

11. The new raised decking will have a slightly greater risk of adversely impacting privacy though. To mitigate this risk of overlooking and privacy, a privacy screen will be conditioned on the western boundary, preserving amenity with the closest neighbour (no. 23). To the north of the proposed decking, there are no concerns from a privacy perspective with the view mainly being the gardens of some of the neighbouring properties. No habitable windows are directly visible from the decking northwards due to the properties along Reservoir Crescent being considerably set down in sight, with only the roofs visible. As such, 18 Reservoir Crescents rear dormer windows have some

potential to overlook onto the new terrace area, but with this distance at approximately 23m, the harm is assessed as less than substantial. From the eastern side of the terrace, there is some potential for overlooking onto the rear of no.27 due to the set backed position of the new decking area. However, on balance, with a privacy screen conditioned to this side elevation, this risk is mitigated.

12. Therefore, on balance, the proposal is considered acceptable and to be in accordance with policy DEVI of the Joint Local Plan.

Climate Emergency Considerations

13. This Climate Emergency Planning Statement responds directly to the Climate Emergency declarations issued across Plymouth and South West Devon and identifies exactly what all new development should do to meet the challenge of climate change. It builds on existing planning policies set out within the Plymouth and South West Devon Joint Local Plan and its supplementary planning document, embraces new standards and proposes new requirements. Officers have assessed the submitted Climate Emergency Compliance Form. The submitted details, including solar pv panels to achieve a MIN of 1kw onsite renewable energy, are as such are considered acceptable for the scale of the development and the development abides by DEV32 of the JLP.

Other Considerations

14. Officers consider there are no other material planning considerations relevant to this planning application.

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.

13. Conclusions and Reasons for Decision

The development does not pose any unacceptable adverse impacts on street scene, and neighbouring amenity and is therefore compliant with policies DEVI, DEV20, and DEV32 of the Joint Local Plan.

Therefore, and having taken account of the NPPF and s38(6) of the Planning and Compulsory Purchase Act 2004, officers have concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 19.03.2025 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

GA Plans and Elevations (Existing) 471_004 Rev 4 received 08/04/25
GA Layout Plans (Proposed) 471_005 Rev 4 received 08/04/25
Building Elevations (Proposed) 471_006 Rev 4 received 08/04/25
Site Location Plan 471_001 Rev 1 received 19/03/25

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: PRIVACY SCREEN

PRE-FIRST USE

There shall be 1.8m high obscure glass privacy screen on the western and eastern side of the raised decking area, as per the approved details in the proposed plans (Drawing '471_004 REV 4', '471_005 REV 4' and '471_006 REV 4') received 8 April. The approved screens shall be installed prior to first use of the balcony and shall thereafter remain in situ. For the avoidance of doubt the glazing shall have an obscurity rating of not less than 4.

Reason:

To ensure privacy is provided to the neighbouring properties in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan 2014-2034 and Section 12 of the National Planning Policy Framework.

4 **CONDITION: SOLAR PANELS**

PRE-FIRST USE

Prior to occupation of the extension hereby approved, the solar PV panels with a minimum installed capacity of 1KW, as indicated on the approved plans '471_005 REV 4', shall be installed. The panels shall then remain in situ in perpetuity, replacing or repairing them when necessary.

Reason:

In order to promote on-site renewable energy systems and ensure a reduction in carbon emissions in line with policy DEV32 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraph 7.3 of the Plymouth and South West Devon Climate Emergency Planning Statement (2022).

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, 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: BIODIVERSITY NET GAIN

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, Householder applications are exempt from Biodiversity Net Gain requirements and therefore this application is not subject to the mandatory Biodiversity Gain condition.

4 INFORMATIVE: COUNCIL 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>