

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00521/FUL	Item	01
Date Valid	31.03.2025	Ward	PLYMSTOCK DUNSTONE
Site Address	5 Springfield Avenue Plymouth PL9 8PZ		
Proposal	Proposed front dormer, side garage, boundary fence and extension to rear dormer windows		
Applicant	Ms Neale		
Application Type	Full Application		
Target Date	26.05.2025	Committee Date	26.06.2025
Extended Target Date	20.06.2025		
Decision Category	Delegated Decision		
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

5 Springfield Avenue is a detached bungalow in the Plymstock Dunstone ward of the city. The site is located on a corner plot with the adjacent Springfield Rise to its west.

2. Proposal Description

Proposed front dormer, side garage, boundary fence and extension to rear dormer windows.

The proposed front dormer is approximately 8.7m wide, 1.85m high and 1.85m deep, with 3 white uPVC windows proposed. The rear dormer windows extension will see the dormer change from 1.67m in height, 6.1m in width and 1.67m in depth, to 2.38m in height, 8.69m in width and 2.38m in depth. This new rear dormer will have 3 uPVC windows. The loft conversion will encompass the removal of chimney stack on the principal elevation.

The proposed side garage will be flat roofed, with approximate dimensions of 3.78m in width, 2.61m in height and 7.16m in depth. 1.8m high featheredge boundary fencing is also proposed around the site to the west boundary and north boundary.

Other works that are permitted development include the proposed dropped kerb, which has already been approved, as well as a hardstanding and a small porch, with a ground area of approximately 1.2 square metres and a maximum height of 2.3m above ground level.

3. Pre-application Enquiry

None.

Relevant Planning History

Nothing relevant.

5. Consultation Responses

Natural Infrastructure - No in principle objections, subject to conditions including the provision of a bat and bird box.

Highway Authority - Objection due to loss of parking and lack of provision of parking.

The applicant has demonstrated at least 2 off street parking spaces on the permitted hardstanding so whilst the garage may not be used or supported by the highways authority as an off street space, the demand of 2 off street spaces has been met by the applicant from the permitted hardstanding and dropped kerb.

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

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) 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) and the Town and Country Planning (General Permitted Development) (England) Order 2015.

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), DEV26 (Protecting and enhancing biodiversity), DEV29 (Specific provisions relating to transport) 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:

- o Design
- o Residential amenity
- o Biodiversity
- o Provision of parking
- o 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 garage will be constructed with a flat roof and brickwork rendered walls to match the existing dwelling. Whilst flat roofed garages are not a preference, they can be seen in the surrounding street scape including the neighbouring no.7, no.9 and no.10, and is thus considered to be a design that is in keeping with the built environment. Almost entirely flat roofed garages can be seen on Springfield Avenue and adjacent streets. With a height of approximately 2.61m, the garage is clearly subordinate to the main dwellinghouse. The visual impact of this aspect of the development is therefore considered to be negligible.

7. 1.8m tall featheredge boundary fencing around the western and northern curtilage boundary provides privacy for the rear garden space. Officers have few concerns over the visual impact of this fencing, as whilst it will be clearly visible from the junction connecting Springfield Rise to Springfield Avenue, the material is appropriate for the nature of the site. Whilst it is less desirable visually than the previous hedged curtilage boundary, there are no grounds for refusal or substantial ecological mitigation as all hedges and trees were removed from the site prior to the application. Officers would encourage planting in front of the fencing and to the side of the garage to promote biodiversity on site.

8. Finally, the extension of the rear dormer windows and the proposed front dormer are on balance deemed acceptable. The front dormer, whilst fairly large in comparison to many of the front dormers on Springfield Avenue including no.7 and no.9, is not deemed to be significantly detrimental to the surrounding area. The SPD highlights that front dormers will only be acceptable where they are a notable feature of dwellings and in this case, the surrounding part of Plymstock can be characterised by having bungalows with front dormer windows. Whilst officers requested the dormers to be reduced in size due to their large massing, at their current state there is not sufficient grounds for refusal given the recent consent (18/02001/FUL) granted at no. 2 Mena Park Close in 2018, which allowed a front dormer window with similar dimensions. Therefore, there is seen to be no grounds for refusal for the current front dormer. The extension of the rear dormer will have a

slightly reduced visual impact, but will still be prominent due to the location of the bungalow on a junction/corner plot. There is not considered to be significant visual harm from the new rear dormer window, given the reduced impact on the street scene.

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

Amenity

10. Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable. The new garage, dormers and fencing are not considered to give rise to any adverse impacts on neighbouring light, noise, outlook or privacy.

11. Firstly, with a precedent set for front dormers on Bungalows along Springfield Avenue and the surrounding streets, whilst the windows will create some new vantage points looking into the houses opposite along the south side of Springfield Avenue, the harm on amenity from the front dormer is not considered to be substantial enough to warrant refusal. With no letter of representation received, this supports the provision of the front dormer. The extension of the rear dormer window is assessed to have a small impact on amenity, with overlooking already established over the rear gardens of the neighbouring no.7, no.2 and 4 Mena Park Close, and the front gardens of no.1 to no.5 Springfield Rise. The dormers will have a negligible impact of neighbouring light and noise.

12. With the side garage adjacent to the junction, there will be no breach in the 45 degree guidance and no obstruction of neighbouring access to light. The garage is not considered to bring any harmful rise in noise, privacy or outlook with no harmful or elevated windows proposed. The 1.8m high boundary fencing similarly is considered to have a minimal impact on amenity, with the height providing sufficient privacy for the rear garden whilst not being an overbearing and unattractive structure.

13. Therefore, on balance, the proposal is considered acceptable and to be in accordance with policy DEV1 of the Joint Local Plan.

Biodiversity

14. Officers have worked with Natural Infrastructure and the applicant to ensure compliance with DEV26 of the JLP. A bat and bird box will be conditioned to the application as recommended by the natural infrastructure officer. As trees and hedges were removed prior to the application, officers cannot condition mitigation for this loss in biodiversity but do encourage the applicant to promote biodiversity onsite in the form of tree planting or hedge planting to mitigate some of the loss prior to the application.

Provision of parking

15. The highway authority have been consulted and objected to the garage due to the vehicular access being within 10m from the junction and as such making the access to the garage unsupportable. Officers recognise that a drop kerb has already been approved by Network Management (ref: VXO/PH/1083TD) and the vehicle hardstanding along with the dropped kerb is permitted development. So whilst officers recognise highways concerns of accessing the garage, the proposal has no grounds for refusal as the permitted hardstand provides sufficient off street parking for at least 2 vehicles. On balance, with the off street parking demand met with the hardstanding and with the dropped crossing already approved under separate application there is deemed to be no sufficient grounds for refusal when falling back on permitted development.

16. Upon assessment of the proposed garage, the development is deemed to comply with DEV29 of the JLP.

Climate Emergency Considerations

17. 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 the potential for future EV charging, are as such are considered acceptable for the scale of the development and the development abides by DEV32 of the JLP.

Other Considerations

18. 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 DEV1, DEV20, DEV26, DEV29 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 31.03.2025 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

Existing and Proposed Elevations J700 - 10-02 received 28/05/25

Proposed Plans J700 - 15-01 received 28/03/25

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: ECOLOGICAL ENHANCEMENT MEASURES

PRE-FIRST USE

Prior to the first use of the development hereby approved, 1. no. enclosed bat and bird box will be constructed within the fabric of the site. Evidence of this box within the building is to be submitted and approved in writing to the Local Planning Authority.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Joint Local Plan Policies SPT12 & DEV26 and paragraphs 187, 192, 193 in the NPPF (2024).

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: 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.

3 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.

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>

5 INFORMATIVE: BATS AND BREEDING BIRDS

The proposed works may take place within a site/in a building with suitability for bats or breeding birds. Under the Wildlife and Countryside Act (1981), bats and breeding birds are legally protected against disturbance, injury or killing and bat roosts are protected against obstruction, damage or destruction. If bats or a bat roost is present in the building, a licence to carry out the works from Natural England may be required. Please note bats are incredibly sensitive, so any alterations to buildings including roof lining, timber treatment may impact significantly upon them or their roosts. For further information please contact a suitably qualified ecologist. In practice, if any protected species are found on site (such as nesting birds, bats or reptiles) works must cease immediately, and a suitably qualified Ecologist consulted.