

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00860/FUL	Item	01
Date Valid	25.07.2025	Ward	PLYMPTON ST MARY
Site Address	4 Cundy Close Plymouth PL7 4QH		
Proposal	Rear extension and external alterations		
Applicant	Mr R Gibbons & Ms M Price		
Application Type	Full Application		
Target Date	19.09.2025	Committee Date	30.10.2025
Extended Target Date	31.10.2025		
Decision Category	PCC Employee		
Case Officer	Mr Matthew Follis		
Recommendation	Grant Conditionally		



This application is being considered by Planning Committee as the applicant is an employee of Plymouth City Council.

1. Description of Site

4 Cundy Close is a two-storey detached dwelling located in a residential area in the ward of Plympton St Mary. The principal elevation of the property faces south fronting Cundy Close and the property benefits from a well-proportioned rear garden which backs onto Boringdon Park Golf Club to the north.

The site lies within a critical drainage area and flood zone 1. There are no designated heritage assets in close proximity to the site.

2. Proposal Description

The proposals seek to construct a rear extension replacing an existing conservatory. The extension will be a single storey dual-pitched structure with a concrete tiled roof and finished in white painted render. The extension covers a floor area of approximately 5.7m by 5.3m, with a height to the eaves of 2.4m and a height to the ridge of 4.5m.

The proposals also include other minor alterations to the property consisting of the re-rendering of the external elevations, replacement garage door, replacement grey upvc windows and doors and replacement guttering and fascias.

3. Pre-application Enquiry

There was no pre-application enquiry submitted prior to the application.

4. Relevant Planning History

05/00899/PRDEV: Rear conservatory (Planning Permission not required)

5. Consultation Responses

Plympton St Mary Neighbourhood Forum were consulted but did not provide a response within the given consultation period.

Natural Infrastructure: The Natural Infrastructure Planning team do not hold an in-principle objection to the proposal; however, a condition to secure the installation of bird boxes is recommended.

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, national development management policies, local finance and any other material considerations. Section 38(5B) of the 2004 Planning and Compensation Act sets out that the determination of any matter under the planning Acts must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly 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, Plymouth City Council's Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030 and the Climate Emergency Planning Statement (CEPS) 2022. 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) and the Plympton St Mary Neighbourhood Plan 2015 -2034.

8. Analysis

1. This application has been considered in the context of the development plan, the Framework and other material considerations as set out in Section 7. The key policies this application has been considered under are: DEV1 (Protecting health and amenity), DEV20 (Place shaping and quality of the built environment) and DEV32 Delivering Low Carbon Development of the adopted Joint Local Plan.

2. The key planning issues considered under this application are:

- Design
- Residential amenity
- Climate emergency

8.1 Principle of Development

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

8.2 Negotiations Undertaken

4. The original plans submitted were considered acceptable.

8.3 Design

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

6. The existing two storey detached dwelling is visible from the public highway to the south. While there will also be views of the rear elevation of the property from the adjacent golf club and surrounding fields to the north.

7. The proposed rear extension replacing the existing conservatory would be visible from the north, however due to its scale, design and siting, the extension is not considered to be prominent when viewed from the street scene.

8. In terms of its design, it would be a single storey dual-pitched structure with a concrete tiled roof and finished in white painted render. The extension represents a larger structure than the existing conservatory both in terms of height and footprint, though the extension would sit comfortably within the existing site and the ridge height would be lower than the ridge of the existing dwelling. Given the above, and that there are other examples of pitched roof rear extensions in the immediate setting, the extension is considered to be appropriately designed and sited in relation to the host dwelling and immediate setting and would not result in any harm to the character and appearance of the area.

9. The other alterations proposed to the property consisting of the re-rendering of the external elevations, replacement garage door, replacement grey upvc windows and doors and replacement guttering and fascias, would be visible within the street scene from the highway to the south. They are considered to be minor alterations which would not significantly alter the appearance of the dwelling and as such would not lead to any resultant harm to the street scene.

10. Consequently, the proposals are considered to comply with policy DEV20 of the JLP.

8.4 Amenity

11. Officers have considered the amenity impact of the development on neighbouring dwellings against the guidance in the SPD and consider it acceptable.

12. There are neighbouring properties located to the immediate east and west of property.

13. In relation to any overlooking impacts or losses of privacy, it is noted that the rear extension replaces an existing conservatory from which there are likely existing views towards the neighbours to the east and west. The proposed extension does not include any windows or doors on elevations not already including windows or areas of glazing, given this and existing close boarded boundary fences, the proposals are not considered to give rise to any overlooking concerns or significant losses of privacy to the neighbouring properties.

14. While the proposed extension represents a larger structure when compared to the existing conservatory, given that it is a single- storey structure with a dual-pitched roof and is appropriately sited in relation to the neighbouring properties, it is not considered to result in any adverse overbearing or overshadowing impacts, or a loss of outlook. The development does not breach the 45-degree guidance.

15. Given the above, the proposed extension is not considered to result in any adverse neighbour impacts arising from any loss of outlook or privacy or noise disturbances. Consequently, the neighbour impact is considered acceptable, and the proposals would accord with policy DEVI of the JLP.

8.5 Climate Emergency

16. 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.

17. The submitted Climate Emergency Compliance Form indicates that the proposals will use carbon reduction measures such as locally sourced materials.

18. The application does not relate to parking and therefore officers consider a requirement for electric vehicle charging would not be proportionate.

19. The proposals do not include any on site renewable energy generation and it is noted that it may be possible for solar panels to be included on the east or west roof slopes of the extension. However, it is noted that there are rooflights proposed on each roof slope providing natural light into the dwelling, meaning there is limited roof space to site the solar panels. Given the above and the small scale of the proposals, it is not considered proportionate to request solar PV panels as part of the proposals.

20. Therefore, the proposals are considered to be compliant with policy DEV32 of the Joint Local Plan.

8.6 Ecology

21. A Preliminary Ecological Assessment was submitted to accompany the application. The assessment found no evidence of the building being used by roosting bats, and a European Protected Species license will not be required for the proposals.

22. The Natural Infrastructure officer recommended the installation of two bird boxes which will be secured by planning condition to provide wildlife enhancements in accordance with policy DEV26 of the Joint Local Plan.

8.7 Other Considerations

23. Officers consider that there are no other planning considerations relevant to the determination of this 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 required.

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 therefore 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

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the development accords with policy and national guidance (specifically JLP Policies DEV1 and DEV20) and will not result in harm to neighbouring amenity or the character and appearance of the area. The proposal is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 25.07.2025 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

Location Plan 335/01 received 23/06/25
Block Plan 335/02 received 23/06/25
Proposed Plans 335/08 received 23/06/25
Proposed Elevations 335/10 received 23/06/25
Proposed Roof Plan 335/09 received 23/06/25

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: BIRD BOXES

PRE-OCCUPATION

Prior to the occupation of the extension hereby permitted two bird boxes shall be installed within the fabric of the building. Plans for the specification and locations of these within the building are to be submitted to and approved in writing by the Local Planning Authority, the bird boxes shall be retained and maintained as such thereafter.

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 the National Planning Policy Framework (2024) paragraphs 187, 192, 193.

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: PROPERTY RIGHTS

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

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: 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.