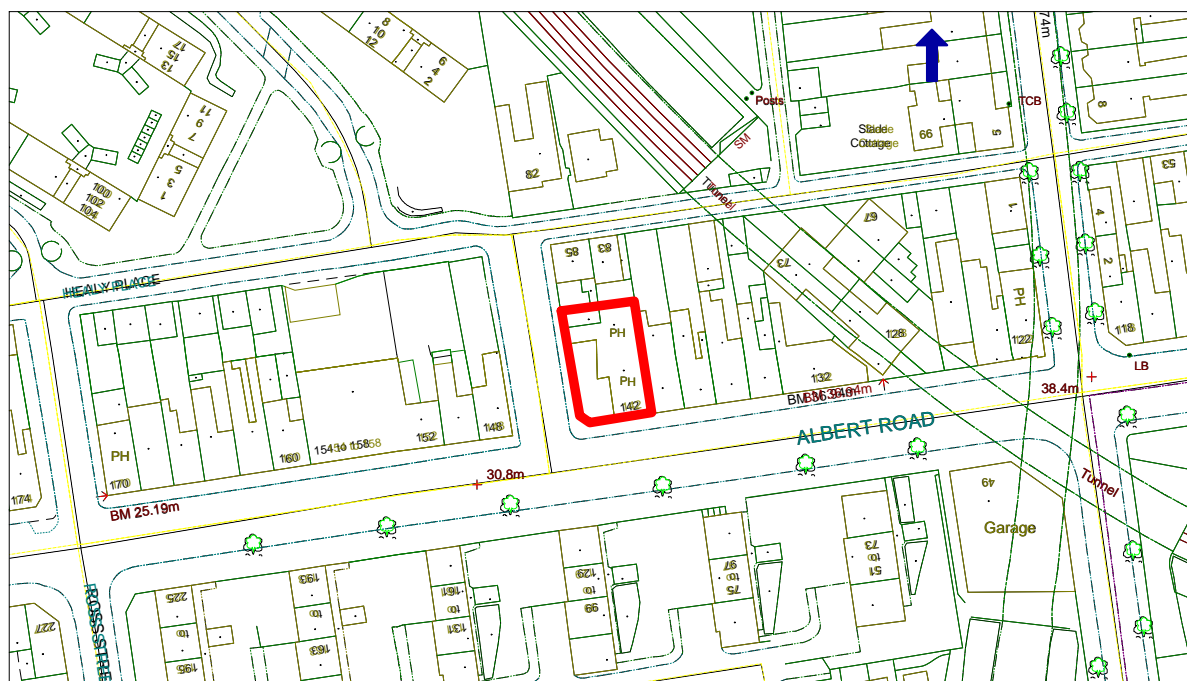


ITEM: 13

Application Number:	08/00816/REM
Applicant:	Crisplane Ltd
Description of Application:	Redevelopment of former public house to 11 flats with associated car parking, cycle and bin store
Type of Application:	Reserved Matters
Site Address:	STONEMASONS ARMS, 142 ALBERT ROAD DEVONPORT PLYMOUTH
Ward:	Devonport
Valid Date of Application:	16/04/2008
8/13 Week Date:	16/07/2008
Decision Category:	Major Application
Case Officer :	Stuart Anderson
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

Site Description

The site of the proposed development is the Stonemasons Arms Public House, 142 Albert Road, Devonport. The public house is now vacant. The site is located on the corner of Albert Road and Healy Place. The site is bounded by residential property on its north and east sides, and highways on its south and west sides.

Proposal Description

Redevelopment of former public house to 11 flats with associated car parking, cycle and bin store.

The proposed new building would be arranged over 4 storeys at the Albert Road frontage, diminishing to 2 storeys on the Healy Place frontage. Render, natural slate, painted timber, and block paving would be used in the construction of the building.

The proposed building would contain 7 two-bedroom units and 4 one-bedroom units. 4 Off-street parking spaces with a turning area, and parking for 7 bicycles is also proposed. A refuse storage area would also be added.

This is a reserved matters application (all reserved matters), pursuant to 06/01641/OUT (see below).

Relevant Planning History

06/00960/OUT – erection of building with 12 flats (refused)

06/01641/OUT – redevelopment of site by erection of 11 flats with associated car parking, cycle and bin store (granted)

Consultation Responses

Devon and Cornwall Constabulary – no objections

Public Protection Service – no objections, subject to a construction code of practice and contaminated land conditions

Transport Officer – recommending conditions, see report below

Education – an education contribution of £13,366 is requested

Parks Services – a contribution of £13,523 is requested

It should be noted that the education and parks contributions were not requested at the time of dealing with application 08/01641/OUT, therefore the contributions would appear not to be applicable on this reserved matters application.

Representations

Two letters of representation have been received, from the occupiers of 83 and 85 Healy Place, the properties that bound the north of the site. The

objections are on the grounds of impact on the amenities (i.e. privacy, light, outlook) of these properties.

Analysis

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.

The relevant planning policies on this proposal are CS02, CS15, CS28, and CS34 of the Core Strategy. The relevant issues are discussed below.

This recommendation is based on the set of amended plans that were received on the 10th September.

IMPACT ON NEIGHBOURING AMENITY

In terms of the proposed building's relationship with 83 and 85 Healy Place, the amended plan replicates the scheme that was approved under 06/01641/OUT. Therefore, the relationship with these properties is now considered acceptable. It is, however, recommended that a condition is added in order to prohibit the use of the flat roof of 'flat type C' as an outdoor sitting area.

For clarification, it is noted that the small hatched area shown on the plans for flat type C is a window for the staircase which has been added in order to allow for natural light and headroom on the staircase.

DESIGN

The design of the proposed building is similar to that of 06/01641/OUT, but on this scheme the window sizes have been made slightly larger, in order to blend better with the neighbouring buildings. The construction materials used would be in keeping with the buildings in this area, and the scale of the proposed building is in keeping with the buildings in this area.

STANDARD OF ACCOMMODATION

No external amenity space is proposed on-site, but the site is very close to Devonport Park, so on this basis it is considered that outdoor relaxation is catered for. The proposed flats are considered to be satisfactory to the standards implied in policy CS15.

HIGHWAYS/PARKING MATTERS

The proposal meets the transport requirements as set out in the outline application.

The Transport Officer has also requested that the applicant/agent submit details of surface water drainage, prior to development.

Conclusions

The proposal is recommended for approval.

Recommendation

In respect of the application dated **16/04/2008** and the submitted drawings, **Site location plan, CD876.S.01, CD876.P.02.05, CD876.P.01.06, CD876.P.01.07, CD876.P.01.08, and accompanying Design and Access Statement, CD876 P.01.06** Changes to elevations/layout of flat type C, it is recommended to: **Grant Conditionally**

Conditions

TIME LIMIT FOR COMMENCEMENT

(1) The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 and Section 51 of the Planning and Compulsory Purchase Act 2004.

FLAT ROOF AREA

(2) The flat roof area on flat type 'C' shall not be used as an outdoor amenity area.

Reason:

To protect the privacy of the neighbouring properties, in accordance with policies CS15 and CS34 of the Plymouth Local Development Framework Core Strategy.

FURTHER DETAILS (SURFACE WATER)

(3) No work shall commence on site until details of the following aspects of the development have been submitted to and approved in writing by the Local Planning Authority, viz:- disposal of surface water. The works shall conform to the approved details.

Reason:

To ensure that these further details are acceptable to the Local Planning Authority and that they are in keeping with the standards of the vicinity in accordance with policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

ADHERENCE TO OUTLINE PERMISSION CONDITIONS

(1) The applicant's attention is drawn to the conditions attached to the substantive outline planning permission (ref. 06/00555/OUT - copy of decision notice attached) and the need to adhere closely to them in the implementation of this reserved matters approval.

SURFACE WATER DRAINAGE

(2) With regards to condition 3 of this grant of planning permission, the development must not discharge surface water onto the public highway. Adequate provision for the disposal of surface water drainage must be made within the bounds of the private property.

KERB LOWERING

(3) Before the access hereby permitted is first brought into use, it will be necessary to secure dropped kerbs, with the consent of the Local Highway Authority. The developer should contact the Transport, Infrastructure and Engineering department (tel 304910) of Plymouth City Council for advice on this matter before any work is commenced.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: adherence to the outline planning permission, design, highways/parking, impact on neighbouring amenity, standard of accommodation, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified conditions, the proposed development is acceptable and complies with (a) policies of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and supporting Development Plan Documents (the status of these documents is set out within the City of Plymouth Local Development Scheme) and the Regional Spatial Strategy, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Planning Guidance (SPG) Notes, Government Policy Statements and Government Circulars, as follows:

CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
CS02 - Design
CS15 - Housing Provision