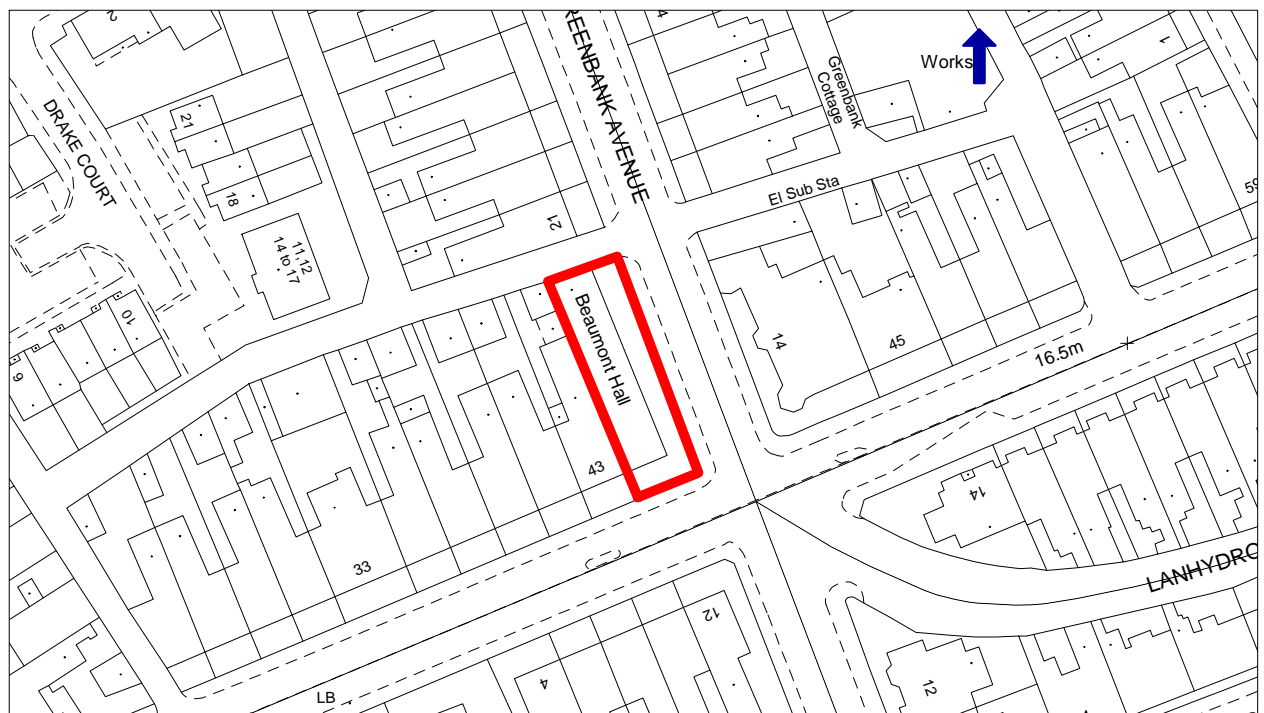


ITEM: 2

Application Number: 09/00852/FUL
Applicant: Piety
Description of Application: Three-storey front extension to include new entrance to place of assembly building, and first and second floor extensions, and internal alterations
Type of Application: Full Application
Site Address: 19 GREENBANK AVENUE PLYMOUTH
Ward: Sutton & Mount Gould
Valid Date of Application: 06/07/2009
8/13 Week Date: **31/08/2009**
Decision Category: Member/PCC Employee
Case Officer : Stuart Anderson
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

19 Greenbank Avenue is the site of the former Sutton Constituency Labour Party headquarters. It is understood that the building is currently in use as an Islamic education centre and community centre, with some ancillary mosque activity. The building is single storey on its north side, rising to two then three storeys on its southern side. The building is of 1950s/1960s design.

The building is bounded by highways on its east, south and north sides, and residential property to its west side. Beyond the highway to the east is a dental surgery. Beyond the highways to the north and south sides are residential properties.

Proposal Description

Three-storey front extension to include new entrance to place of assembly building, and first and second floor extensions, and internal alterations. The proposed extension would be of coloured render, with tinted plate glass curtain walling, with an area of natural slate hanging on the third floor. The proposed internal alterations would enable enlarged meeting rooms to be formed on the second and third floors, along with enlarged toilet/washing facilities.

Relevant Planning History

07/00224/FUL - Change of use, conversion and extension (at first and second floors) of halls to form eight self-contained flats (granted)

08/00551/OPR - Unauthorised change of use (enforcement case file open)

09/01226/FUL – Change of use from offices Class (B1) and community centre (D2) to use as religious meeting place (D1) with secular community activity (D2) (currently under consideration)

Consultation Responses

Devon and Cornwall Constabulary – no objections

Public Protection Service – construction code of practice condition recommended

Transport Officer – no objections, but recommending construction code of practice condition

Representations

Sixteen letters of representation have been received in total. Twelve of these letters show objection to the proposal, and four show support. The objections/concerns are on the grounds that:

1. Proposed extension would be out of keeping with the architecture of the surrounding area,
2. Loss of light,

3. Are the applicant/agent claiming that the proposal extends to 43 Beaumont Road also?,
4. The presence of so many extra people and cars will increase the already existing congestion,
5. Hours of opening not known,
6. Amount of people expected to use the centre is not known,
7. Devaluation of property,
8. Impact on view.

Points 1-6 are addressed in the following report. Point 7 is not a material planning consideration. Point 8 is not applicable in this case, as the view in question is from a private residence, not a public viewpoint.

The support is on the following grounds:

1. Building and interior are much in need of improvement,
2. Any proposal for upgrading the centre is welcomed,
3. The good work the centre is trying to do is of great value to the community,
4. What is envisaged will enhance the site and add value to the surrounding area.

In addition to the letters of support mentioned above, a petition of ten signatures has been received, in support of the proposal. The grounds of support are that the proposal represents an opportunity that should not be missed to see the building being made accessible for disabled people as at the moment there isn't any nearby community centre where the elderly, disabled and young can socialise. The preamble to the petition also states that since Piety acquired the building residents have had the opportunity to meet and discuss issues concerning the locality, and the proposal is a far more positive statement for the community than the previous proposal for one bedroom flats. The activities already undertaken enhance inclusion and community wellbeing as well as building community cohesion with the local community, and completion of the project will bring all community threads together.

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 are CS02, CS12, CS22, CS28, and CS34 of the Core Strategy. The relevant issues are discussed below.

DESIGN/STREETSCENE IMPACT

The proposed extension is fairly large, so it is important to consider how it relates to the visual character of the area. The use of coloured render would blend in well with the surrounding Victorian houses, and would introduce a feature which is in keeping with the character of the area (the existing building currently appears visually out of character with the surrounding area due to its materials and details). The same observation applies to the natural slate hanging proposed on the third floor.

The proposed tinted plate glass curtain walling is less in keeping with the area, but is considered acceptable as it breaks up an area of otherwise featureless frontage.

Greenbank Avenue is a tree-lined street, and when viewed from the north of the site, the trees would help to soften the appearance of the proposed extension. When viewed from the south of the site, the trees provide a pleasant green backdrop, again helping to soften the appearance of the proposed extension.

It is noted that the proposal would break the building line of the properties to the north of the site (21-39 Greenbank Avenue), but the host building is a separate entity, which does not form part of this row of properties, therefore the breaking of this building line is not considered to be visually harmful.

IMPACT ON AMENITY

Due to the size of the proposed extension and close proximity to residential properties, the construction code of practice condition recommended by the City Council's Public Protection Service is considered to be relevant and necessary in this case.

It is considered that the only properties whose amenities (in this case sunlighting/daylighting) are potentially affected by the proposal are the properties to the west of the site, 43 and 41 Beaumont Road. It is considered that there would be some degree of loss of light to number 43 in the mornings when the sun is in the east. However, information contained within the Design and Access Statement shows that number 43 is owned by the applicant. Therefore, less weight than normal is given to the impact on number 43. Number 41 is considered to be far away enough from the proposal that the amount of light lost would not be harmful.

With regards to point 3 of the letters of objection, the submitted planning application form shows that the site address of the proposal is 19 Greenbank Avenue, not 43 Beaumont Road. The red line on the plan number sheet no5, does appear to extend to number 43, but this is understood to be an error. The site plan for the corresponding change of use application shows number 43 to be outlined in blue, which would appear to be correct.

With regards to points 5 and 6 (hours of opening and amount of people expected to use the centre), these matters are discussed under the corresponding change of use application.

HIGHWAYS ISSUES

Point 4 of the submitted letters of representation mentions congestion. However, it has been noted that the Transport Officer has not raised an objection to the proposal, so an objection on highways/traffic grounds is difficult to sustain.

Equalities & Diversities issues

The proposal raises issues over ethnic minorities and disabled access. With regards to disabled access, the City Council's Access Officer has responded on the corresponding change of use application, to say that she has no objections.

Section 106 Obligations

None.

Conclusions

The proposal is recommended for approval.

Recommendation

In respect of the application dated **06/07/2009** and the submitted drawings, **sheet no 05, sheet no 04 Revision A, and accompanying Design and Access Statement** , it is recommended to: **Grant Conditionally**

Conditions

DEVELOPMENT TO COMMENCE WITHIN 3 YEARS

(1) 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.

CONSTRUCTION PHASE MANAGEMENT PLAN

(2) Prior to the commencement of the development hereby approved, a detailed management plan for the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the management plan.

Reason:

In the interests of general amenity and highway safety, in accordance with policies CS22, CS28 and CS34 of the Plymouth Local Development Framework (2006-2021) 2007.

INFORMATIVE: CONSTRUCTION PHASE MANAGEMENT PLAN

(1) The management plan shall be based upon the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web-pages, and shall include sections on the following:

1) Site management arrangements including site office, developer contact number in event of any construction/demolition related problems, and site security information.

2) Construction traffic routes, timing of lorry movements, weight limitations on routes, initial inspection of roads to assess rate of wear and extent of repairs required at end of construction/demolition stage, wheel wash facilities, access points, hours of deliveries, numbers and types of vehicles, construction traffic parking.

3) Hours of site operation, dust suppression measures, noise limitation measures.

INFORMATIVE: PERMIT PARKING ZONE

(2) The application property lies within a permit parking zone that is currently oversubscribed and would continue to be excluded from the issue of parking and business permits and visitor tickets in the Residents Parking Scheme.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: design/streetscene impact, impact on residential amenity, 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

CS22 - Pollution

CS22 - Pollution

CS02 - Design

CS12 - Cultural / Leisure Development Considerations