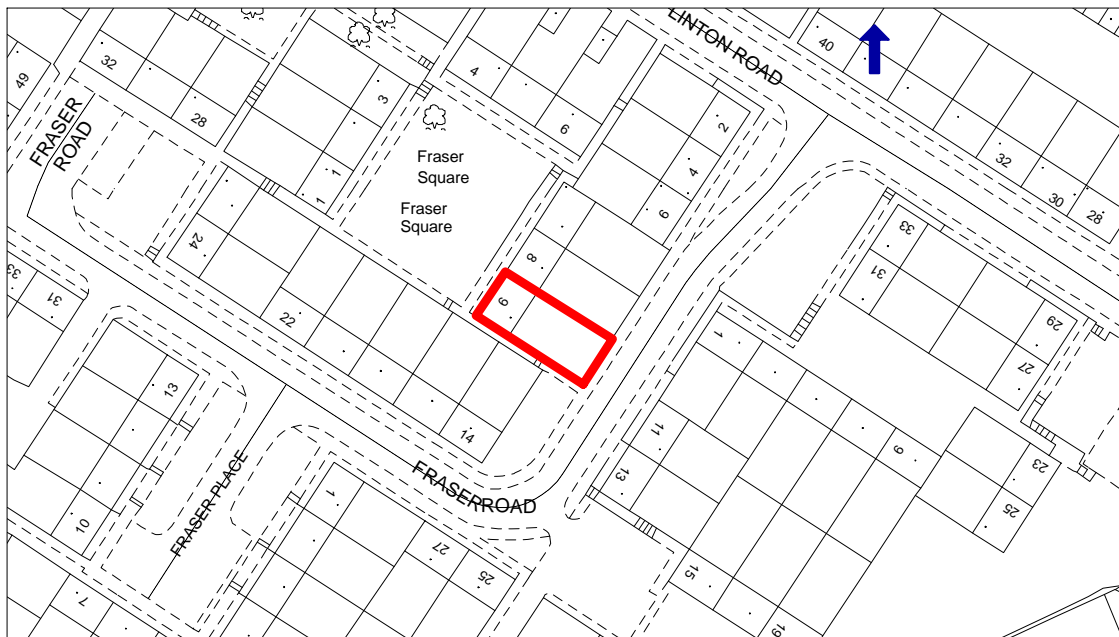


**ITEM: 03**

**Application Number:** 09/01222/FUL  
**Applicant:** Mr M Swan  
**Description of Application:** Front porch  
**Type of Application:** Full Application  
**Site Address:** 9 FRASER SQUARE PLYMOUTH  
**Ward:** Southway  
**Valid Date of Application:** 27/08/2009  
**8/13 Week Date:** **22/10/2009**  
**Decision Category:** Member/PCC Employee  
**Case Officer :** Thomas Westrope  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



## **OFFICERS REPORT**

### **Site Description**

9 Fraser Square is an end of terrace dwellinghouse in the Tamerton Foliot area of Plymouth. The primary frontages of these dwellings face onto a publicly accessible grassed square surrounded by a footpath. The property is currently set back from the path by 1.53 metres and has a roof canopy over the front door that projects by 1 metre.

### **Proposal Description**

Front porch. The proposal is to enclose the space currently covered by the roof canopy and ornamental rafters.

### **Relevant Planning History**

There does not appear to be any planning history that is relevant to this application

### **Consultation Responses**

No formal consultations were required with regard to this application

### **Representations**

No letters of representation have been received with regard to this application

### **Analysis**

It is considered that the proposed porch is sympathetic in form, detailing and materials to the existing property and does not detract from the character and appearance of the area. The proposal will bring the building line closer to the path but it will retain a 0.5 metre set back and is considered to be of a sympathetic scale having consideration to its projection of 1 metre. Furthermore, the area is not in a conservation area or other special designation.

It is considered that there will be no significant loss of privacy, outlook or sunlight/daylight to adjacent properties. The proposal is at a sufficient distance from neighbouring properties so as to avoid detriment in this way

In addition the proposal is considered to satisfy all of the other criteria of Policy CS34 of the Core Strategy.

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.

### **Equalities and diversities issues**

There do not appear to be any further Equalities and Diversities issues that require consideration with regard to this application

## **Section 106 Obligations**

None

## **Conclusions**

This application is recommended for conditional approval

## **Recommendation**

In respect of the application dated **27/08/2009** and the submitted drawings, **Sheet 1, Sheet 2, Sheet 3, Sheet 4A, Sheet 4B, Sheet 5A, Sheet 5B, Sheet 6A, Sheet 6B, Sheet 7A, Sheet 7B** , 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.

## **Statement of Reasons for Approval and Relevant Policies**

Having regard to the main planning considerations, which in this case are considered to be: neighbouring amenity and impact to the street scene, 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:

SPG1 - House Extensions

CS34 - Planning Application Consideration