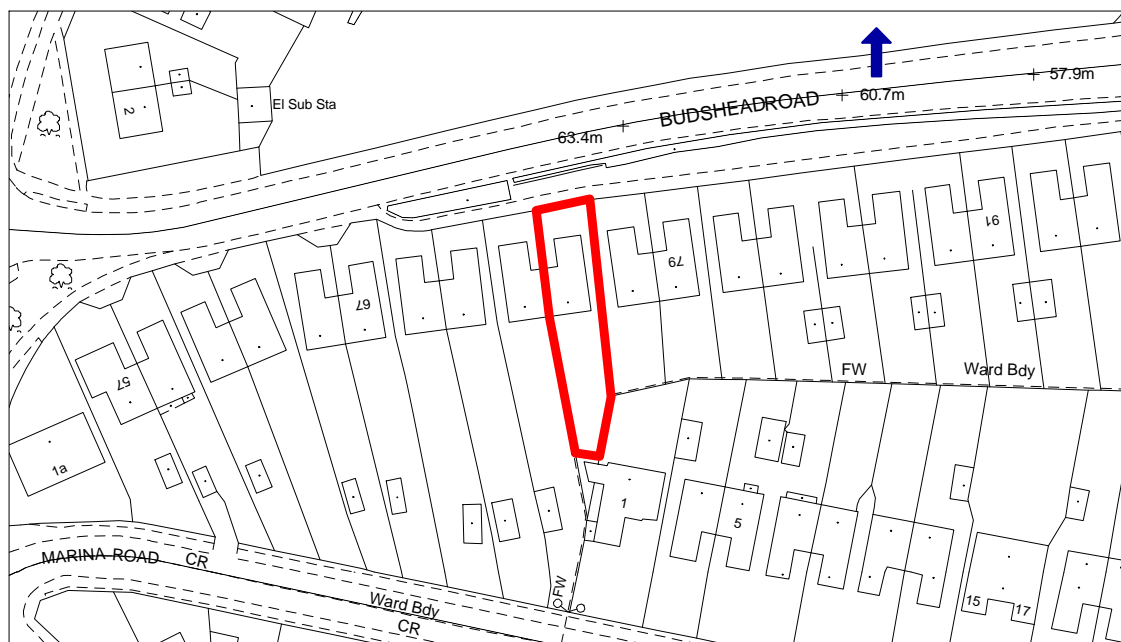


ITEM: 04

Application Number: 09/01206/FUL
Applicant: Mr C Mitchell
Description of Application: Single storey rear extension
Type of Application: Full Application
Site Address: 75 BUDSHEAD ROAD PLYMOUTH
Ward: Honicknowle
Valid Date of Application: 24/08/2009
8/13 Week Date: **19/10/2009**
Decision Category: Member/PCC Employee
Case Officer : Thomas Westrope
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



OFFICERS REPORT

Site Description

75 Budshead Road is a semi-detached single storey dwelling in the Honicknowle area of Plymouth. The applicant's dwelling shares a vehicular access with 77 Budshead Road onto the classified road.

Proposal Description

Single storey rear extension

Relevant Planning History

There does not appear to be any relevant planning history

Consultation Responses

Public Protection Service – Recommend an informative with regard to land contamination

Transport – Would wish to discourage any intensification or increase in use or car parking of the vehicle access/egress and can not support the widening of the vehicular access onto Budshead Road for this reason.

Representations

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

Analysis

The original proposal included the widening of the vehicular access onto Budshead Road, however, following consultation with Transport, the applicant has agreed to amend the application so that this part of the proposal is removed. Therefore the application now only relates to the rear extension

It is considered that the proposed extension 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 is in scale with the existing dwelling, is at the rear of the property and can not easily be seen from the road.

It is considered that there will be no significant loss of outlook or sunlight/daylight to adjacent properties. The proposal projects by 2.2 metres past the rear building line of the property. The attached property has an existing rear extension that the proposal will not project past and the other neighbouring property, 77 Budshead Road, is located at a sufficient distance so as to avoid significant detriment in this way.

It is considered that there will be no significant loss of privacy to adjacent properties. The proposal has no proposed side windows and is only single storey with no underfill. It is therefore also not considered necessary to remove the permitted development rights from the property.

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 **24/08/2009** and the submitted drawings, **Site Location Plan, Site Plan (amended with respect to vehicular access) Received 2 Oct 2009, 750.01** , 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.

INFORMATIVE - LAND QUALITY

(1) The applicant should note that the Council's Environmental Protection Officer (Land Quality), Public Protection Service, advises that the site is within an area of historical MOD land and there is the possibility of contamination of the site as a result. It is therefore recommended that appropriate assessments and site investigations are carried out and, depending on the results, appropriate measures put into place to remediate any contamination affecting the proposed development.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: Neighbouring and visual 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:

SPG1 - House Extensions

CS34 - Planning Application Consideration