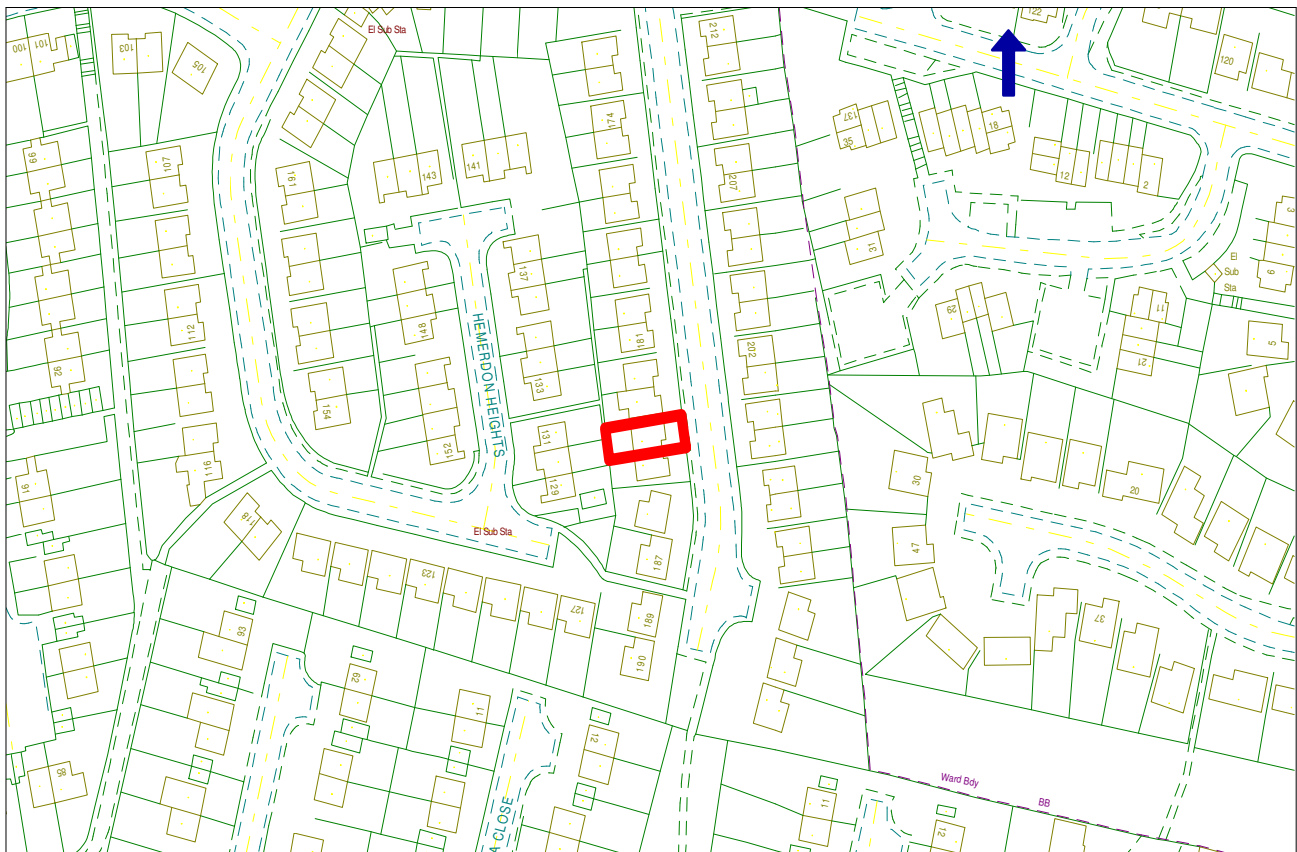


ITEM: 01

Application Number: 09/01224/FUL
Applicant: Mrs J Pomeroy
Description of Application: Single storey rear extension
Type of Application: Full Application
Site Address: 184 HEMERDON HEIGHTS PLYMPTON PLYMOUTH
Ward: Plympton St Mary
Valid Date of Application: 27/08/2009
8/13 Week Date: **22/10/2009**
Decision Category: Member/PCC Employee
Case Officer : Kate Saunders
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

184 Hemerdon Heights is a semi-detached property located in the Plympton area of the city. The property is situated on a sloping site that runs downwards from south to north. The property is bounded on all sides by similar residential dwellings. The rear garden of the property is approximately 8 metres long and 9 metres wide.

Proposal Description

A single-storey rear extension to provide a conservatory and a ground-floor toilet for disabled persons. The extension is proposed to be 4.4 metres long and 3.2 metres wide with a maximum height of 2.9 metres.

Relevant Planning History

09/00504/FUL – Single-storey rear extension – Refused

Consultation Responses

No external consultations requested or received

Representations

No letters or representation received

Analysis

This application is brought to committee because the applicant/agent is employed by the Council.

The main issue to consider with this application is the effect on the amenities of neighbouring properties.

The proposal would extend along the boundary with the adjoining property, No. 185 Hemerdon Heights. This adjoining property is set at a slightly higher level (by around 0.75 metre), reducing the effect of the height of the extension, and there is some screening at the boundary. The extension has been reduced in projection by nearly 2 metres from the previously refused scheme. Although the proposal would still break the 45-degree “rule” guidance by approximately 2 metres, taking in to account the site details and the absence of objection from the neighbouring property, this is considered acceptable in this case.

The proposal would have no adverse impact on any other surrounding properties.

The mono-pitched design is considered acceptable and matching materials would be utilised.

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

The proposal would provide a useful downstairs WC facility for the disabled occupier.

Conclusions

The proposal is not considered to cause significant harm to neighbours' amenities and is therefore recommended for approval.

Recommendation

In respect of the application dated **27/08/2009** and the submitted drawings, **184/HH/01, 184/HH/02, 184/HH/03, 184/HH/04A, 184/HH/05, 184/HH/06A, 184/HH/07A**, 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: effect on neighbours' amenities, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified condition, 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:

CS34 - Planning Application Consideration

SPD1 - Development Guidelines