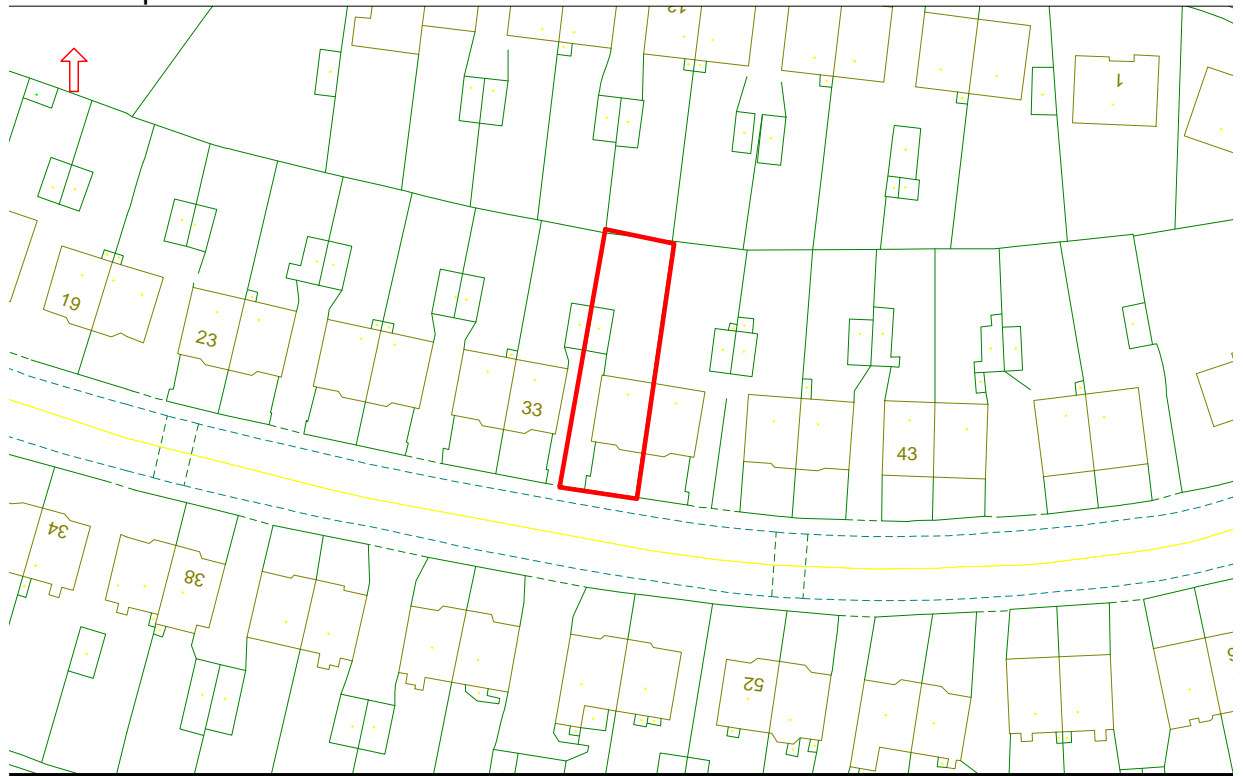


ITEM: 3

Application Number: 09/01712/FUL
Applicant: Mr N Harman
Description of Application: Single storey rear extension
Type of Application: Full Application
Site Address: 35 LYNWOOD AVENUE PLYMPTON PLYMOUTH
Ward: Plympton St Mary
Valid Date of Application: 25/11/2009
8/13 Week Date: **20/01/2010**
Decision Category: Member/PCC Employee
Case Officer : Kate Saunders
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk

Insert map for committee.



OFFICERS REPORT

Site Description

35 Lynwood Avenue is a semi-detached property located in the Woodford area of the City. The property is situated on a sloping site that runs downwards from north to south. The property is therefore set up from road level by approximately 2-3 metres and is bounded by neighbouring dwellings to the east, west and rear.

Proposal Description

Single-storey rear extension to form "sun room".

Relevant Planning History

No relevant background planning history

Consultation Responses

No external consultations requested or received

Representations

No letters of representation received at time of report preparation

Analysis

This application is being brought before planning committee as both the applicant and agent are Plymouth City Council employees.

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

The proposed single-storey rear extension will measure approximately 4 metres deep and will span the entire width of the property, extending along the boundary with the adjoining property No.37 Lynwood Avenue. The extension will have a simple lean-to roof which will extend from a height of 2.5 metres to a maximum height of 3.5 metres.

The rear garden of the property is well contained with 2-metre high fence panels. The boundary fence will screen the majority of the proposal from the adjoining property; therefore, although the proposal breaks the 45-degree guidance, in this case it will have a negligible effect on the adjoining property. The properties are north-facing at the rear so there will be no significant loss of light, privacy will be unaffected and outlook will be relatively unaltered, although the roof will be visible above the fence.

The proposal will cause no harm to No.33 Lynwood Avenue. The extension will result in no loss of light or outlook. A window and door will face No.33; however, the window will serve a WC and the door will be a secondary entrance to the property and will not prejudice existing privacy levels.

The properties to the rear are sited at a higher ground level and will be unaffected by the proposal.

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 & Diversities issues

No equality and diversity issues to be considered

Conclusions

The proposal will cause no harm to neighbours' amenities and is therefore recommended for approval.

Recommendation

In respect of the application dated **25/11/2009** and the submitted drawings, **01, 02, 03, 04, 05, 06** , 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 neighbouring properties, 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 and Supplementary Planning 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 Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

SPD1 - Development Guidelines