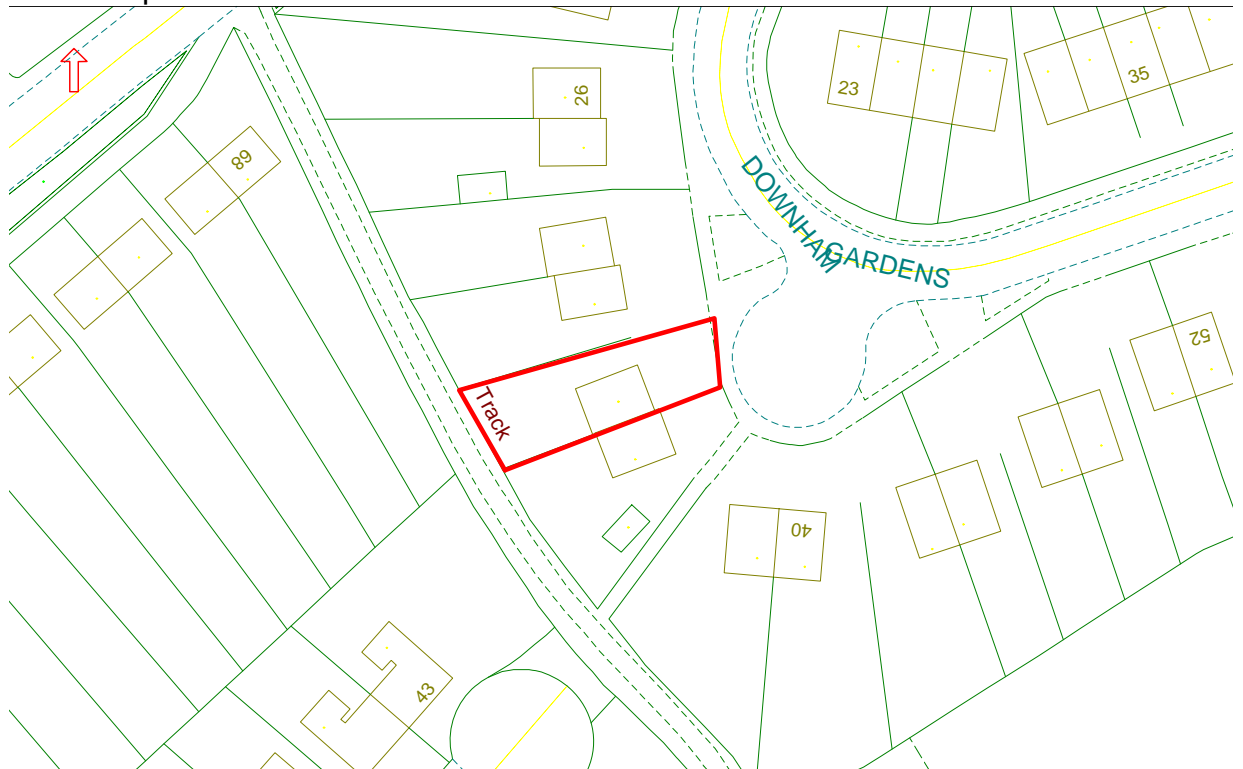


ITEM: 4

Application Number:	09/01696/FUL
Applicant:	Mr K Pethick
Description of Application:	Part two storey, part single storey side and front extension including private motor garage (existing side extension to be removed)
Type of Application:	Full Application
Site Address:	34 DOWNHAM GARDENS TAMERTON FOLIOT PLYMOUTH
Ward:	Southway
Valid Date of Application:	20/11/2009
8/13 Week Date:	15/01/2010
Decision Category:	Member/PCC Employee
Case Officer :	David Jeffrey
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk

Insert map for committee.



OFFICERS REPORT

Site Description

34 Downham Gardens is a two storey, semi-detached residential property in the Tamerton Foliot area of the city.

Proposal Description

This application has been brought to the Planning Committee because the agent is an employee of the Council.

The proposal is for a part two storey, part single storey side and front extension including private motor garage. The extension is to add an enlarged kitchen and garage at ground floor level and a further bedroom at first floor level.

Relevant Planning History

There is no relevant planning history associated with this application

Consultation Responses

Transport - Comments awaited

Representations

No letters of representation have been received

Analysis

This application turns on policy CS34 of the Plymouth Core Strategy 2007 and consultation draft Supplementary Planning Document 1 'Development Guidelines'. The primary planning considerations are the impacts on the character and appearance of the area, residential amenity and parking.

Visual Appearance

The proposed side extension is set back 1 metre from the existing front elevation at first floor level and the ridge line is set down approximately 0.5 metres. The two storey side extension appears sufficiently subordinate to the main dwellinghouse and is therefore compliant with guidance set out in the Council's consultation draft Supplementary Planning Document 1 'Development Guidelines'. However, as part of this application a garage is proposed which will project approximately 2.7 metres from the front of the side extension taking it out 1.7 metres in front of the existing building line.

Although the garage is set forwards from the existing building line it is well integrated into the original design and is not considered to be demonstrably harmful. The proposed materials and fenestration are acceptable. It is noted that numbers 38 and 42 to have built similar extensions to that proposed by the applicant.

The case officer considers that the proposed side extension will appear adequately subordinate in design terms and will constitute a sympathetic addition to the existing streetscene.

Residential Amenity

The proposed side extension will have no significant impacts on neighbouring properties in terms of overlooking. No windows are included in the side elevation of the proposed extension protecting the privacy of neighbours. A condition is considered necessary to prevent any windows being added to the side elevation at a later date as a permitted development.

The applicant property is set at a significantly lower level than its neighbour at No. 32, therefore making any impact in terms of loss of light or outlook negligible.

Parking

There will be no loss of off-street parking as a result of this proposal. The application will therefore have no implications in terms of parking and highway safety.

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

None

Section 106 Obligations

Not applicable in this instance

Conclusions

This application is recommended for approval

Recommendation

In respect of the application dated **20/11/2009** and the submitted drawings, **drawings 1; 2; 3; 4; 5 and 6** , 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.

RESTRICTION ON PERMITTED DEVELOPMENT

(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 (or any order revoking and re-enacting that Order with or without modification), no windows or other openings shall at any time be placed in the north, side-facing elevation of the side extension hereby permitted unless, upon application, planning permission is granted for the development concerned.

Reason:

In order to protect the privacy of adjacent neighbours, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: residential amenity, the character and appearance of the area and parking 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 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