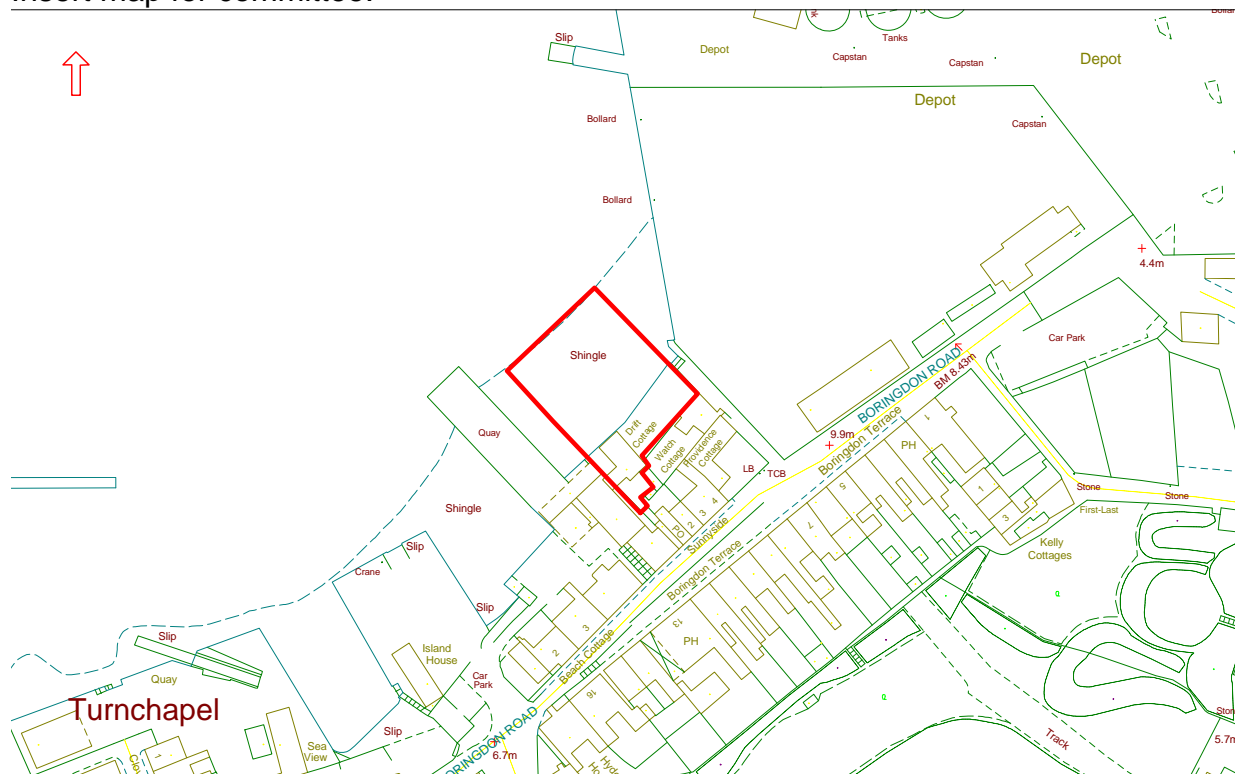


ITEM: 7

Application Number: 09/01294/CAC
Applicant: Mr M Wixey
Description of Application: Demolition of outbuildings
Type of Application: Conservation Area
Site Address: DRIFT COTTAGE, BORINGDON ROAD
TURNCHAPEL PLYMOUTH
Ward: Plymstock Radford
Valid Date of Application: 06/11/2009
8/13 Week Date: **01/01/2010**
Decision Category: Assistant Director of Development Referral
Case Officer : Jon Fox
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk

Insert map for committee.



OFFICERS REPORT

Site Description

Drift Cottage is a modest dwelling in a waterside location within the Turnchapel Conservation Area. It lies within a group of other dwellings lying on the north side of Boringdon Road, the majority of which are set on a north-south orientation and have their rear elevations facing the water (whereas Drift Cottage presents a side elevation to the water). The curtilage of Drift Cottage includes an area of quayside, including two piers constructed for drying boats. Public slipway and pedestrian access to the water are obtained alongside, to the side of Providence Cottage and Watch Cottage. The lane to the side of Watch Cottage that provides access to this site is public highway. Beyond the slipway is MOD land, separated by a substantial wall. Watch Cottage is set approximately 2.5m above the level of the site.

Proposal Description

Demolition of outbuildings.

Relevant Planning History

The most recent application at the site is 08/00744 - The proposal was to erect residential accommodation on the existing garden and piers at Drift Cottage and to convert the existing accommodation in Drift Cottage to annex accommodation with a workshop and stores on the ground floor with 2 bedrooms, a lounge, a bathroom and a shower room at first floor level. The two areas of accommodation would have been connected via a pedestrian link. The proposal also included a small car parking and amenity area. REFUSED – DISMISSED AT APPEAL.

80/03758 - Boat gear store, boat drying piers and extension to dwelling (Full) - GRANTED.

84/02018 - Amended version of 80/3758 (Full) - GRANTED.

91/00768 - Extension to dwelling (Full) - GRANTED.

04/00729 - Erection of dwellinghouse, bridge linked to existing cottage whose new use will become an annexe to the proposal. (Full) – REFUSED because of impact on neighbour.

04/02271 - Erection of dwellinghouse, bridge linked to existing cottage whose upper floor will form annexe to the proposal and lower floor will be stores and workshop (outbuildings to be removed). (Full) – REFUSED because of impact on neighbour - APPEAL Dismissed.

05/00621 – Erection of dwellinghouse bridge-linked to existing cottage whose upper floor would form annex to the proposal and lower floor will be stores and workshop – GRANTED. The applicants have confirmed that this scheme does not now meet the floor level requirements for flooding for a 100 year life design.

07/01282 – Erection of new dwelling – WITHDRAWN.

Consultation Responses

None.

Representations

None.

Analysis

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.

The demolition of the 'lean-to' outbuildings currently occupying part of the proposed development footprint is welcomed. These outbuildings are detrimental to the character of the conservation area.

Equalities & Diversities issues

There are no equality and diversity issues in respect of this application.

Section 106 Obligations

There is no Section 106 application in respect of this application.

Conclusions

The proposed demolition would enhance the character and appearance of the Turnchapel Conservation Area and is in accordance with policy CS03 of the Core Strategy of Plymouth's Local Development Framework 2007. It is therefore recommended that conservation area consent (CAC) be granted subject to a contract for carrying out the works of redevelopment on the site.

Recommendation

In respect of the application dated **06/11/2009** and the submitted drawings, **1:1250 OS location plan, 1:500 site plan, DC0906-01 (received 26/10/09), DC0906-02 (received 26/10/09), DC0906-03 (received 06/11/09), DC0906-04 (received 06/11/09), DC0906-05 (received 26/10/09), DC0906-06 (received 26/10/09) and accompanying design and access statement**, it is recommended to: **Grant Conditionally**

Conditions

TIME LIMIT FOR COMMENCEMENT

(1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the effect on the Conservation Area, 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 works are acceptable and comply 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 and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS03 - Historic Environment