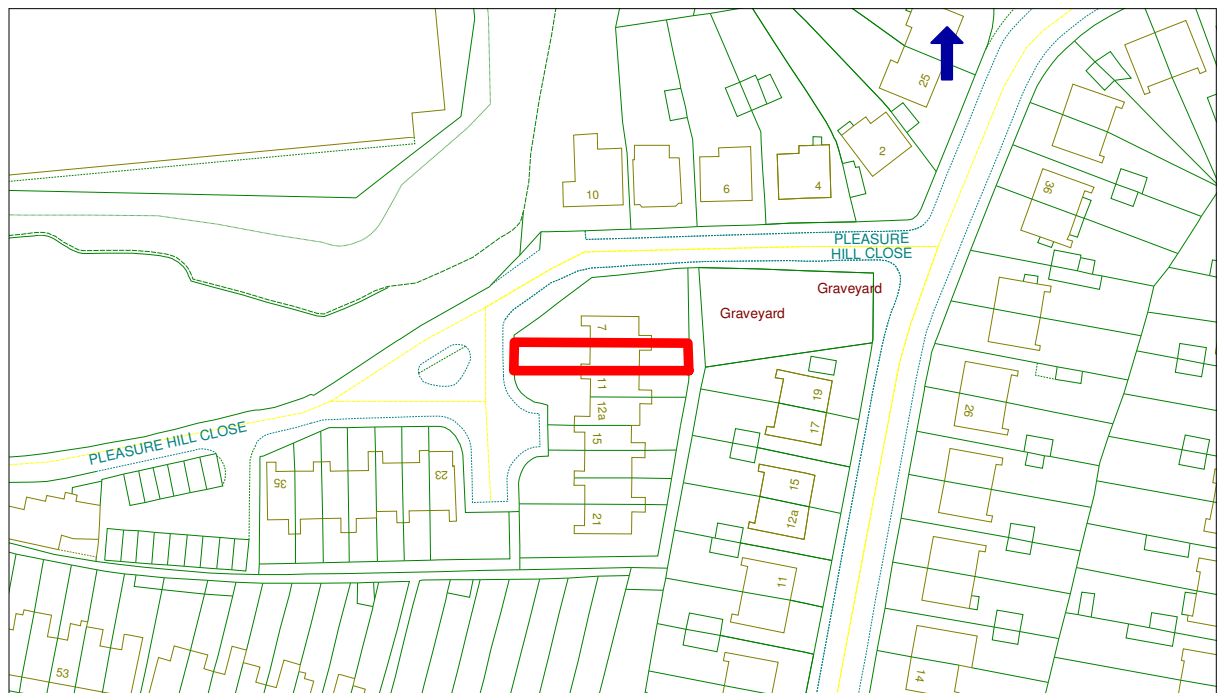


ITEM: 02

Application Number: 10/00199/FUL
Applicant: Mr G Luscombe
Description of Application: Single-storey rear extension
Type of Application: Full Application
Site Address: 9 PLEASURE HILL CLOSE PLYMSTOCK
PLYMOUTH
Ward: Plymstock Radford
Valid Date of Application: 23/02/2010
8/13 Week Date: **20/04/2010**
Decision Category: Member/PCC Employee
Case Officer : Simon Osborne
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

9 Pleasure Hill Close is a two-storey mid-terrace property located in the Plymstock area of Plymouth. The property is bounded by adjoined properties to the north and south and a narrow footpath to the east (rear).

Proposal Description

The proposal is for a single-storey rear extension. The extension would measure approximately 3.48 metres deep and 4.56 metres wide. The extension would have a single pitch roof and have a maximum height of 4.7 metres.

Relevant Planning History

There is no previous planning history for 9 Pleasure Hill Close.

Consultation Responses

No consultations to consider.

Representations

No letters of representation have been received regarding this application.

Analysis

This application has been brought to committee because the applicant's wife is a council employee.

This application turns upon policies CS02 and CS34 of the Plymouth Local Development Framework Core-Strategy (2006-2021) 2007 and Supplementary Planning Document 'Development Guidelines'. The main issues to consider are the impact on neighbouring amenities and the impact on the character and visual appearance of the area as detailed below.

The proposal would not project significantly further or higher than the existing structure on the rear of No. 7 to have an unreasonable impact on the amenities enjoyed by the property. Although the extension is relatively large, the extension does not significantly break the council's 45 degree guide with regards to the large ground floor window found at number 11. Further to this, the extension would be located to the north of No 11 and therefore any loss of light or daylight should be limited. It is considered that, given the single-storey nature of the proposal, it would not adversely affect outlook or appear unreasonably overbearing when viewed from neighbouring properties. With respect to impact on residential amenities the proposal therefore complies with Policy CS34.

With regard to the impact on visual amenity, it is considered that the proposal is sympathetic in design, materials and scale to the existing dwelling and would not unreasonably detract from the appearance or character of the dwelling or surrounding area. In this respect the proposed extension therefore complies with policies CS02 and CS34.

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 further issues.

Section 106 Obligations

N/A

Conclusions

This application is recommended for conditional approval.

Recommendation

In respect of the application dated **23/02/2010** and the submitted drawings, **10-0128/001/A, 10-0128/002/A, 10-0222/003**, 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: PROPERTY RIGHTS

(1) Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on neighbouring amenities 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 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
CS02 - Design
SPD1 - Development Guidelines