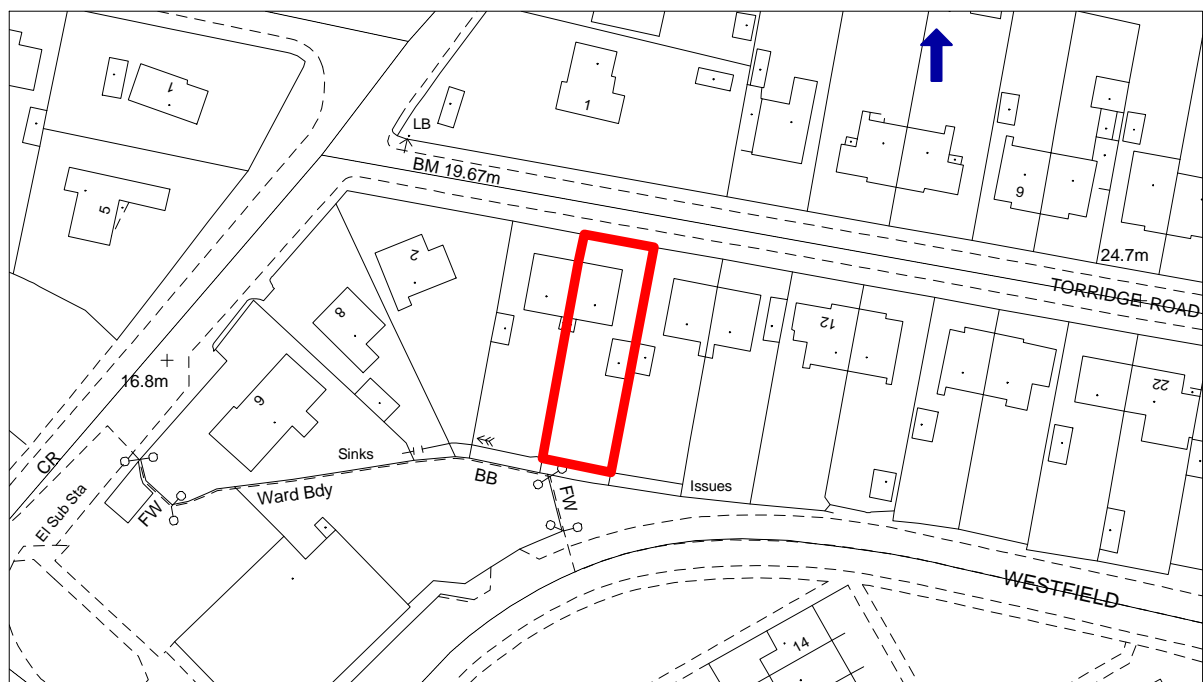


ITEM: 01

Application Number: 10/00287/FUL
Applicant: Mr and Mrs S Nicholls
Description of Application: Part two-storey, part single-storey side extension
Type of Application: Full Application
Site Address: 6 TORRIDGE ROAD PLYMOUTH
Ward: Plympton St Mary
Valid Date of Application: 03/03/2010
8/13 Week Date: **28/04/2010**
Decision Category: Member/PCC Employee
Case Officer : Kate Saunders
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

6 Torridge Road is a 1930s, semi-detached property located in the Plympton area of the City. The property is bounded by neighbouring properties to the east and west with the rear of the site backing on to Westfield.

Proposal Description

Part two-storey, part single-storey side extension to provide a private motor garage with en-suite bedroom above. The existing garage at the property would be converted to a utility room and linked to rear of the new garage.

Relevant Planning History

No relevant background planning history

Consultation Responses

South West Water – no objections

Representations

No letters of representation received at the time of preparing this report

Analysis

The main issues to consider with this application are the effect on the amenities of neighbouring properties and the impact on the streetscene.

This application is being brought to committee as the applicants are Council employees.

The proposal is for a two-storey side extension which will measure approximately 3.5 metres wide by 6.9 metres long and will be set back 1.5 metres from the front building line of the property. A small lean-to measuring 1.5 metres deep will be added to the back of the extension in order to allow connection to the existing garage building.

The extension has been well designed to match the form and detailing of the original property. Matching materials will be utilised, fenestration patterns will match existing and the current front canopy will be extended across on to the extension. It is considered that the extension will cause no harm to the character or visual appearance of the area.

The development will have no impact on the adjoining property, No. 4; however, the development will be located within 0.6 metre of the boundary with the neighbouring property, No. 8. The neighbouring property has some windows in the side elevation, however it appears that these do not serve habitable rooms and therefore any loss of light will not be harmful to the occupiers' quality of life. The two-storey element will not extend beyond the existing rear building line and as such will cause no loss of light or outlook to neighbouring rear habitable rooms.

A window will be placed in the rear of the extension at first-floor level which may cause some overlooking of the neighbouring garden, but no new overlooking relationships will be introduced. A side-facing window to the bedroom is proposed to be obscure glazed and non-opening. The small single-storey part of the extension will also cause no issues regarding privacy, outlook or light.

The ground-floor of the extension will be used as garage and parking will still remain forward of the proposal, therefore 2 off-street parking spaces will be retained. This is considered sufficient for a property of this size.

South West Water does not object but has provided comments on the proposal, including that there is a public sewer in close proximity to the extension. An informative is recommended.

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 not be detrimental to neighbours' amenities or the visual appearance of the area and is therefore recommended for approval.

Recommendation

In respect of the application dated **03/03/2010** and the submitted drawings, **Location plan, MM923.PL1** , 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.

OBSCURE GLAZING

(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 or the 1995 Order with or

without modification), the window in the east side elevation of the extension at first-floor level shall at all times be obscure glazed and non-openable. No further windows or other openings shall at any time be provided in the said elevation at first-floor level, nor shall the approved window in that elevation be altered or enlarged at any time.

Reason:

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

INFORMATIVE - SOUTH WEST WATER

(1) Attention is drawn to the letter from South West Water (SWW) of 23 March 2010 which has been copied by SWW to the applicants' agent.

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 and the impact on the streetscene, 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