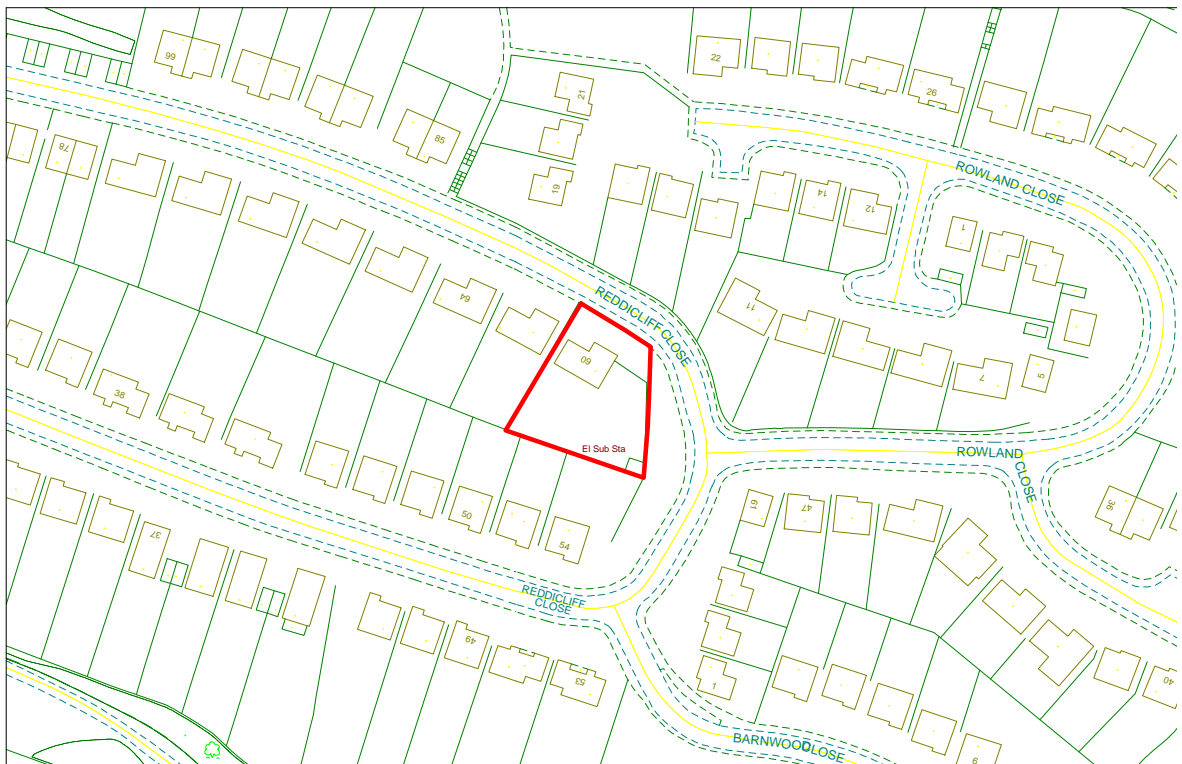


ITEM: 1

Application Number: 10/00446/FUL
Applicant: Mr & Mrs Malcom Fieldsend
Description of Application: Single-storey side/rear extension
Type of Application: Full Application
Site Address: 60 REDDICLIFF CLOSE PLYMOUTH
Ward: Plymstock Radford
Valid Date of Application: 24/03/2010
8/13 Week Date: **19/05/2010**
Decision Category: Member/PCC Employee
Case Officer : Simon Osborne
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk

Insert map for committee.



OFFICERS REPORT

Site Description

60 Reddicliff Close is a detached bungalow located in the Plymstock area of Plymouth. The property is the end dwelling located on a corner and is set on slightly raised ground.

Proposal Description

The proposal is for a single-storey side/rear extension. The extension would be located on the east elevation and would measure approximately 4.2 metres wide and 8.4 metres deep.

Relevant Planning History

None relevant

Consultation Responses

No consultations required

Representations

No letters of representation received

Analysis

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

It is considered that the proposal would be an adequate distance from neighbouring dwellings to ensure any impact on amenities would be negligible. In this respect the proposal complies with CS34.

The dwelling is located on a corner in a discreet position at the eastern end of Reddicliff Close and is bounded to the east by an area of amenity land/highway verge. Although the resulting dwelling would appear relatively wide when viewed from directly in front of the property, the proposal would be set back considerably from the front gable end and would be largely screened from most viewpoints by either the main dwellinghouse or the vegetation that bounds the property. The extension would therefore not appear dominant or incongruous within the streetscene. The extension would be sympathetic in detailing and materials to the original house and therefore would not unreasonably detract from the character or visual appearance of the area, in accordance 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 approval.

Recommendation

In respect of the application dated **24/03/2010** and the submitted drawings, **MM1004.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.

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 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
CS02 - Design
SPD1 - Development Guidelines