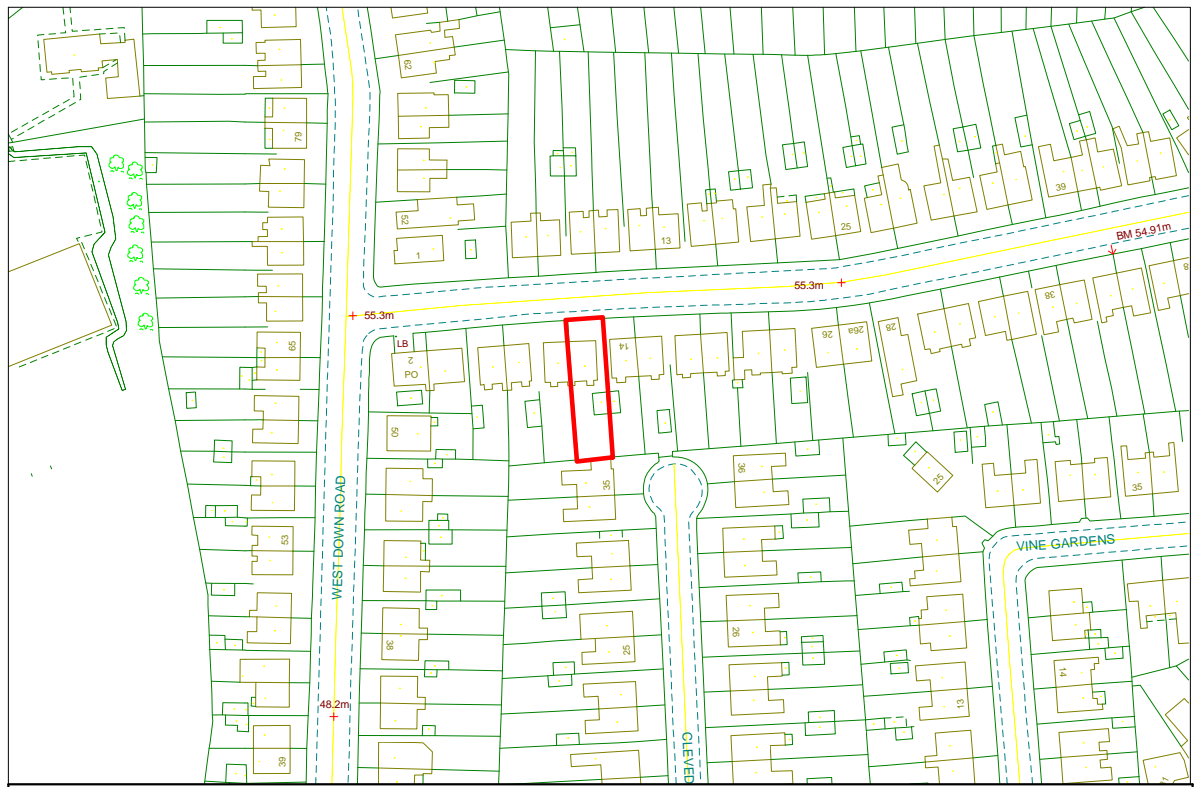


ITEM: 2

Application Number: 10/00207/FUL
Applicant: Mrs C Bennett
Description of Application: Ground floor and lower ground floor rear extension, incorporating rear stairway and walkway
Type of Application: Full Application
Site Address: 12 SOUTH DOWN ROAD BEACON PARK PLYMOUTH
Ward: Peverell
Valid Date of Application: 18/02/2010
8/13 Week Date: **15/04/2010**
Decision Category: Member/PCC Employee
Case Officer : Kirsty Barrett
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk

Insert map for committee.



OFFICERS REPORT

Site Description

12 South Down Road is a two-storey semi-detached property situated in the Beacon Park area of Plymouth.

Proposal Description

Ground floor and lower ground floor rear extension incorporating rear stairway and walkway

The extension projects from lower ground floor and ground floor by 3 metres and spans the entire rear elevation of 6.3 metres before reducing to 5.2 metres at the front of the extension. The extension incorporates a bathroom and extension to basement, and extension to dining room and kitchen at ground floor level.

Relevant Planning History

No relevant planning history for the property

Consultation Responses

South West Water - public sewer location not known on site - before development takes place investigation is required to find its location.

Representations

None received

Analysis

This application is brought to committee as the agent is an employee of Plymouth City Council.

The primary planning considerations are the impact on neighbour amenities and the impact on the character and visual appearance of the area as detailed below.

The extension is not considered to have a negative impact on the adjoining property of No. 10. The bushes in place along the boundary will screen the lower ground floor extension which will mean impact to light, outlook and privacy is minimal. In terms of the extension to ground floor level it is considered impact will be negligible. The boundary offers sufficient screening to the majority of the development, and due to the ground level changes windows at this level already create a small amount of overlooking however to protect any loss created by the walkway, a condition for screening to the side of the walkway would be beneficial to protect the privacy of the garden from any physical presence the walkway could create due to its elevated position. The extension is also not considered to cause any loss of light to the adjoining

property; all gardens are south facing and benefit from sunlight throughout the day. In addition to this it is not thought that the development will have any effect to the neighbouring property of No.14 due to there being a garage in place on the boundary at lower ground floor level effectively screening the development from this property.

In terms of the streetscene, the development will not be visible from any public vantage point and it is considered that the development is in keeping with the surrounding properties and similar developments within the street itself.

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

None

Conclusions

This application is recommended to be granted conditionally

Recommendation

In respect of the application dated **18/02/2010** and the submitted drawings, **01, 02, 03, 04, 05, 06** , 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.

SCREENING REQUIREMENT

(2) The walkway/decking shall be permanently screened on the west side in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the walkway/decking being constructed. The means of screening shall conform to the approved details and shall remain in place at all times that the walkway/decking exists.

Reason:

To ensure that the amenity of neighbouring dwellings is protected and therefore in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

OBSCURE GLAZING

(3) 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 windows in east elevation of the extension at lower ground floor level and ground floor level shall at all times be obscure glazed and non-openable.

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: 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.

INFORMATIVE: SOUTH WEST WATER

(2) Applicants are advised that the points raised in letter dated 10/04/10 from South West Water with regard to drainage should be resolved prior to commencement of development.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact to neighbouring amenity and surrounding 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