

ITEM: 02

Application Number: 10/00695/FUL

Applicant: Mr & Mrs Davies

Description of Application: Two storey side extension and single storey rear extension

Type of Application: Full Application

Site Address: 93 ROCHFORD CRESCENT ERNESETTLE
PLYMOUTH

Ward: Honicknowle

Valid Date of Application: 05/05/2010

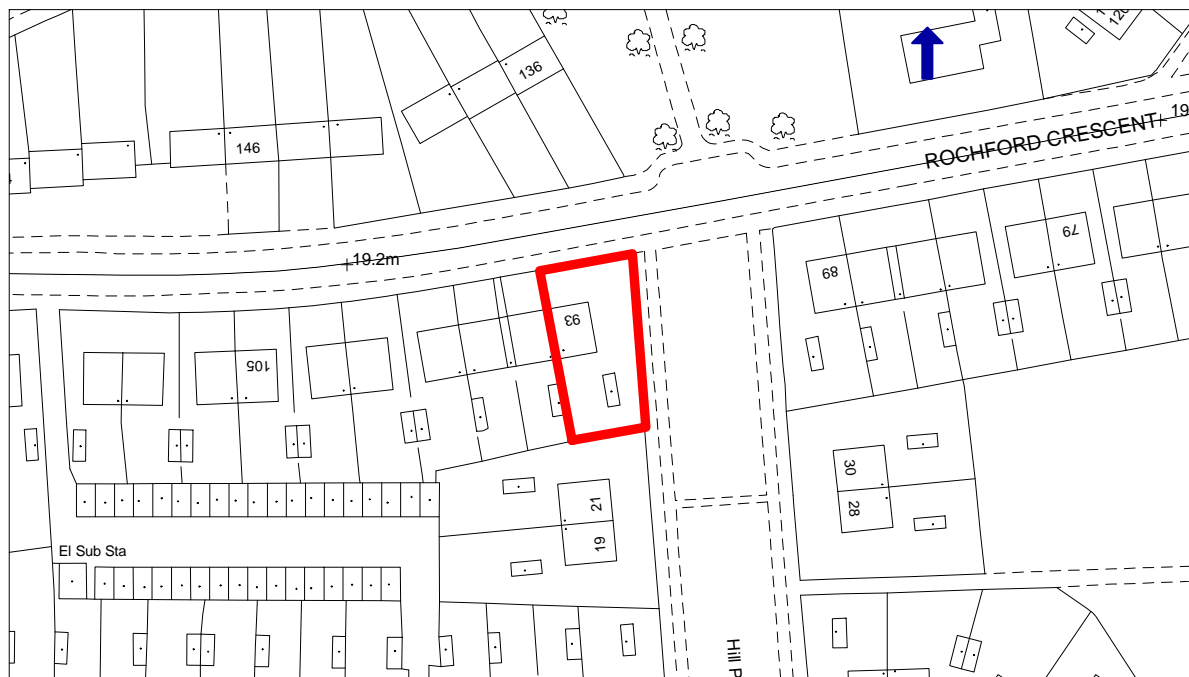
8/13 Week Date: **30/06/2010**

Decision Category: Member/PCC Employee

Case Officer : Harry Sedman

Recommendation: Refuse

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OFFICERS REPORT

Site Description

93 Rochford Crescent is a semi-detached property located at the end of a small row of terraced housing in the Ernesettle area of the City. The property is bounded to the west and rear by neighbouring properties and to the east by an area of public open space with footpath. An access drive runs to the east of the site up towards the rear garden.

Proposal Description

Two-storey side extension and single-storey rear extension.

Relevant Planning History

No relevant background planning history

Consultation Responses

No consultation responses received

Representations

No letters of representation received

Analysis

This proposal is brought before Committee on 01 July 2010 on the grounds that it was submitted by a Council employee. The main issues to consider with this application are: the effect on the amenities of neighbouring properties and the impact on the streetscene.

The proposed two-storey side extension would measure 4.3 metres wide and would extend along the depth of the property incorporating a ground-floor built-in private garage. The first floor of the side extension would cater for an additional bedroom and rear bathroom with stairs leading up to the second-floor loft conversion. A single-storey rear extension measuring 4.3 metres deep would then be constructed to the rear of the proposed two-storey extension.

The proposed extension will not be set back from the front of the property as recommended by the policies of the Development Guideline SPD which states a distance of less than 1 metre will rarely be considered acceptable. The proposed side extension is therefore considered not demonstrating a sufficient level of subordination from the original dwelling and considered detrimental to the character and visual appearance of the area.

The applicant has made known that a similar extension exists on the adjacent end terrace property, No. 89 Rochford Crescent whereby the side extension is level with the front building line. This is not considered as setting precedence for the street as the permission was granted in 1989, two development plan periods ago ie before the current policy requiring a set back was adopted. Furthermore a similar application for No. 75 Rochford Crescent was refused in 2009 on the grounds that it had not been set back and therefore not

subordinate to the original property. The applicant's response that the extension should not be set back is therefore considered unacceptable.

The side extension is of a substantial width, over one half of the existing property's width. The Development Guidelines SPD suggests that acceptable side extensions should be a width that ensures they appear less important than the original dwelling. In this instance, however, the extension is on a fairly wide plot leaving a good distance to the property boundary. Therefore this is not considered a reason for refusal.

The proposal is reasonably sympathetic to the style of the original house with the shape and pitch of the roof mirroring that of the existing, as do the materials. However the first-floor windows of the front extension do not reflect the mainlines and positioning of the existing property windows, crucial to achieving a unified exterior and therefore harm the character and appearance of the area.

The proposed side extension will have little impact on the amenities of neighbouring properties. The property sides onto an area of public open space and therefore it is considered that light will not be significantly reduced as a result of the proposal. No windows are proposed in the side elevation facing No. 89 Rochford Crescent therefore privacy will not be reduced.

The provision of a private garage is considered acceptable in principle as it will be served by the existing driveway. However the policies of the Development Guidelines SPD suggest where a garage is attached to a house it is usually preferable to set it back from the front of the property, which this development does not.

The rear extension is fairly substantial extending 4.3 metres into the back garden. However there is approximately 6 metres to the neighbouring property boundary. Therefore the proposal will not break the 45-degree rule ensuring there is not a loss of daylight to the neighbouring property.

The rear extension does not come within 12 metres of the habitable room window and private garden of the property to the rear which is often a consideration with rear extensions. Therefore it is considered there is not an unacceptable overbearing effect on the rear households outlook.

The extension is set at a good distance from the boundary with the public open space at approximately 2.5 metres at the front of the extension and 1 metre at the rear. Furthermore the existing boundary hedgerow which currently acts as screening will be maintained ensuring the single storey rear extension will not be greatly visible and or suffer from overlooking from the public footpath.

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

Conclusions

The proposal is the same height as the existing dwelling with no set down from the ridge, is flush with the front of the property and is over one half of the existing property's width, collectively resulting in a significant detriment to the visual amenity and character of the street scene and surrounding area. It is therefore recommended for refusal.

Recommendation

In respect of the application dated **05/05/2010** and the submitted drawings, **Site Location Plan, Design and Access Statement, 43:01:2010, 43:02:2010, 43:03:2010, 43:04:2010, 43:05:2010, 43:06:2010, 43:07:2010, 43:08:2010, 43:09:2010 and 43:10:2010** , it is recommended to: **Refuse**

Reasons

DETRIMENTAL TO THE VISUAL APPEARANCE OF THE AREA

(1) The Local Planning Authority considers that the side extension, on the grounds that it is not set back from the front of the existing dwelling and the ridge height will be the same as the existing dwelling, will create an unduly prominent feature in the street scene. This will result in alterations that would be unsympathetic and not subordinate to the design and form of the original dwelling, resulting in a significant detriment to the visual amenity and character of the street scene and surrounding area. This is contrary to Policy CS02 and CS34 of Plymouth's Local Development Framework Core Strategy (2006-2021) 2007 and advice in the Council's Planning Guidance (SPG) Note 1 - "House Extensions" 1995.

Relevant Policies

The following (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, were taken into account in determining this application:

CS34 - Planning Application Consideration

SPD1 - Development Guidelines