

ITEM: 05

Application Number: 10/00627/FUL
Applicant: Mrs Julie Bees
Description of Application: Extension to dormer window on front elevation
Type of Application: Full Application
Site Address: 49 BUENA VISTA DRIVE PLYMOUTH
Ward: Moor View
Valid Date of Application: 26/04/2010
8/13 Week Date: **21/06/2010**
Decision Category: Member/PCC Employee
Case Officer : Kirsty Barrett
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

49 Buena Vista Drive is a two storey semi detached property situated in the Glenholt area of Plymouth

Proposal Description

Extension to dormer window on front elevation

Relevant Planning History

None relevant planning history for the property

Consultation Responses

Plymouth City Council- No objection

Representations

None received

Analysis

This application turns on Policy CS34 and Supplementary Planning Document: Development Guidelines with the key considerations being impact on neighbouring amenity and the streetscene of the area.

The extension to the front dormer measures at 3 metres in length and will project from the roof slope by 1.3 metres. The extension to the front dormer is not considered to cause any loss of amenity for neighbouring properties in terms of privacy, outlook and sunlight. There are similar developments in the street. The design of the dormer is adequate and in scale, it is set in from the eaves and down from the ridge sufficient enough not to have an impact upon the character of the surrounding area. Front dormers are a character of the street and many have been extended in this way, therefore a precedent will not be set.

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 grant conditionally

Recommendation

In respect of the application dated **26/04/2010** and the submitted drawings, **P105.01, P105.02, P105.03, P105.04, P105.05** , 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 north elevation of the dormer extension at first 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.

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