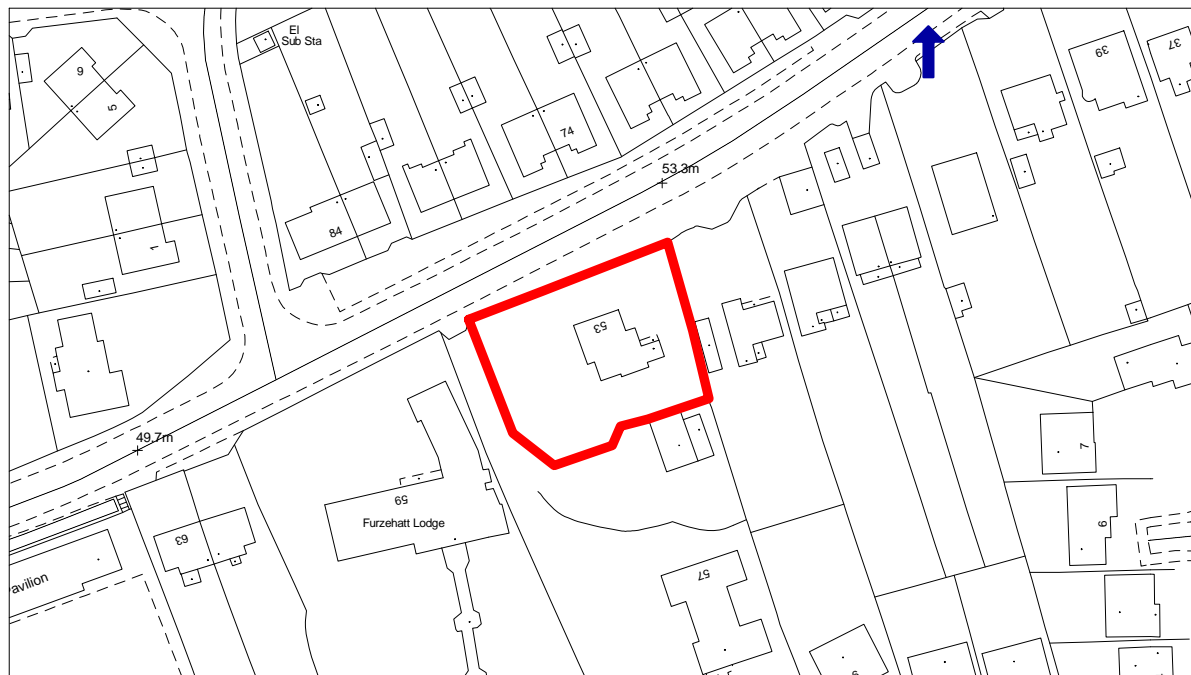


ITEM: 01

Application Number: 10/00626/FUL
Applicant: Mr and Mrs Fisher
Description of Application: Two-storey side extension
Type of Application: Full Application
Site Address: 53 FURZEHATT ROAD PLYMOUTH
Ward: Plymstock Dunstone
Valid Date of Application: 26/04/2010
8/13 Week Date: **21/06/2010**
Decision Category: Member/PCC Employee
Case Officer : Louis Dulling
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



(c) Crown Copyright. All rights reserved. Plymouth City Council Licence No. 100018633 Published 2010 Scale 1:1250

OFFICERS REPORT

Site Description

No. 53 Furzehatt Road is a detached property in the Plymstock area of Plymouth. The property is accessed via a shared driveway and is concealed from view from Furzehatt Road. There are protected trees at the site.

Proposal Description

The proposal is for a two-storey side extension. The proposal is 2 metres in width and 4.5 metres in depth. The proposed extension is 8.5 metres in height and has a pitched roof to match the main existing roof of the property.

Relevant Planning History

92/00352/FUL – Change of use of coach house to dwellinghouse (renewal of previous permission) – Approved.

94/00633/FUL – Erection of private motor garage – Approved.

98/00875/FUL – Single storey extension – Approved.

06/00153/FUL – Rear porch – Approved.

Consultation Responses

No consultations were necessary

Representations

There have been no representations in relation to this application

Analysis

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.

This application turns upon policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and the Development Guidelines Supplementary Planning Document.

The main issues to consider for this application are the impacts on neighbouring amenity and the character and appearance of the area.

Neighbouring Amenity

Due to the orientation and separation distance between No. 53 and nearby properties, it is considered that there are no impacts on outlook, daylight or sunlight to those properties as a result of the proposed extension.

Additionally, as the property is sufficiently screened from view from the road and other neighbouring properties, there are no further concerns over impacts on public amenity or neighbouring amenity.

Character and Appearance of the Area

Due to the sympathetic changes that the proposed extension would make, it is not considered to harm the character and appearance of the area. The proposed extension also appears subordinate to the existing property as the roof line is stepped down from the original roof line. Additionally the proposed extension would complement the existing symmetry of the property by stepping the extension back from the existing rear elevation of the property by 0.4 metre. The design and use of materials in the proposed extension is also considered to be appropriate and relates well to the existing property. Furthermore, the applicant has satisfied any concerns regarding impact on trees within the submitted '*Tree Survey and Arboricultural Implications Assessment*' which accompanies the application.

Equalities & Diversities issues

There are no equalities and diversities issues in relation to this application.

Conclusions

This application is recommended for conditional approval.

Recommendation

In respect of the application dated **26/04/2010** and the submitted drawings, **10.035.1, Tree Survey and Arboricultural Implications Assessment, MM1006.PL1, MM1006.PL2** , 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: neighbouring amenity and character and appearance of the area, 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, and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPD1 - Development Guidelines