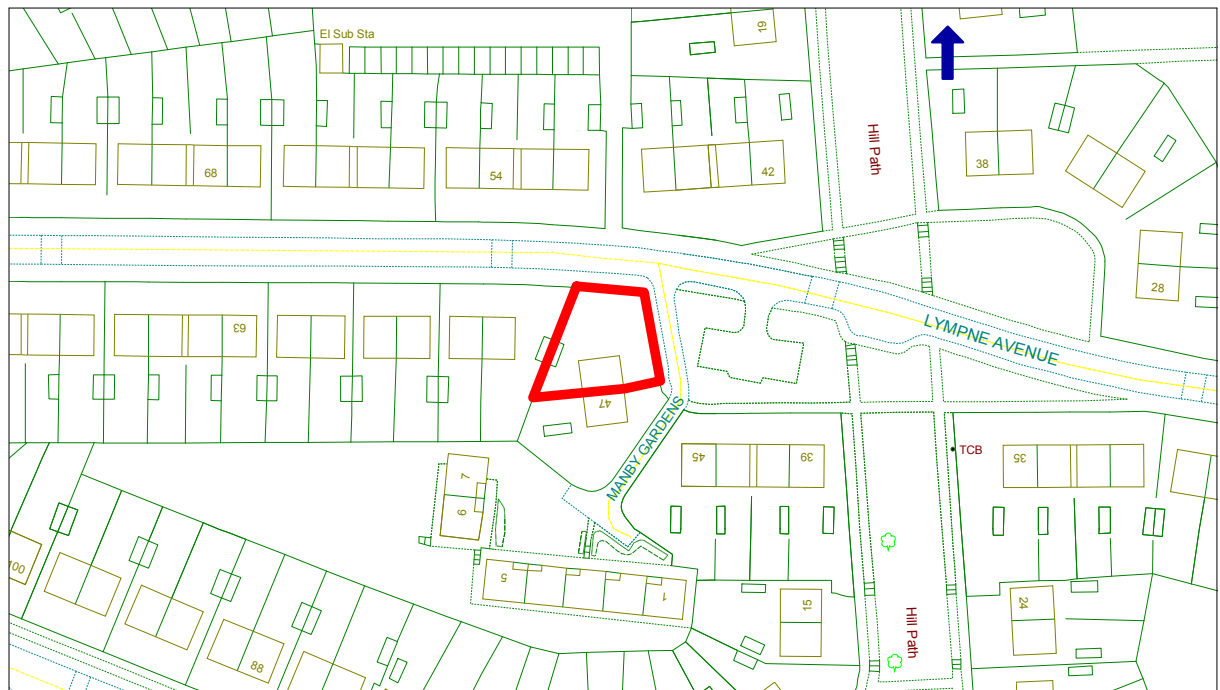


ITEM: 01

Application Number: 09/01832/FUL
Applicant: Mr Steve Gascoyne
Description of Application: Two-storey side extension
Type of Application: Full Application
Site Address: 49 LYMPNE AVENUE ERNESETTLE PLYMOUTH
Ward: Honicknowle
Valid Date of Application: 02/02/2010
8/13 Week Date: **30/03/2010**
Decision Category: Member/PCC Employee
Case Officer : Louis Dulling
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

49 Lypmne Avenue is a semi-detached dwellinghouse in the Ernesettle area of Plymouth. The property occupies a large corner plot.

Proposal Description

The proposal is for a two-storey side extension to provide a sitting room and two additional bedrooms. The proposed side extension is 7 metres in depth and 4.3 metres in width. It is set down 0.3 metres from the existing building's roof and stepped back from the front elevation by 1 metre.

The proposal has been amended since originally submitted, at the request of your officers. The originally submitted scheme showed an extension 8 metres in depth and 5 metres in width, and not set down or set back from the existing building.

Relevant Planning History

51 Lypmne Avenue (05/00598/FUL) - Erection of a single storey side extension and front porch (incorporating private motor garage) – Approved.

Consultation Responses

South West Water – draws the applicant's attention to the proximity of the proposed development to public sewers.

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 (SPD).

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

Neighbourhood Amenity

The corner plot which 49 Lypmne Avenue occupies is considered to be a prominent space in the street scene. SPD paragraph 2.48 states that '*corner plots are prominent sites. Often corner plots are left undeveloped to create a*

spacious feel in an area or to ensure highway safety. Corner extensions, therefore, must be of a particularly high standard to be acceptable.'

The proposed side extension would occupy approximately one third of the corner plot. The majority of the space would therefore remain open and it is considered that the proposed side extension would not result in a loss of the 'open' appearance of the corner plot. Furthermore, the proposed side extension would not create an unacceptable impact on the street scene as the semi-detached property would remain set back from the established building line of Lympne Avenue.

The proposed side extension is set back from the main property by 1 metre and the roof line is set down from the main property's roof by 0.3 metre. This represents a marked improvement on the proposal originally submitted. The proposed side extension is now considered to appear subordinate to the main property and is therefore acceptable. It is considered that the degree of subordination now helps to retain the balance of the pair of semi-detached properties. The proposed side extension is considered to relate well to the existing property, with bay windows on the front elevation which mirror the existing bay windows on the main property.

Neighbouring Amenity

Although the proposed side extension has a rear bedroom window on the first floor, there are no concerns over the loss of privacy, outlook or light as the first floor side window of 51 Lympne Avenue is an obscure glazed bathroom window. With regard to the impact on the rear garden of No. 51, it is considered that the proposed rear bedroom window will not create a significant increase in the level of overlooking as there is an existing bedroom window in the existing rear elevation of 49 Lympne Avenue. There are no concerns over loss of privacy, outlook or light with regard to the ground floor windows and there is a boundary fence in place separating Nos. 49 and 51 which provides sufficient screening. It is considered that there will not be any loss of privacy, outlook or light to the adjoining property, No. 47.

The existing property's side elevation has a side door to the kitchen, a landing window and a bathroom window. The proposed side extension has a shower room/toilet window on the first floor and a sitting room window on the ground floor. Therefore, natural surveillance of the corner is maintained by the ground floor window.

Equalities & Diversities issues

There are no equalities and diversities issues.

Conclusions

The application is therefore recommended for the grant of permission subject to the standard commencement condition.

Recommendation

In respect of the application dated **02/02/2010** and the submitted drawings, **001 (amended version received 25 June 2010)**, 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: impact on neighbouring amenity and the 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 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, and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPD1 - Development Guidelines