

ITEM: 02

Application Number: 10/01234/FUL

Applicant: Mr & Mrs J James

Description of Application: Side/rear private motor garage and single-storey rear extension with balcony over and external spiral staircase (existing rear porch, store and garage to be removed)

Type of Application: Full Application

Site Address: 61 GREEN PARK ROAD PLYMOUTH

Ward: Plymstock Radford

Valid Date of Application: 20/07/2010

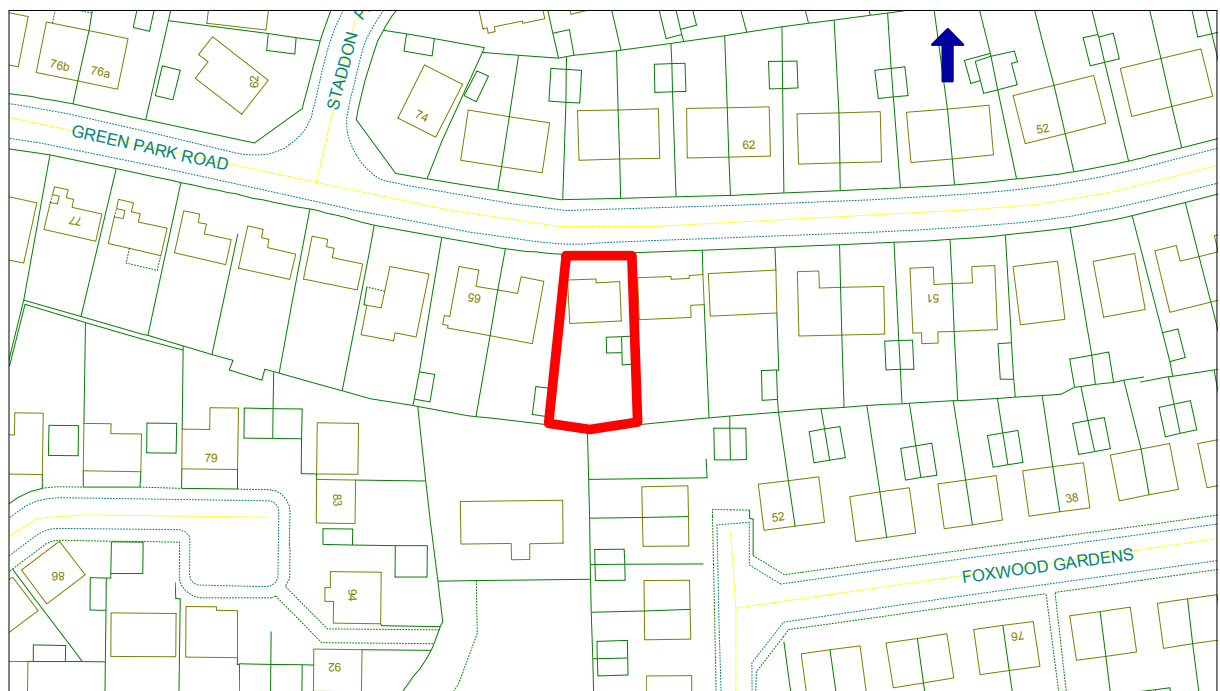
8/13 Week Date: **14/09/2010**

Decision Category: Member/PCC Employee

Case Officer : Louis Dulling

Recommendation: Grant Conditionally

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OFFICERS REPORT

Site Description

No. 61 Green Park Road is a detached dwellinghouse in the Plymstock area of Plymouth.

Proposal Description

The proposal is for a replacement garage and a rear extension with balcony over, walkway and spiral staircase.

The proposed garage is on the east side and is to be 2.6 metres in width, 5.2 metres in length and 3 metres in height.

The proposed rear extension, which would enlarge the lounge, projects beyond the rear of the existing property by 2.6 metres, is 5.5 metres wide and 2.9 metres in height.

The proposed walkway projects 0.9 metres from the rear of the existing property and is 2.4 metres in width. Both the rear extension and walkway have 1.1 metre high balustrades, creating a balcony. The proposed spiral staircase is 1.3 metres in diameter and 3.5 metres in height.

Relevant Planning History

61 Green Park Road (10/01061/PRDE) – Single-storey side/rear garage – Withdrawn.

61 Green Park Road (10/01064/PRDE) – Rear extension with balcony over and external steel staircase down to rear garden – Withdrawn.

Consultation Responses

No consultations were necessary.

Representations

No representations had been received at the time of preparing this report. However, the publicity response period does not end until 24 August, so any representations received will be reported and considered in an addendum report.

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 impact on neighbouring amenity and on the character and appearance of the area.

The proposed garage replaces the existing garage, relocating it closer to the house. The proposed garage will result in an additional 0.6 metres in height which is not considered to be a significant increase and, whilst there will be some impact on the amount of light received at the neighbouring property at No. 59, this is considered acceptable.

SPD1 states that *'where a garage is attached to a house it is usually preferable to set it back from the front of the property'*. The proposed garage is set well back from the front of the property. It will not impact on the street scene as the driveway slopes away from the road and is not clearly visible from street level.

The rear extension projects 2.6 metres from the rear elevation of the main property. It does not impact on the privacy of No. 63 Green Park Road as there is sufficient natural screening provided by a row of trees which separates the two properties. Additionally, where a small break in the tree line occurs, No. 63 has a rear porch and obscure glazed bathroom windows which face the rear of No. 61. Therefore the impact of the proposed rear extension is considered to be acceptable in this case as no habitable room window will be affected.

With regard to the extension's impact on No. 59, to the east, the proposed garage would screen much of the rear garden from view when at balcony level. Furthermore the proposed rear extension includes 1.7 metre high obscure glazed screening on both the east and west elevations to reduce overlooking from the balcony. This is in accordance with Paragraph 2.29 which states that *'screening or fencing may be used to overcome any overlooking problems but must be of a scale that does not unreasonably affect the outlook or daylight of the neighbouring property.'* The extension is not visible from any public vantage point and therefore does not have a negative impact on the character and appearance of the street scene.

The proposed spiral staircase will be almost entirely screened from view, by the proposed garage, when viewed from the rear garden of No 59. The staircase will not have a significant impact on the outlook of No. 63 as this property has obscure glazed bathroom windows facing.

Equalities & Diversities issues

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

Conclusions

The application is therefore recommended for the granting of conditional permission.

Recommendation

In respect of the application dated **20/07/2010** and the submitted drawings, **Site Location Plan, 53:03:2010, 53:04:2010, 53:05:2010A, 53:06:2010, 53:07:2010A, 53:08:2010, 53:09:2010, 53:01:2010, 53:02:2010**, 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: impacts 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