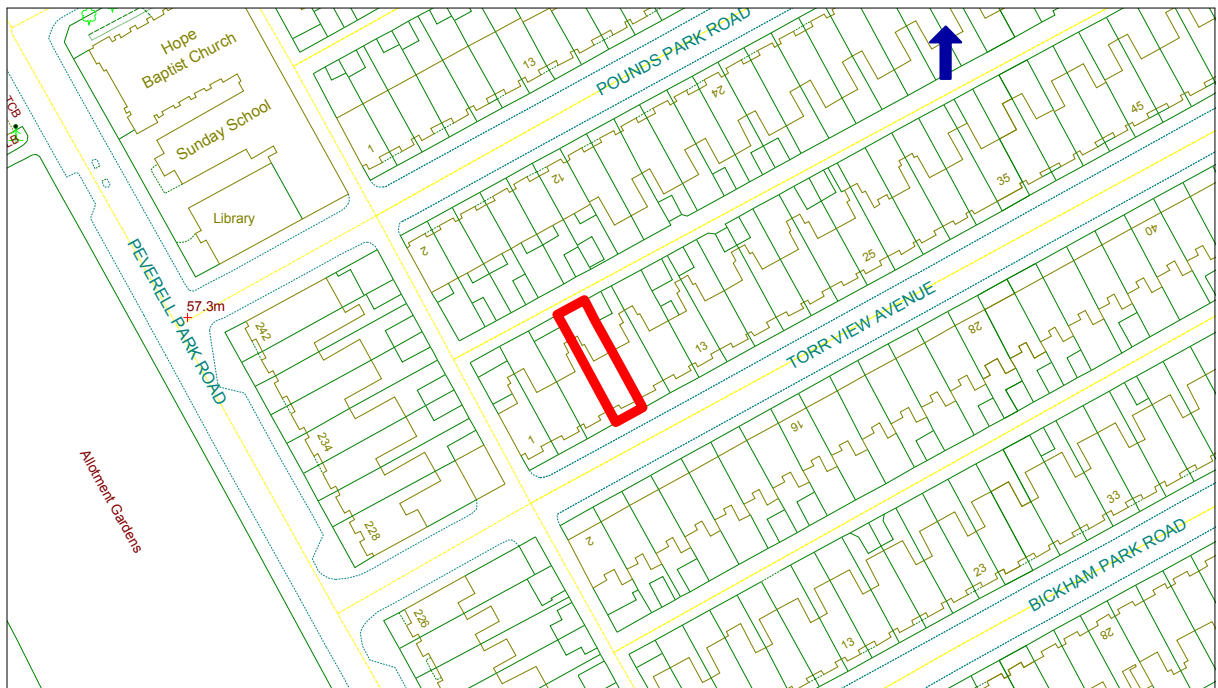


ITEM: 03

Application Number: 10/00951/FUL
Applicant: Mr D Boseley
Description of Application: Extension to kitchen and existing store
Type of Application: Full Application
Site Address: 7 TORR VIEW AVENUE PLYMOUTH
Ward: Peverell
Valid Date of Application: 10/06/2010
8/13 Week Date: **05/08/2010**
Decision Category: Member/PCC Employee
Case Officer : Kirsty Barrett
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

7 Torr View Avenue is a mid-terraced property within the Peverell area of Plymouth

Proposal Description

Single-storey rear extension to enlarge existing kitchen and store

Relevant Planning History

No relevant planning history

Consultation Responses

No consultations required

Representations

None

Analysis

This application turns upon Policy CS34 of the City of Plymouth Core Strategy 2006-2021 and the Development Guidelines Supplementary Planning Document. The main planning considerations are the impact on neighbour amenities and the impact on the character and visual appearance of the area.

This proposal is not considered to have any overbearing effect on the amenities of the neighbouring dwellings, Nos. 5 and 9 Torr View Avenue. The tenement will be increased in length from 5.5 metres to 9 metres and in width from 2 metres to 3.3 metres. There is only a small increase in height (0.4 metre). The windows in the extension will look towards the adjacent neighbour at No. 9. However this is not considered to be harmful as they are at ground-floor level. Therefore, the amenities of neighbouring properties will not be harmed to any notable extent.

The increase in size of this tenement into a usable extension reduces the amenity space of this property, but sufficient garden space would remain. It is also considered that this extension will not detract from the character of the area or the building itself.

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

Recommended for conditional grant of permission.

Recommendation

In respect of the application dated **10/06/2010** and the submitted drawings, **61:01:2010, 61:02:2010, 61:03:2010, 61:04:2010, Site Location Plan**, 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 neighbour amenities and the impact on the character and visual 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
SPD1 - Development Guidelines