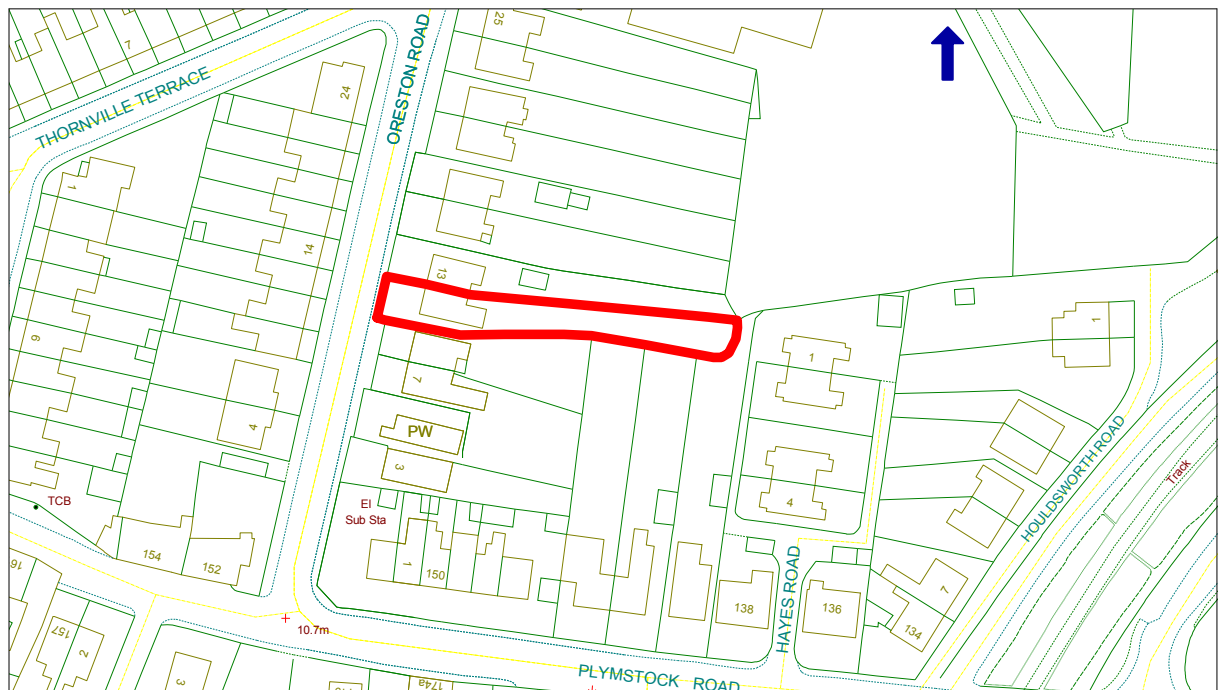


ITEM: 05

Application Number: 10/01077/FUL
Applicant: Dr and Mrs J Chilton
Description of Application: Single-storey rear extension, with pitched roof over existing and proposed rear extensions
Type of Application: Full Application
Site Address: 11 ORESTON ROAD PLYMOUTH
Ward: Plymstock Radford
Valid Date of Application: 30/06/2010
8/13 Week Date: **25/08/2010**
Decision Category: Member/PCC Employee
Case Officer : Louis Dulling
Recommendation: Grant Conditionally
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OFFICERS REPORT

Site Description

No. 11 Oreston Road is a semi-detached property in the Oreston area of Plymouth. The property has an existing kitchen “extension” projecting beyond the main rear property line.

Proposal Description

The proposal is for a ground floor rear extension to enlarge the kitchen and dining areas. It projects 4.4 metres beyond the main rear elevation and is 2.6 metres wide, and it lies flush with the rear of the existing ground floor kitchen projection. A pitched roof is proposed over the existing and proposed rear extensions, with three rooflights on each side of the pitched roof. The pitched roof reaches a height at ridge of 4 metres, compared to the existing flat roof of 2.75 metres.

Relevant Planning History

There is no relevant planning history in relation to this application.

Consultation Responses

Historic Environment Officer – no significant archaeological implications

Representations

No representations received.

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.

The application is assessed having regard to policies CS02 and CS34 of the Core Strategy, and to the Development Guidelines Supplementary Planning Document (SPD).

The SPD, at paragraph 2.51, states ‘*a rear extension should be in keeping with the main dwelling and the character of the area*’. It is considered that the proposed rear extension is in keeping with the surrounding area, which is characterised by properties with similar sized extensions. The design of the extension is considered to be appropriate as the pitched roof improves upon the existing flat roof of the kitchen extension. The existing rear door will be moved to the rear elevation of the proposed extension and will, along with the windows, relate well to the existing fenestration in the main property.

There are no windows proposed in the side elevations of the proposed extension. Additionally there is a high boundary fence separating the property

from the adjoining property at No. 13 and therefore only the roof of the proposed extension will be visible from that property's ground floor. The extension is considered to be acceptable in terms of effect on light, outlook and privacy for this and other nearby properties.

Equalities & Diversities issues

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

Conclusions

The application is recommended for the grant of conditional permission.

Recommendation

In respect of the application dated **30/06/2010** and the submitted drawings, **Site Location Plan, 67:01:2010, 67:02:2010, 67:03:2010, 67:04:2010**, 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