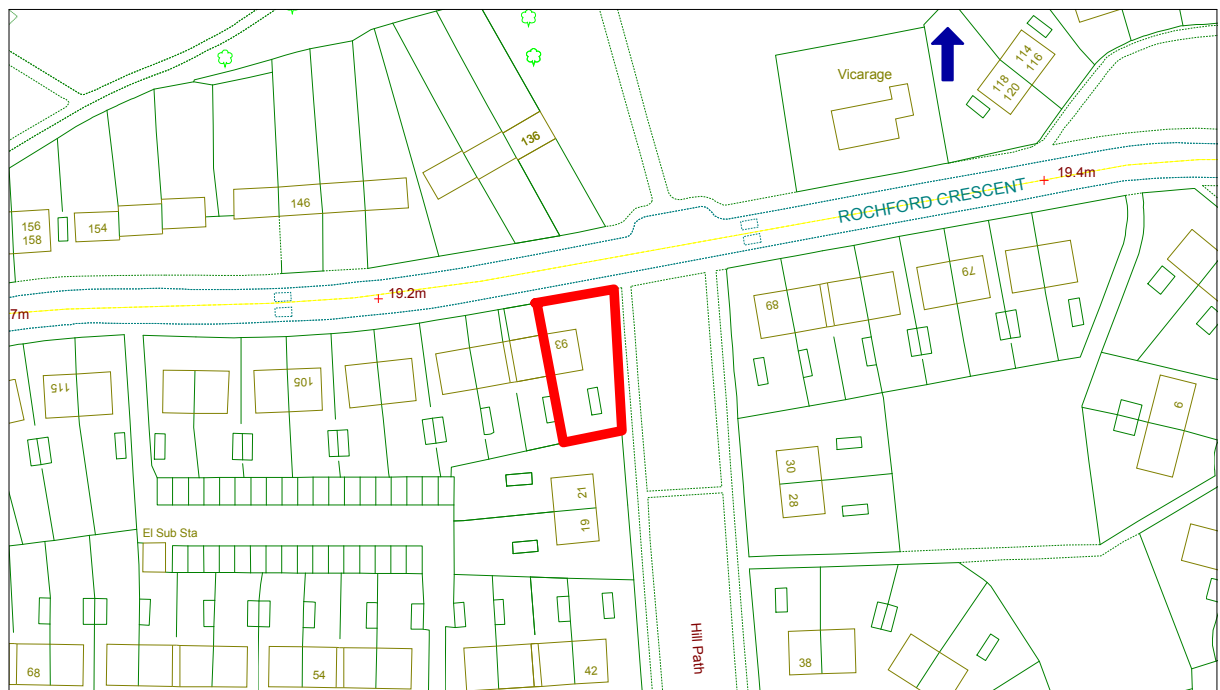


ITEM: 06

Application Number: 10/01200/FUL
Applicant: Mr & Mrs Davies
Description of Application: One/two storey side and rear extension, with integral garage
Type of Application: Full Application
Site Address: 93 ROCHFORD CRESCENT ERNESETTLE PLYMOUTH
Ward: Honicknowle
Valid Date of Application: 16/07/2010
8/13 Week Date: **10/09/2010**
Decision Category: Member/PCC Employee
Case Officer : Olivia Wilson
Recommendation: Grant Conditionally
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OFFICERS REPORT

This proposal is brought before Committee as it is submitted by a Council employee.

Site Description

93 Rochford Crescent is a three-bedroom dwellinghouse located at the end of a small row of terraced housing in the Ernesettle area of the City. The property is bounded to the west and rear by neighbouring properties and to the east by an area of public open space with footpath. An access drive runs to the east of the site up towards the rear garden.

Proposal Description

Two-storey side and single-storey rear extension, with integral garage. The extension is proposed to provide a garage, dining room and en-suite bedroom. The resulting dwellinghouse is shown to stay as a three-bedroom property because an existing bedroom is proposed as a lobby room, although this room could readily be used as a 4th bedroom.

Relevant Planning History

10/00695/FUL - Two-storey side extension and single-storey rear extension. This application was refused because the proposal was the same height as the existing dwelling with no set down from the ridge, was flush with the front of the property and was over one half of the existing property's width, collectively resulting in a significant detriment to the visual amenity and character of the street scene and surrounding area.

Consultation Responses

No formal consultation responses were required with regard to this application.

Representations

No letters of representation had been received at the time of preparing this report. The publicity response period expires on 24 August and any representations will be considered in an addendum report.

Analysis

The main issues to consider with this application are: the effect on the amenities of neighbouring properties and the impact on the street-scene.

The proposal follows the previous application that was refused permission. The applicant has responded to the refusal reasons.

The first-floor of the extension has been set back by 1 metre from the front elevation of the property. The roof of the side part of the extension is also set down from the ridge of the main roof by 0.5 of a metre. It is considered that this achieves a sufficient degree of subordination from the main dwelling to have an acceptable visual impact on the street-scene. It is considered that the original concern about an insufficient level of subordination has been adequately addressed.

The side part of the extension would almost double the width of the existing property. The Development Guidelines SPD suggests that side extensions should be a width that ensures they appear less important than the original dwelling. In this instance, however, the extension is on a fairly wide plot leaving a good distance to the property boundary. Therefore, this is considered acceptable.

The proposal is sympathetic to the style of the original house, with the shape and pitch of the roof mirroring that of the existing dwelling, as do the materials. The first-floor front windows reflect the positioning and shape of the existing property windows. It is considered that they have an acceptable impact on the character of the dwelling and appearance of the area.

It is considered that the proposed side part of the extension will not have a detrimental impact on the amenities of neighbouring properties. The property sides onto an area of public open space and therefore it is considered that light will not be significantly reduced as a result of the proposal.

The provision of a private motor garage is considered acceptable in principle as it will be served by the existing driveway. The policies of the Development Guidelines SPD suggest where a garage is attached to a house it is usually preferable to set it back from the front of the property, which this development does not. However, the fact that the first floor of the extension is now set back is considered to be an acceptable degree of subordination.

The rear, single-storey part of the extension is fairly substantial extending 4.3 metres into the back garden. However, there is approximately 6 metres to the neighbouring property boundary and the proposal will not break the 45-degree rule, indicating that there will be little or no loss of light to the neighbouring property.

The extension is set at a good distance from the boundary with the public open space - approximately 2.5 metres away at the front of the extension and 1 metre at the rear. Furthermore, the existing boundary hedgerow which currently acts as screening will be maintained, ensuring the single-storey rear part of the extension will not be greatly visible and or suffer from overlooking from the public footpath.

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.

Section 106 Obligations

None

Equalities & Diversities issues

There are no additional equalities and diversities issues to be considered.

Conclusions

This application is recommended for conditional approval.

Recommendation

In respect of the application dated **16/07/2010** and the submitted drawings, **43:01:2010, 43:02:2010, 43:04:2010A, 43:03:2010, site location plan, 43:06:2010, 43:07:2010, 43:08:2010, 43:09:2010**, 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.

INFORMATIVE LAND QUALITY

The Council's Environmental Protection Officer (Land Quality), Public Protection Service, advises that the site is close to an area of filled ground and there is the possibility of contamination of the site as a result. It is therefore recommended that appropriate assessments and site investigations are carried out and, depending on the results, appropriate measures put in place to remediate any contamination affecting the proposed development.

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 the street scene and the amenity 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