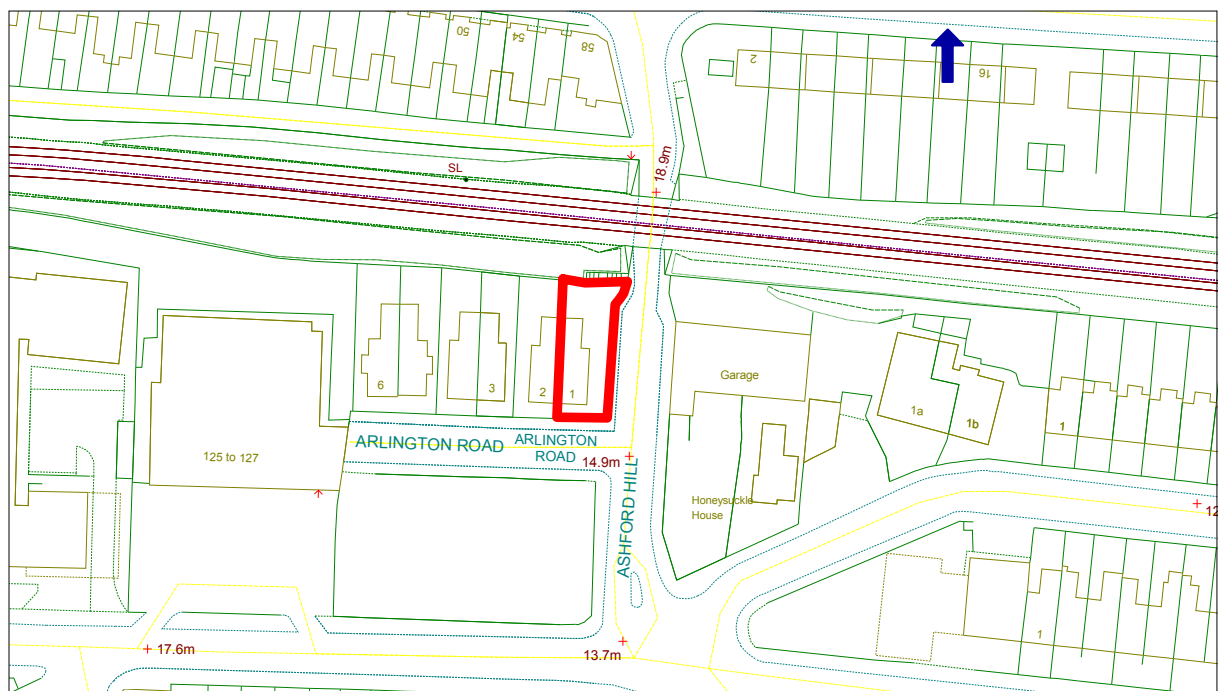


**ITEM: 07**

**Application Number:** 10/01180/FUL  
**Applicant:** Mrs Sherain Al Subiai  
**Description of Application:** Two-storey side extension  
**Type of Application:** Full Application  
**Site Address:** 1 ARLINGTON ROAD PLYMOUTH  
**Ward:** Efford & Lipson  
**Valid Date of Application:** 14/07/2010  
**8/13 Week Date:** **08/09/2010**  
**Decision Category:** Member/PCC Employee  
**Case Officer :** Kate Saunders  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



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## **OFFICERS REPORT**

**This application is being brought before Committee as the agent is a Plymouth City Council employee.**

### **Site Description**

1 Arlington Road is a semi-detached three-bedroom dwellinghouse situated on the western side of Ashford Hill, at the corner with Arlington Road and just south of the main railway line. The site slopes up from south to north and consequently the rearmost part of the site comprises an elevated amenity area, which is retained above the main courtyard.

### **Proposal Description**

A two-storey extension to the side of the existing rear tenement to provide a lounge, bedroom and bathroom, with the existing lounge proposed to become a further bedroom, resulting in a total of 5 bedrooms.

### **Relevant Planning History**

09/01466/FUL - Erection of two-storey building containing 2 flats, attached to side/rear of existing house – Refused

### **Consultation Responses**

No external consultations requested or received

### **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 streetscene.

The proposal involves the construction of a two-storey extension measuring 4.4 metres wide by 5.3 metres deep. It will be a side extension of the original rear tenement. The development will have a pitched roof which will extend from ridge height. Whilst normally a side extension should be subordinate to the existing property, in this case the extension is effectively at the rear and therefore does not require such subordination to achieve a satisfactory relationship with the existing house and the street scene. Matching materials will be utilised and fenestration will also replicate existing.

The property is situated on a corner plot and as such guidance indicates that extension should be of a high standard. It is considered that the extension is

sympathetic to the form and detailing of the original house and does not overdevelop the site in terms of bulk and massing. Generally a gap of 3 metres should be left between an extension and the pavement on a corner plot; in this case the distance is only 1 metre. However this is considered sufficient given that development on the opposite side of the road extends right up to the pavement. The gable end has a number of windows which will provide natural surveillance and add interest to the streetscene.

The development will not extend beyond the existing rear building line and will therefore have no impact on the adjoining property.

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**

No equality and diversity issues to be considered

### **Conclusions**

The proposal will cause no harm to neighbours' amenities or the visual appearance of the area and is therefore recommended for approval.

### **Recommendation**

In respect of the application dated **14/07/2010** and the submitted drawings, **01, 02, 03, 04, 05, 06**, 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: effect on neighbouring properties and the impact on the streetscene, 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