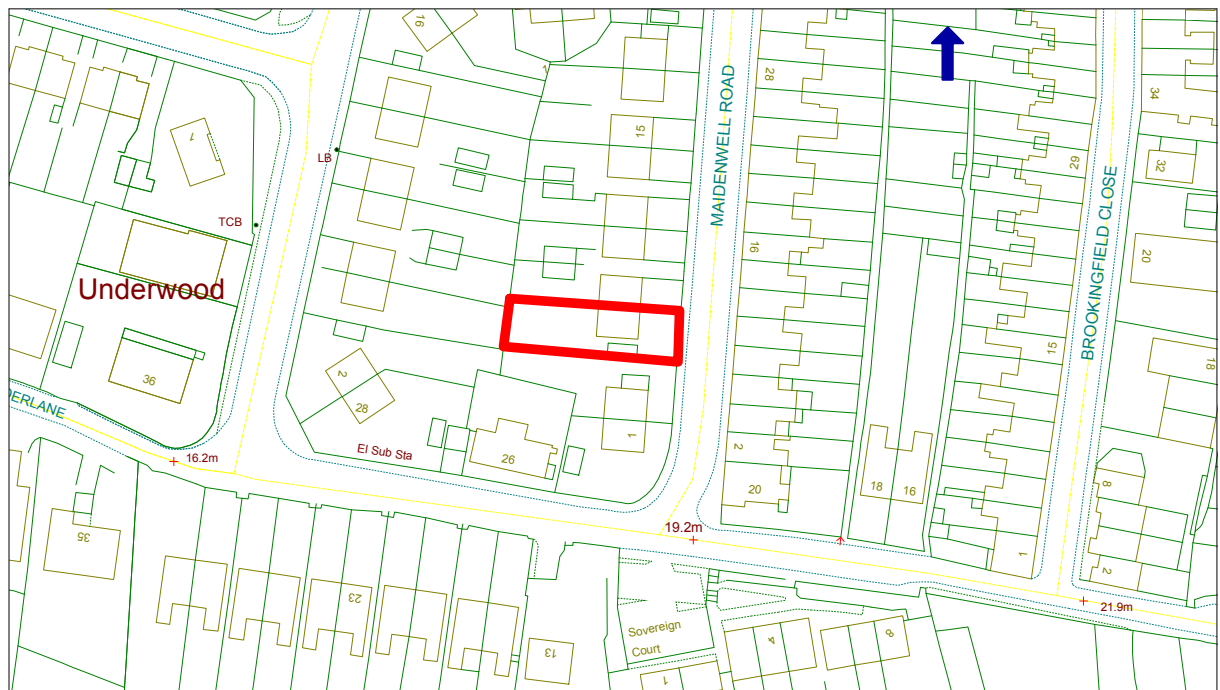


ITEM: 08

Application Number: 10/01035/FUL
Applicant: Mr Stephen Foster
Description of Application: Two-storey side extension (Existing garage to be removed)
Type of Application: Full Application
Site Address: 5 MAIDENWELL ROAD PLYMOUTH
Ward: Plympton Erle
Valid Date of Application: 23/06/2010
8/13 Week Date: **18/08/2010**
Decision Category: Member/PCC Employee
Case Officer : Kate Saunders
Recommendation: Grant Conditionally
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OFFICERS REPORT

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

Site Description

5 Maidenwell Road is a semi-detached three-bedroom dwellinghouse located in the Plympton area of the City. The property is bounded to the north, south and rear by similar residential properties. The property is situated on a steeply sloping site which runs down from south to north.

Proposal Description

Two-storey side extension to provide garage, living room, two bedrooms and a bathroom (existing garage to be removed)

Relevant Planning History

No relevant background planning history

Consultation Responses

No external consultations requested or received

Representations

No letters of representation received

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 extension will measure 3.5 metres wide and will span the depth of the property, plus extends beyond the rear by 3 metres. The first-floor will be set back 1 metre from the front façade of the property. Although ideally the whole extension should be set back, the existing garage is flush with the front of the property therefore the set back just at first-floor level is considered acceptable in this case. Matching materials will be utilised and fenestration details will also replicate existing. The extension is considered to be in keeping with the character and appearance of the area.

No.3 Maidenwell Road, situated to the south, is located at a far higher ground level and as a result the proposal will cause no loss of light, outlook or privacy.

The extension will extend beyond the rear building line and as such will be visible from the adjoining property, No.7. However the development will not break the 45-degree rule, which indicates that there will be little or no loss of

light or outlook. Windows are proposed in the side elevation of the extension facing No.7, but only at ground-floor level. There is existing screening on the boundary which will prevent any significant overlooking. The proposal will not be detrimental to the amenities of neighbouring properties.

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 quality of the area and is therefore recommended for approval.

Recommendation

In respect of the application dated **23/06/2010** and the submitted drawings, **5MR/SF/1, 5MR/SF/2**, 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