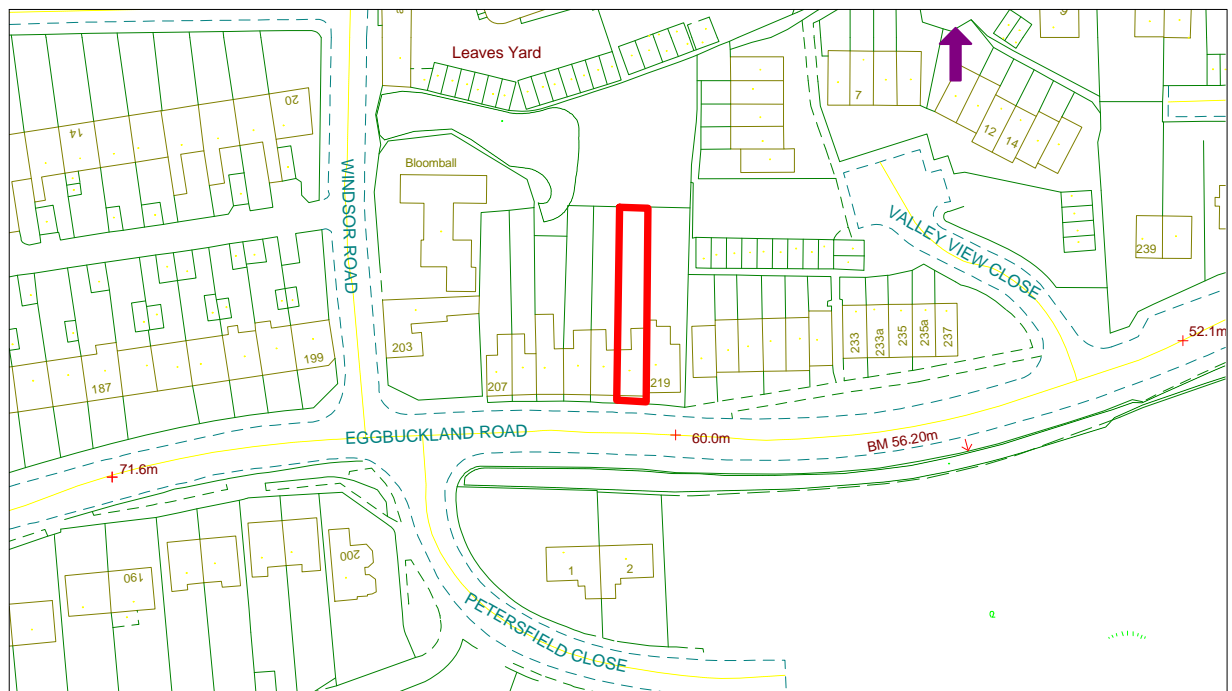


**ITEM: 1**

<b>Application Number:</b>	10/01176/FUL
<b>Applicant:</b>	Miss L Evans
<b>Description of Application:</b>	Single-storey rear extension (existing bathroom extension to be removed)
<b>Type of Application:</b>	Full Application
<b>Site Address:</b>	217 EGGBUCKLAND ROAD PLYMOUTH
<b>Ward:</b>	Compton
<b>Valid Date of Application:</b>	27/07/2010
<b>8/13 Week Date:</b>	<b>21/09/2010</b>
<b>Decision Category:</b>	Member/PCC Employee
<b>Case Officer :</b>	Kirsty Barrett
<b>Recommendation:</b>	Grant Conditionally
<b>Click for Application Documents:</b>	<a href="http://www.plymouth.gov.uk">www.plymouth.gov.uk</a>

Insert map for committee.



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## **OFFICERS REPORT**

**This application is brought to committee as the applicant is a Plymouth City Council employee**

### **Site Description**

217 Eggbuckland Road is a mid terrace property situated in Compton area of Plymouth. The properties rear garden is of lower ground level than the road level to the front of the property.

### **Proposal Description**

Single-storey rear extension (existing bathroom extension to be removed)

The rear extension will include the removal a smaller extension which is currently used as a bathroom. The new extension is measured at 4.7 metres in depth and 4.7 metres in length spanning the rear elevation. The extension will have a sloping roof in line with the neighbouring extensions.

### **Relevant Planning History**

91/00951/FUL- 215 Eggbuckland Road- Single storey rear extension- Granted

### **Consultation Responses**

None received

### **Representations**

None received

### **Analysis**

The primary planning considerations are: impact on neighbouring amenity and the impact on the character and visual appearance of the area, as detailed below.

The single storey extension measures at 4.7 metres in width which spans the rear façade of the house. The property already has an existing single storey extension which will be removed. The extension has a sloping roof which measures at 4.6 metres at its highest point and slopes forward to a height of 2.5 metres. The roof slope will also have two rooflights to maximise light for the proposed kitchen area.

With regard to the neighbouring amenity, the extension will have little impact on either of the neighbouring properties. Both neighbours have single storey extensions that project to the same line the extension. The neighbouring

properties will not experience loss of light to any windows and in addition the gardens face north which would mean the impact to daylight will be minimal. The outlook and privacy of the neighbouring properties will not be adversely impacted.

The materials that are to be used are to match the existing of the property so therefore will not harmfully affect the visual appearance or character of the area.

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**

None

### **Conclusions**

This application is recommended to Grant Conditionally

### **Recommendation**

In respect of the application dated **27/07/2010** and the submitted drawings, **page 1, page 2, page 3, page 4, page 5**, 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 upon neighbouring amenity and surrounding 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 conditions, 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 (until this is statutorily removed from the legislation) and (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

SPD1 - Development Guidelines