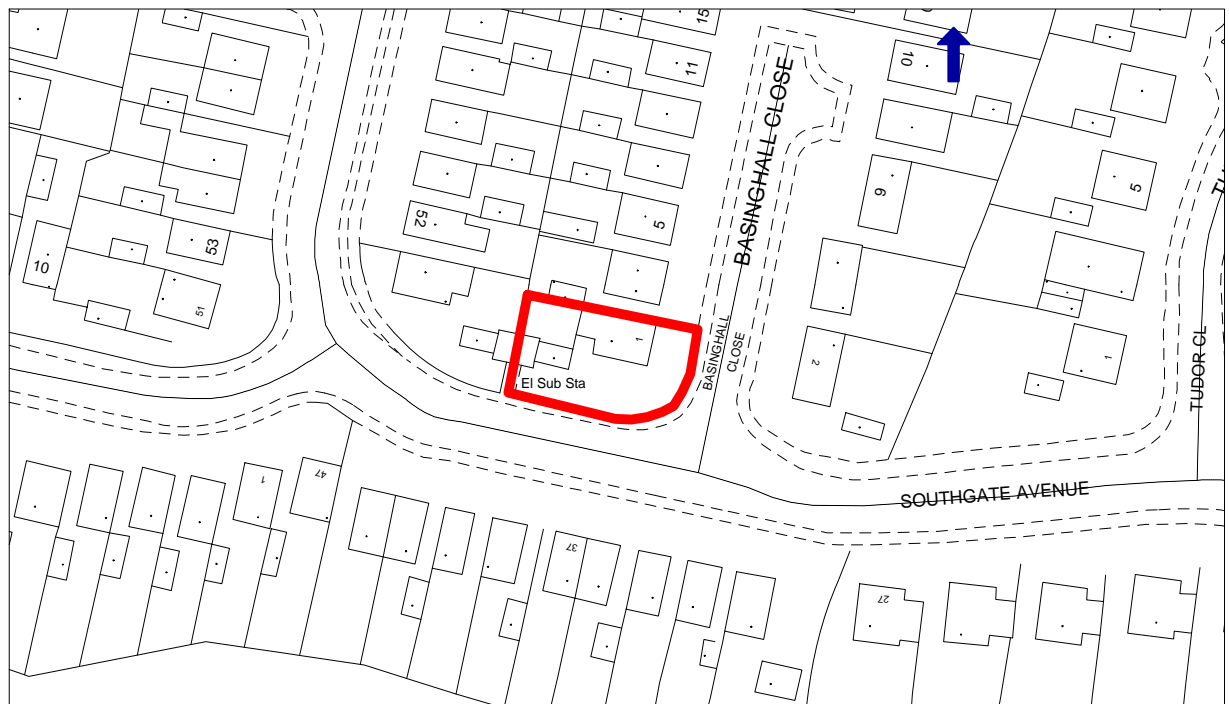


ITEM: 01

Application Number: 10/01357/FUL
Applicant: Mr Christopher Mintoft
Description of Application: Single storey side extension (Existing garage to be removed)
Type of Application: Full Application
Site Address: 1 BASINGHALL CLOSE PLYMOUTH
Ward: Plymstock Dunstone
Valid Date of Application: 05/08/2010
8/13 Week Date: **30/09/2010**
Decision Category: Member/PCC Employee
Case Officer : Kate Saunders
Recommendation: Grant Conditionally
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OFFICERS REPORT

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

Site Description

1 Basinghall Close is a detached dwellinghouse located in the Plymstock area of the City. The property is located on a corner plot and is bounded by Southgate Avenue to the south. There are neighbouring residential properties to the north and rear alongside an electricity sub station.

Proposal Description

A single-storey side extension to provide a garage to securely store a camper van and karting trailer, a utility room and WC, and a hobby workshop area. An existing garage is to be removed.

Relevant Planning History

No relevant background planning history

Consultation Responses

Highways Authority – no objections subject to condition

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 proposed extension will measure approximately 10 metres long by 6 metres wide and will be set back approximately 5 metres from the front of the property. It will extend to the boundary with the sub station to the rear. The extension will be sited approximately 1.8 metres away from the side boundary with Southgate Avenue.

The proposal will have little impact on any neighbouring property. The sub station will screen a large proportion of the proposal from the properties to the rear and despite the considerable extension beyond the rear façade there will be no notable impact on No. 3.

The Development Guidelines Supplementary Planning Document advises that extensions on corner plots should be located 3 metres away from the boundary. The proposal will be closer to the boundary; however the development will be set down by 0.7 metres from road level, minimising its prominence. There is also a dense hedge on the boundary which will screen almost the entire side elevation with just the roof being visible above. The roof is of a hipped design, sloping away from the boundary, which again reduces the dominance of the proposal. Matching materials will also be utilised in all aspects of the proposal. It is considered that the proposal has

been sensitively designed to minimise its impact on the streetscene and taking in to account the presence of a similar, albeit smaller, development at No. 51 Southgate Avenue, the proposal is considered acceptable.

The highways officer has no objections in principle; however due to the size of the garage an ancillary use condition is recommended.

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 not be detrimental to neighbours' amenities or the visual quality of the area and is therefore recommended for approval.

Recommendation

In respect of the application dated **05/08/2010** and the submitted drawings, **Location plan, 001, 002, 003, 004** , 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.

USE RESTRICTION

(2) The proposed extension shall only be used for purposes incidental to the enjoyment of the dwellinghouse as such.

Reason:

To ensure that no adverse effect upon the amenities of the neighbourhood may arise out of the proposed development in accordance with Policies CS22 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

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 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