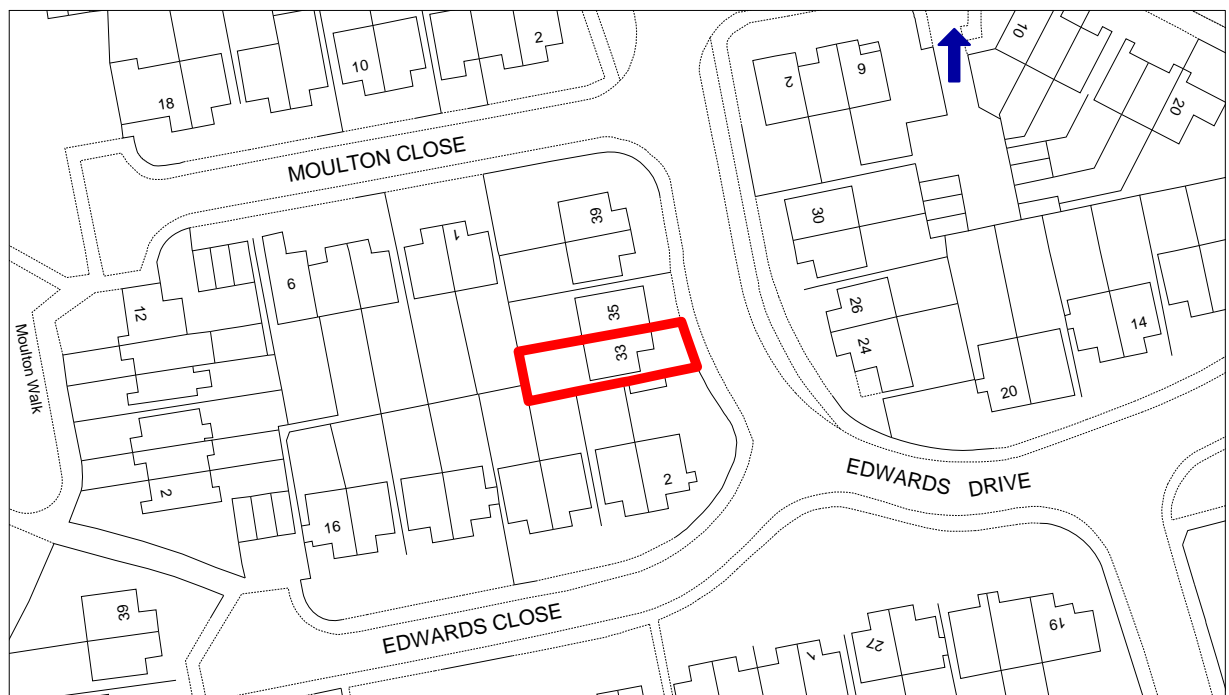


ITEM: 01

Application Number: 10/01633/FUL
Applicant: Mr P Blackmore
Description of Application: Two-storey rear extension
Type of Application: Full Application
Site Address: 33 EDWARDS DRIVE PLYMOUTH
Ward: Plympton Chaddlewood
Valid Date of Application: 24/09/2010
8/13 Week Date: **19/11/2010**
Decision Category: Member Referral
Case Officer : Simon Osborne
Recommendation: Grant Conditionally
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OFFICERS REPORT

This application is reported to committee due to referral by Councillor Dr David Salter, Ward Member, whose concerns include the scale of the proposal and its impact on the character of the area. The application was first considered by the Planning Committee at its meeting on 18 November, and deferred for a Committee site visit. This visit has now taken place, and the application is now presented back again, for Committee's determination. The rest of this report is as presented to the Committee on 18 November.

Site Description

33 Edwards Drive is a two-storey three-bedroom semi-detached property located in Plympton. The adjoining property, 35 Edwards Drive, lies to the north, with Nos. 2, 4 and 6 Edwards Close to the south.

Proposal Description

The proposal is for a two-storey rear extension to enlarge the ground-floor lounge and two of the first-floor bedrooms. The extension would measure approximately 2.1 metres deep and have a width of 6 metres, thus stretching almost the width of the property.

Relevant Planning History

None

Consultation Responses

None required

Representations

4 letters of objection have been received regarding this application from 35 Edwards Drive and 4, 6 and 8 Edwards Close. The main issues are:

- Out of keeping with other properties in area
- Loss of light to dwellings and gardens (and associated environmental impacts)
- Solid brick side walls will appear overbearing and dominant when viewed from neighbouring properties

Analysis

This application turns upon policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Supplementary Planning Document (SPD) 'Development Guidelines'. The main issues are the impact on neighbouring amenities and the impact on the character and visual appearance of the area, as detailed below.

The SPD states that, in order to ensure that a proposed development will not cause a harmful loss of daylight to a neighbouring property, the 45 degree guideline should be followed. The proposed extension would have a limited projection of 2.1 metres and would only marginally break the 45 degree guide

with regard to the closest neighbouring windows on No. 35. It is considered that the impact on light reaching No. 35 would be acceptable. It is also considered that the extension would not appear unreasonably overbearing or dominant when viewed from nearby properties. Due to the existing layout and relationship between the subject dwelling and other properties, and the limited depth of the extension, there would be no substantial impact in terms of loss of outlook, light or privacy.

The extension is considered to be reasonably sympathetic in materials and design to the existing dwelling. Although it is recognised that two-storey rear extensions are not a common feature in the immediate vicinity, it is not considered that the extension would have a significant adverse impact on the appearance of the subject dwelling and, given that it would not be highly visible from public vantage points, would not have a significant impact on the character or visual appearance 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

N/A

Equalities & Diversities issues

None

Conclusions

It is considered that the proposal is acceptable and therefore the application is recommended for conditional approval.

Recommendation

In respect of the application dated **24/09/2010** and the submitted drawings, **4021** , 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.

FURTHER FIRST-FLOOR WINDOWS

(2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), no further first-floor windows (additional to those shown on the approved plans) shall be provided at any time in the extension hereby approved.

Reason:

To ensure that the extension does not detract from the amenity of the area, to comply with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: PROPERTY RIGHTS

(1) Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: the impact on neighbouring amenities and the impact on the character and visual appearance 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 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

CS02 - Design

SPD1 - Development Guidelines