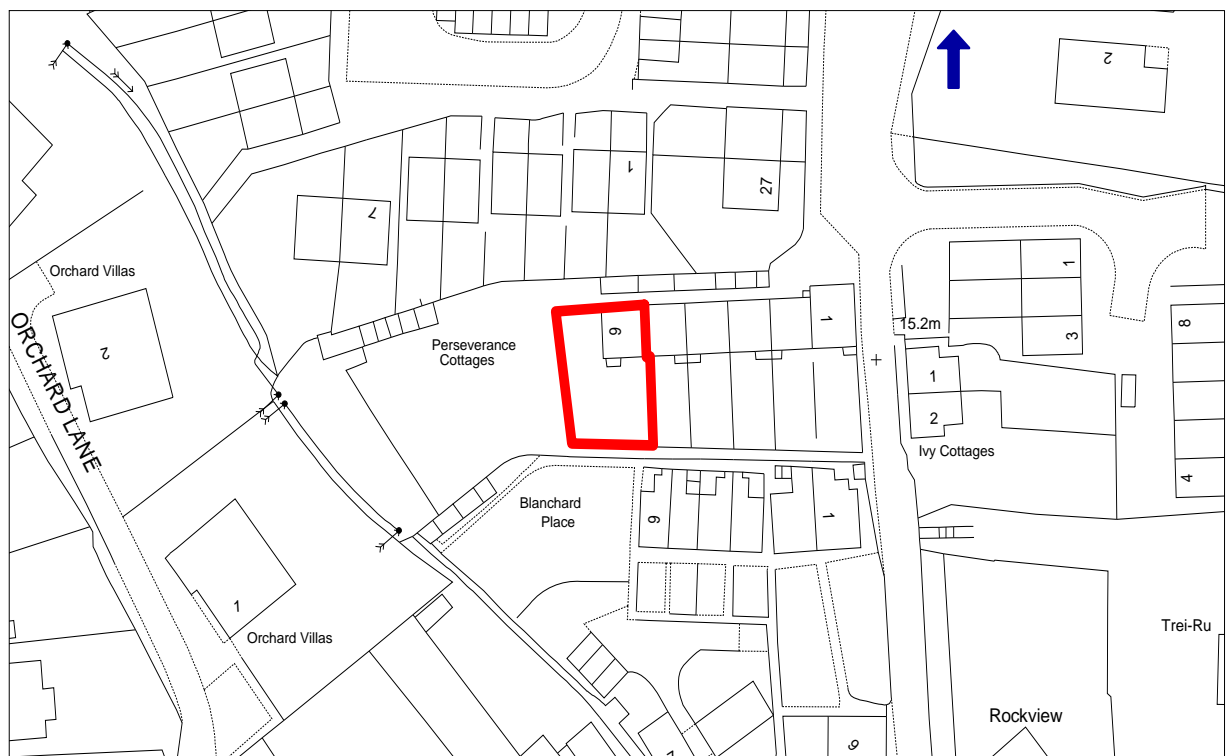


ITEM: 02

Application Number:	10/02054/FUL
Applicant:	Mr & Mrs O'Connor
Description of Application:	Two-storey side/rear extension and single-storey rear extension (existing kitchen extension to be removed)
Type of Application:	Full Application
Site Address:	6 PERSEVERANCE COTTAGES, BORINGDON HILL PLYMOUTH
Ward:	Plympton St Mary
Valid Date of Application:	03/12/2010
8/13 Week Date:	28/01/2011
Decision Category:	Member/PCC Employee
Case Officer :	Kate Saunders
Recommendation:	Grant Conditionally
Click for Application Documents:	www.plymouth.gov.uk



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OFFICERS REPORT

This application is being brought before committee as one of the applicants is a Plymouth City Council employee

Site Description

6 Perseverance Cottages is an end of terrace property located in the Plympton area of the city. The terrace is accessed from Boringdon Hill via a small footpath. There is no vehicular access to the property which allows the dwelling to enjoy a relatively secluded location. The property is situated on a sloping site which runs down from north to south. There are neighbouring terraces positioned at a higher and lower level to the north and south with an area of undeveloped land to the west.

Proposal Description

Two-storey side/rear extension and single-storey rear extension (existing kitchen extension to be removed)

Relevant Planning History

No relevant background planning history

Consultation Responses

No external consultations requested or received

Representations

One letter of representation received from the adjoining property, No. 5 Perseverance Cottages. The main issues raised are:

- Loss of light to garden
- Loss of light to ground floor reception room

Analysis

The main issues to consider with this application are the effect on the amenities of neighbouring properties and the impact on the character and appearance of the area.

The property enjoys a secluded location in the Plympton area of the City. The proposal is for a substantial two-storey extension measuring 3.9 metres wide by 10.9 metres deep. The development will extend 3.8 metres beyond the current rear building line. A single-storey lean-to structure will then be

attached to the side of the two-storey element, extending towards the boundary with No. 5 Perseverance Cottages.

In many circumstances an extension of this size would not be acceptable; however, taking in to account the site circumstances, it is not considered an overdevelopment in this case. The property has a relatively large garden and, due to the properties inconspicuous location, the development will cause no harm to the character or appearance of the area. The extension has been sensitively designed to reflect the form and detailing of the original house and offers a sufficient level of subordination to ensure that it does not dominate the original cottage. Fenestration details to the front elevation will match existing and slate hanging is proposed to the first-floor which will add further interest.

The comments received from the adjoining property are noted; however it is considered that the development will not cause significant harm to neighbours' amenities. The single-storey element is situated 4 metres from the boundary with No. 5, with the two-storey structure positioned a further 2.4 metres away. The distance from the boundary ensures the proposal will not break the 45-degree guidance with any neighbouring habitable windows. The development is therefore unlikely to cause any substantial loss of light or outlook. In terms of privacy, no windows are proposed in the side elevation of the two-storey structure therefore current privacy levels will be retained. A set of patio doors will be positioned in the side of the single-storey structure; however there is existing boundary treatment which will screen this element of the works.

The distance of the development from the boundary will also prevent any dominating or overbearing effect on the neighbouring habitable rooms or rear garden area.

The gardens of this terrace are south-facing and therefore enjoy good levels of light. The development is likely to result in some loss of light to the neighbouring garden however this would be towards the latter part of the day. This fact alone is not considered sufficient to warrant refusal of the application.

Properties to the west are situated over 50 metres away and will not be affected by the proposal. The terrace to the north is situated at a higher level and again existing relationships will not be jeopardised by the development.

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 **03/12/2010** and the submitted drawings, **10009 S.100, 10009 S.01, 10009 S.02, 10009 S.03, 10009 S.05, 10009 S.06, 10009 S.07, 10009 S.08, 10009 S.101, 10009 L.01B, 10009 L.02B, 10009 L.05B, 10009 L.06B, 10009 L.07B, 10009 L.08B, 10008 L.09B** , 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.

PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: 10009 S.100, 10009 S.01, 10009 S.02, 10009 S.03, 10009 S.05, 10009 S.06, 10009 S.07, 10009 S.08, 10009 S.101, 10009 L.01B, 10009 L.02B, 10009 L.05B, 10009 L.06B, 10009 L.07B, 10009 L.08B, 10008 L.09B.

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy 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 character and 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
SPD1 - Development Guidelines