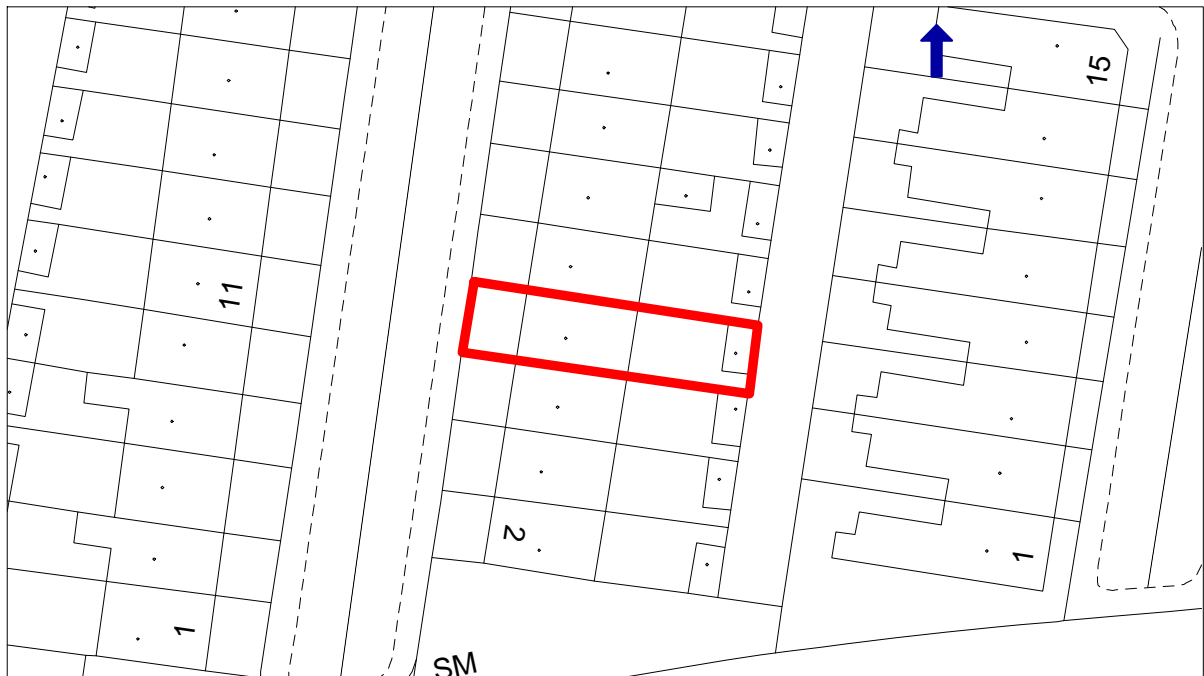


ITEM: 2

Application Number:	11/00062/FUL
Applicant:	Mr Justin Bryce
Description of Application:	Part single-storey, part two-storey rear extension (existing outbuildings to be removed)
Type of Application:	Full Application
Site Address:	8 IVYDALE ROAD MUTLEY PLYMOUTH
Ward:	Compton
Valid Date of Application:	25/01/2011
8/13 Week Date:	22/03/2011
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 Planning Committee as the agent is a Plymouth City Council employee

Site Description

8 Ivydale Road is a mid-terrace 4-bedroom dwelling located in the Mutley area of the City. The property is bounded by neighbouring properties to the north and south with a service lane situated to the rear. The site slopes down from north to south.

Proposal Description

To erect a part single-storey, part two-storey rear extension, with existing outbuildings to be removed. The extension would provide a new lounge and bathroom, with the existing layout rearranged to allow a 5th bedroom to be provided (on the ground floor).

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 issue to consider with this application is the effect on the amenities of neighbouring properties.

The subject property is arranged over three floors and the extension will be to the lower ground floor and landing area above. The single-storey part of the extension will span almost the entire width of the property, being set in just 0.2 metres from either boundary. The extension will measure 4.2 metres deep and will have a simple lean-to roof which will reach a maximum height of 4.3 metres from ground level.

The two-storey element of the proposal will extend along the northern boundary with No. 10 Ivydale Road. The extension will measure just 2.2 metres deep by 2.6 metres wide and will reach a maximum height of 6.3 metres. The two-storey part of the development will be situated 1.8 metres from the southern boundary with No. 6 Ivydale Road.

The rear amenity area is well contained by stone boundary walls and both neighbouring properties have been extended. No. 6 has a single-storey extension spanning the width of the property which extends out some 2.5 – 3 metres. The development is therefore unlikely to break the 45-degree rule and in any case the development will be screened by the existing boundary treatment. The two-storey element of the works will be situated sufficient

distance from the boundary to ensure that there will be no adverse impact on No. 6.

No.10 is situated at a slightly higher ground level due to the sloping nature of the site. There is a small lean-to situated close to the boundary and then a large garage extending along the majority of the boundary. As a result of the change in levels and neighbouring development, the proposed single-storey part of the structure will have no harmful affect on No. 10. The two-storey part is relatively small and as a result will not appear dominating or overbearing when viewed from the adjoining property. There is a neighbouring window close to the boundary; however this serves a landing. Any potential loss of light or outlook will therefore have no significant impact on the occupiers' quality of life. No windows are proposed in the side elevations of the extension therefore privacy will not be affected.

The property currently has a couple of outbuildings situated adjacent to the rear boundary. These will be removed in order to ensure a sufficient amenity area is retained.

The development will not be readily visible from the rear service lane due to the large rear boundary wall. However the form and design is considered acceptable and matching materials will be utilised.

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 **25/01/2011** and the submitted drawings, 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.

APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location plan, 02, 03, 04, 05, 06, 07, 08.

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, 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