

PLANNING APPLICATION REPORT



ITEM: I

Application Number: I1/00110/FUL

Applicant: Mr & Mrs Chapman

Description of Application: Single-storey side and rear extensions

Type of Application: Full Application

Site Address: 70 TO 72 PEVERELL PARK ROAD PLYMOUTH

Ward: Peverell

Valid Date of Application: 25/01/2011

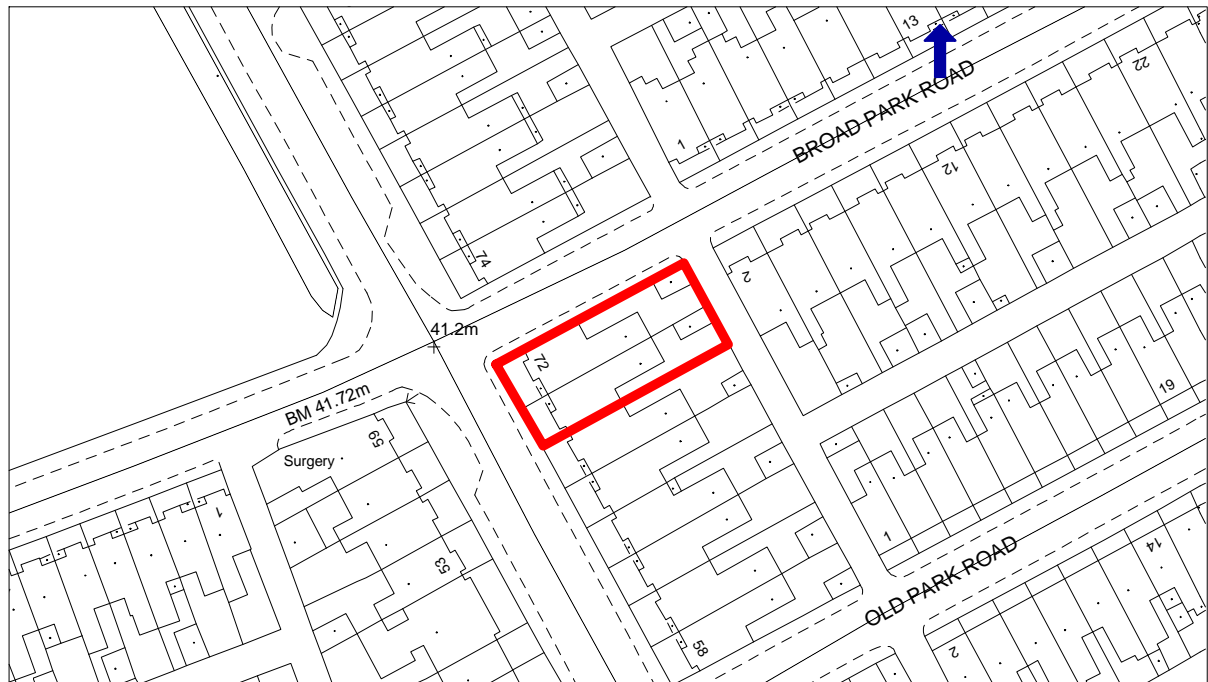
8/13 Week Date: **22/03/2011**

Decision Category: Member/PCC Employee

Case Officer : Kate Saunders

Recommendation: Grant Conditionally

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Officer's Report

This application is being brought before Planning Committee as the applicant is related to Plymouth City Council Members.

Site Description

70-72 Peverell Park Road is a residential care home originally formed from two houses. The property occupies a corner plot at the junction with Broad Park Road in the Peverell area of the City. The property is situated within a predominantly residential area formed by similar style period terraces.

Proposal Description

Single-storey side and rear extensions

Relevant Planning History

82/03671/FUL – Change of use from private dwelling to use as residential home for the elderly – Granted conditionally

83/02200/FUL – Extensions to residential home – Refused

83/02917/FUL – Alterations and extensions and use of private dwelling as residential home for the elderly – Granted conditionally

85/03561/FUL – To continue use as residential home for the elderly without time limit – Granted conditionally

88/02938/FUL – Change of use of dwellinghouse to residential home for the elderly in association with adjacent home – Granted conditionally

Consultation Responses

Highways Authority – No objections subject to conditions

Representations

No letters of representation received

Analysis

The main issues to consider with this application are the effect on the amenities of neighbouring dwellings and the subject property and the impact on the streetscene.

The proposal involves the construction of a very small extension to the north side of the existing tenement, extending up to the boundary with Broad Park Road. The extension will be just 1.5 metres deep by 2.9 metres wide and will extend the kitchen north in order to allow further internal corridors to be created.

A larger extension will then be constructed to the rear of the tenement and this will measure a maximum of 6.5 metres deep by 6 metres wide, providing two additional bedrooms. The depth of existing “bedroom 4” will also be extended by 0.7 metres.

The extensions will have a flat roof design which will replicate the form of current additions to the rear tenement. The site is partly screened from the road by existing

boundary walls and it is not considered that the extension will cause harm to the visual quality of the area. Matching materials will be utilised to further minimise the prominence of the development.

The only property that could potentially be affected by the proposal is No. 68 Peverell Park Road. Again there is a large wall extending along this boundary which will screen the majority of the proposal. The flat roof design and fact that the extension is positioned 1.3 metres off the boundary further ensures no significant detriment is caused to the neighbours' amenities.

At present the existing rear yard measures 5.9 metres deep by 10.5 metres wide and does provide the opportunity for residents of the subject property to have easy access to outside space. The proposal will lead to the amenity area being reduced in size to 5.2 metres deep by 4.2 metres wide. The area which will be retained will be positioned to the north of the extension and will therefore spend much of the day in shadow. It has been confirmed by the applicant, after concerns were raised by the Local Planning Authority over the loss of outside space, that the amenity area was only used 3-4 times in the last year and the majority of the residents tend to prefer to spend their time indoors. The area to be retained will still allow a table and chairs to be positioned outside for use by residents. In addition, if occupiers wished to spend a longer period outside they could go to Central Park, which is just a short walk away and to which a pedestrian entrance can be found approximately 120 metres away.

The extensions in general will improve living conditions within the home as internal alterations will negate the need for some residents to pass through the kitchen to gain access to their bedrooms. Both additional bedrooms will be of a good size, have their own WCs and adequate light.

After initially raising concerns, the highways authority is now happy with the proposal. The extensions will not significantly intensify trip generation or demand for off-street parking at the property. The proposal now includes the provision of cycle storage to encourage sustainable means of travel. Appropriate conditions will be utilised to ensure the cycle storage is provided and retained for future use.

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

The proposal will improve internal arrangements at the home which will benefit its elderly residents.

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 Location plan, MM1021.PL1B, MM1021.PL2, MM1021.PL3, Additional information (dated 16th March 2011) and accompanying Design and Access Statement, 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, MM1021.PL1B, MM1021.PL2, MM1021.PL3.

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.

CYCLE PROVISION

(3) The additional bedrooms shall not be occupied until space has been laid out within the site in accordance with the approved plan for 2 bicycles to be parked.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

CYCLE STORAGE

(4) The secure area for storing cycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

To ensure that there are secure storage facilities available for occupiers of or visitors to the building, in accordance with Policies CS28 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, impact on the character and appearance of the area and the effect on the amenities of the subject property, 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:

CS28 - Local Transport Consideration
CS34 - Planning Application Consideration
SPDI - Development Guidelines