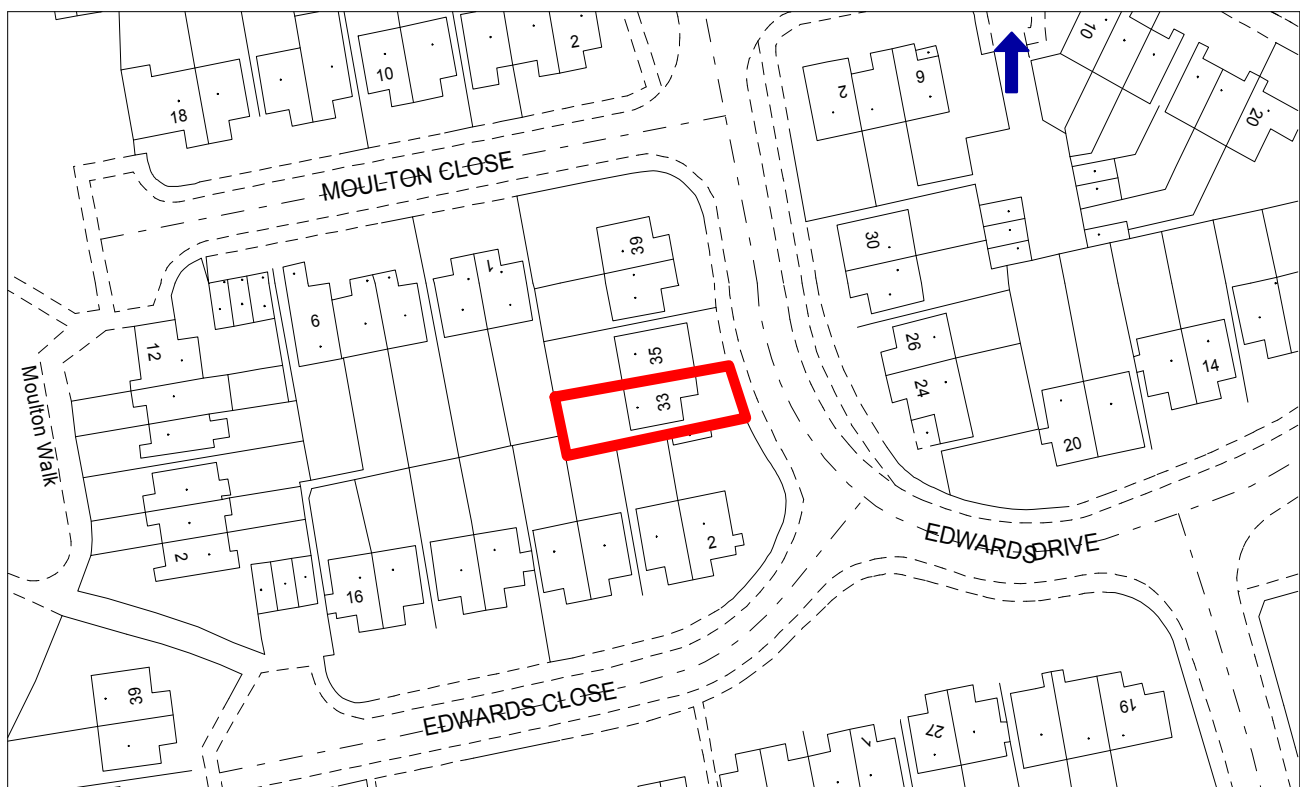


# PLANNING APPLICATION REPORT



**ITEM: 01**

**Application Number:** I1/00991/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:** 15/06/2011  
**8/13 Week Date:** 10/08/2011  
**Decision Category:** Member Referral  
**Case Officer :** Simon Osborne  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



## **Officer 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.**

### **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 and the rear garden of 1 Moulton Close to the west.

### **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 5.65 metres; the extension would be 0.4 metre from the boundary with No. 35.

### **Relevant Planning History**

10/01633/FUL- Two-storey rear extension – Refused

### **Consultation Responses**

None required

### **Representations**

5 letters of objection have been received regarding this application from the owner (not occupier) of 35 Edwards Drive, and from 1 Moulton Close and Nos. 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
- Devalue properties

### **Analysis**

This application is an amended version of a similar scheme (10/01633) which, following a Members' site visit, was refused by Planning Committee in December 2010 due to unreasonable impact on the light and outlook of 35 Edwards Close. Your officers' recommendation to committee on that application was to grant conditional permission.

Compared to the previous scheme, the current application shows the proposed extension moved away from the boundary with No. 35 by a further 0.1 metre in order to reduce its impact a little. The extension is now proposed at a distance of 0.4 metre from the boundary. The proposal would also now incorporate a hipped roof instead of the gable end previously proposed in an attempt to reduce its bulk and impact in terms of light reaching neighbouring properties.

The 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 still very marginally break the "45 degree" guide with regard to the closest neighbouring windows on No. 35 (the 45 degree line clips the corner of the extension). Although the guide is marginally broken, it is noted that the ground floor 'window' of the neighbouring dwelling (which is most affected) is in fact large French doors. The room they serve therefore receives a considerable amount of light. The proposal has been amended to incorporate a hipped roof. It is considered that this helps to reduce the bulk of the extension and the associated reduction in height would go some way in limiting its impact in terms of loss of light to No. 35. Considering the small projection of the extension it is felt that in this case the limited encroachment of the "45 degree" guide would not result in an unreasonable loss of light or outlook to that room and No. 35 in general and would not appear unreasonably overbearing.

It is also considered that the extension would not appear unreasonably overbearing or dominant when viewed from other 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.

The planning issues raised in the letters of representation have been addressed above. Property values are not a material planning issue.

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**

Your officers consider that the proposal is acceptable and therefore the application is recommended for conditional approval.

## **Recommendation**

In respect of the application dated **15/06/2011** and the submitted drawings 4021/R1, Analysis Diagram, agent's letter dated 2 June 2011, applicant's letter dated 23 March 2011, 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 PLAN**

(2) The development hereby permitted shall be carried out in accordance with the following approved plan: 4021/R1.

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: the impact on neighbouring amenity and visual amenity, 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

SPDI - Development Guidelines