

PLANNING APPLICATION REPORT



ITEM: 02

Application Number: 11/00915/FUL

Applicant: Mr L Netherton

Description of Application: Formation of hardstanding and access to Netton Close

Type of Application: Full Application

Site Address: 5 NETTON CLOSE PLYMOUTH

Ward: Plymstock Dunstone

Valid Date of Application: 06/06/2011

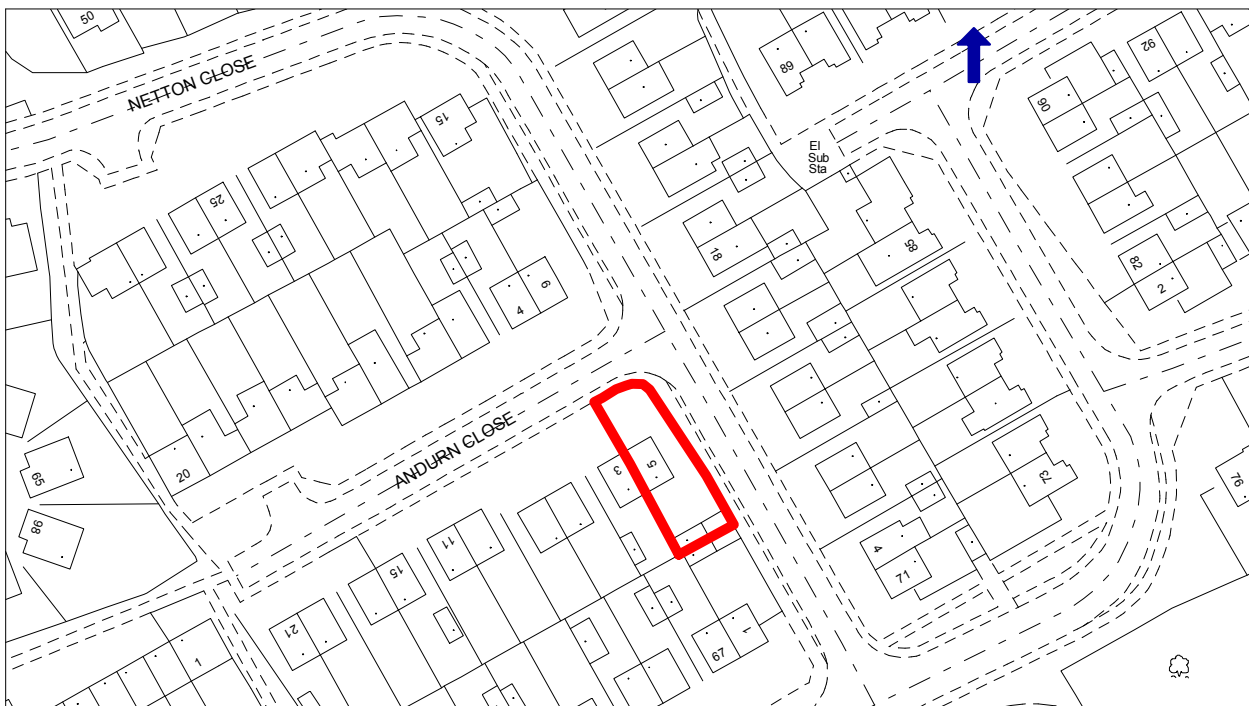
8/13 Week Date: 01/08/2011

Decision Category: Member/PCC Employee

Case Officer : Simon Osborne

Recommendation: Grant Conditionally

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Officer Report

Site Description

5 Netton Close is a semi-detached dormer bungalow located on the corner of Netton Close and Andurn Close. The property is bounded by the adjoining dwelling to the west and a neighbouring dwelling to the south.

Proposal Description

The proposal is for a hardstanding and access onto Netton Close.

Relevant Planning History

There is no previous planning history for 5 Netton Close.

Consultation Responses

Transport – no objections subject to conditions

Representations

No letters of representation received

Analysis

The application is brought to committee because the applicant is related to a Plymouth City Council employee.

This application turns upon Policies CS02 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Supplementary Planning Document “Development Guidelines” (SPD). The primary planning issues are the impact on neighbouring amenities, visual amenity and the highway as detailed below.

The proposed hardstanding would be located a considerable distance away from neighbouring dwellings; any impact on amenities would be negligible.

The hardstanding would be constructed from concrete and chippings to allow drainage, which is in line with guidance in the SPD. The hardstanding would have a limited impact on the appearance of the property as it would not involve any significant changes in ground levels and the majority of the garden would remain. There are many other hardstandings in the immediate vicinity and therefore the proposal would not detract from the character of the area.

The transport officer has no objections but has recommended that a length of 2.5 metres of the existing fence immediately south of the hardstanding should be reduced to 1.5 metres in height in order to improve visibility. The applicant has agreed this amendment.

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

No further issues

Conclusions

This application is recommended for conditional approval.

Recommendation

In respect of the application dated **06/06/2011** and the submitted drawings Site Location Plan (2 Sheets), Block Plan, Existing Front Elevation, Proposed Front Elevation (amended), Proposed Plan View, 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: Site Location Plan (2 Sheets), Block Plan, Existing Front Elevation, Proposed Front Elevation, Proposed Plan View.

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.

INFORMATIVE: KERB LOWERING

(1) Before the access hereby permitted is first brought into use, it will be necessary to secure dropped kerbs with the consent of the Local Highway Authority. The developer should contact the Technical Consultancy of Plymouth City Council for advice on this matter before any work is commenced.

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, visual amenity, and the highway, 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
- CS02 - Design
- SPDI - Development Guidelines