

# PLANNING APPLICATION REPORT



**ITEM: 03**

**Application Number:** I1/00914/FUL

**Applicant:** Mrs S Reeves

**Description of Application:** Two storey rear extension and single storey front extension/porch

**Type of Application:** Full Application

**Site Address:** I RONSDALE CLOSE PLYMOUTH

**Ward:** Plymstock Radford

**Valid Date of Application:** 06/06/2011

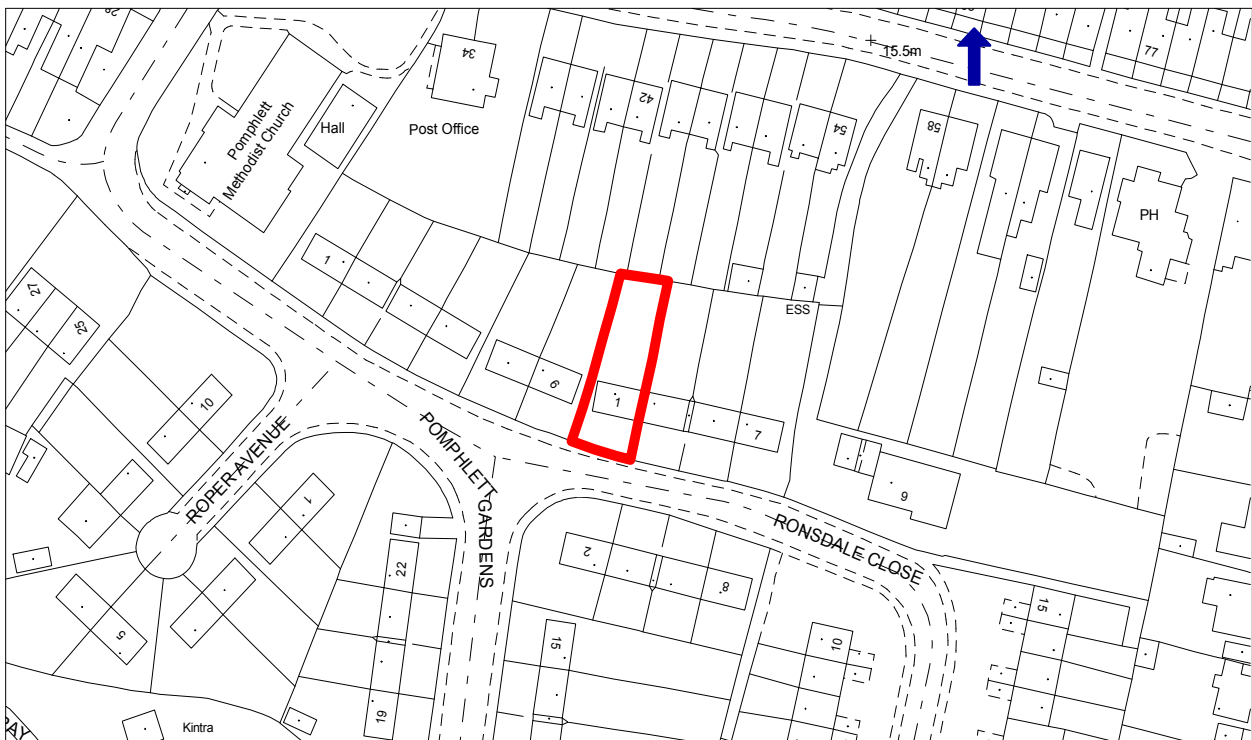
**8/13 Week Date:** 01/08/2011

**Decision Category:** Member/PCC Employee

**Case Officer :** Simon Osborne

**Recommendation:** Grant Conditionally

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## **Officer Report**

### **Site Description**

1 Ronsdale Close is a two-storey end-of-terrace two-bedroom dwelling located in the Plymstock area of the city. The property is bounded by the adjoining dwelling to the east (3 Ronsdale Close) and neighbouring dwellings to the west (6 Pomphlett Gardens) and north (properties fronting Pomphlett Road).

The property has an existing rear conservatory.

### **Proposal Description**

The proposal is for a two-storey rear extension, alongside the conservatory which is to remain, and a single-storey front extension/porch.

The rear extension would project 4 metres from the rear of the house and would be 4.3 metres wide. It would provide an extended kitchen/diner at the ground floor and a third bedroom (en-suite shower/toilet) at first-floor level.

The front extension/porch would be 1.5 metres in depth, 5.5 metres wide and a height of 3.3 metres, providing a cloakroom (with toilet) and porch.

### **Relevant Planning History**

There is no previous planning history for 1 Ronsdale Close.

### **Consultation Responses**

None

### **Representations**

No letters of representation have been received.

### **Analysis**

This application is brought to committee because the applicant is 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". The primary planning issues are the impact on neighbouring amenities and visual amenity as detailed below.

#### **REAR EXTENSION**

The proposed extension would be located an adequate distance away from neighbouring dwellings so as not to break the Council's "45 degree" guide with regards to the closest neighbouring windows. Further to this, the extension would be located on the north elevation of the property where little sunlight is received. The extension is therefore not considered to have an unreasonable impact on the amenities of neighbouring dwellings in terms of loss of light and outlook.

The proposal includes a window in the side elevation serving the en-suite shower/toilet. It is therefore recommended that obscure glazing should be secured by condition, together with a restriction on future provision of windows at first-floor

level that are additional to those shown on the submitted plan. With this condition in place, the proposal is not considered to significantly increase overlooking.

The proposed rear extension would be sympathetic in detailing, materials and scale to the main dwelling and would not detract from its appearance. It would have little impact on the streetscene.

#### **FRONT EXTENSION/PORCH**

Although quite wide (5.3 metres), the front extension/porch would have a relatively small projection of 1.5 metres and would have little impact on neighbouring dwellings. It would appear sympathetic in materials, detailing and scale to the main dwelling and would not detract from its appearance or the character of the surrounding area.

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**

The property currently has no downstairs toilet. The proposed development will improve accessibility by providing this facility.

#### **Conclusions**

It is considered that the proposals comply with the relevant policies and therefore the application is recommended for conditional approval.

#### **Recommendation**

In respect of the application dated **06/06/2011** and the submitted drawings site location plan, 2398, 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, 2398.

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.

#### WINDOWS

(3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order or the 1995 Order with or without modification), the first-floor window in the side elevation (west) of the rear extension hereby approved shall at all times be obscure glazed and non-openable unless the parts that are openable are more than 1.7 metres above the floor of the room in which they are installed. The said window shall not at any time after its provision be altered and no further windows (other than those shown on the approved plans) shall at any time be installed at first-floor level in the rear extension hereby approved.

Reason:

In order to protect the privacy enjoyed by the occupiers of adjacent dwellings 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 the impact on 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

SPD1 - Development Guidelines