

PLANNING APPLICATION REPORT



ITEM: 04

Application Number: 11/00918/FUL

Applicant: Mr N Royston

Description of Application: Single-storey side extension to provide private motor garage, formation of rooms in roofspace including hip to gable extension and rear dormer, rear conservatory and associated raised decking, and repositioning of front door

Type of Application: Full Application

Site Address: 54 HOWARD ROAD PLYMOUTH

Ward: Plymstock Radford

Valid Date of Application: 07/06/2011

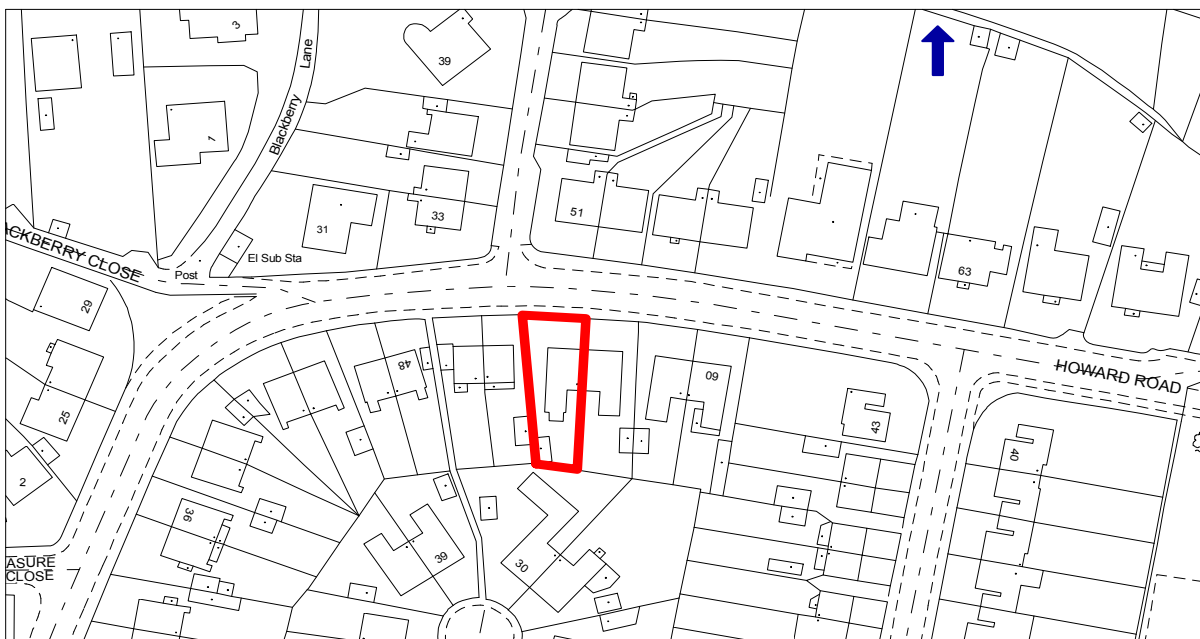
8/13 Week Date: 02/08/2011

Decision Category: Member/PCC Employee

Case Officer : Simon Osborne

Recommendation: Refuse

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Officer Report

Site Description

54 Howard Road is a semi-detached two-bedroom bungalow located in the Plymstock area of Plymouth. The property is bounded by the adjoining property to the east and neighbouring properties to the west and south (rear).

Proposal Description

The proposal is for a single-storey extension to provide a private motor garage, formation of rooms in roofspace including hip to gable extensions, front rooflights and rear dormer, a rear conservatory and associated raised rear decking, and the repositioning of the front door.

The additional rooms in the roofspace would provide 2 bedrooms and a bathroom, with one of the existing ground-floor bedrooms being changed to dining room use so that the existing dining room can be converted to an extension of the kitchen. The end result would be a three-bedroom dwelling.

Relevant Planning History

There is no previous planning history for 54 Howard Road.

Consultation Responses

Transport – no objections

Representations

No letters of representation have been received.

Analysis

The application is brought to committee because the agent is an employee of Plymouth City Council.

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.

NEIGHBOURING AMENITIES

The proposed side extension would not project beyond the rear and front building lines of the neighbouring dwelling and would therefore have little impact on their amenities in terms of loss of light and outlook.

The proposed dormer and other roof alterations would have little impact on light or outlook but would increase the overlooking of neighbouring properties; however, such a dormer would be allowed under permitted development.

The proposed rear conservatory would project approximately 4 metres from the rear of the dwelling and would extend to the boundary with the adjoining property. As a result the proposal would break the Council’s “45 degree” guide with regard to the closest neighbouring window and would have an unreasonable impact on outlook from that window contrary to policy CS34. However, with regard to light, the rears

of the properties face south and therefore receive good general daylight and sunlight levels, with the latter only affected in the later part of the day, such that loss of light is not considered to be bad enough to warrant refusal.

Although at present the low boundary fences allow for overlooking into the neighbouring garden, should the neighbour wish they could erect a 2 metre fence to prevent this. The proposed decking would present a raised platform approximately 1.1 metres in height and therefore, although it does not increase the present overlooking, a two metre fence would no longer serve to prevent overlooking should the neighbour wish. It is therefore considered that the proposed decking would have an unreasonable impact on the neighbouring property in respect to overlooking contrary to CS34.

VISUAL AMENITY

It is considered that the proposed hip to gable extension on the main dwelling together with the gable found on the proposed side extension would imbalance the appearance of the pair of semi-detached bungalows. Further to this, although the ridge of the side extension is set down from the ridge of the dwelling it would be flush with the front of the main dwelling and therefore is considered to be inadequately subordinate. This further imbalances the appearance of the two semi-detached dwellings in terms of bulk and massing. The proposal is therefore considered to be contrary to policy CS34.

The proposed dormer would be large; however it is set in from the sides of the roof, set down from the ridge and up from the eaves. The dormer, together with the existing structures and proposed rear extension and raised decking the rear of the property, would appear to be a mishmash of different structures which is not visibly ideal; however, they would be located at the rear where they would not be visible from public vantage points and therefore the appearance of the proposals at the rear do not warrant refusal of the application.

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

There are a number of problems with the proposals, as identified above, and these represent unacceptable aspects of the scheme that warrant refusal of planning permission.

Recommendation

In respect of the application dated **07/06/2011** and the submitted drawings Site Location Plan, 02, 03, 04, 05, 06, it is recommended to: **Refuse**

Reasons for Refusal

VISUAL AMENITY - STREETSCENE

(1) The Local Planning Authority considers that the proposed hip to gable extension, together with the gable end on the proposed side extension, would imbalance the appearance of the pair of semi-detached properties (Nos.54 and 56), detracting from their character and appearance and that of the surrounding streetscene. Further to this, the proposed side extension is considered to be inadequately subordinate, further imbalancing the appearance of the two properties. The proposal is therefore contrary to policies CS02 and CS34 of the Plymouth Local Development framework Core Strategy (2006-2021)2007 and to Supplementary Planning Document 'Development Guidelines' 2010.

OVERLOOKING

(2) The Local Planning Authority considers that the proposed decking would result in unreasonable overlooking of the adjoining neighbouring property (No.56), contrary to policy CS34 of the Plymouth Local Development framework Core Strategy (2006-2021)2007 and to Supplementary Planning Document 'Development Guidelines' 2010.

EFFECT ON OUTLOOK

(3) The Local Planning Authority considers that, by virtue of its depth and proximity to the boundary, the proposed rear conservatory would have an unacceptable impact on the outlook from the ground floor window of the adjoining neighbouring property (No.56) contrary to policy CS34 of the Plymouth Local Development framework Core Strategy (2006-2021)2007 and to Supplementary Planning Document 'Development Guidelines' 2010.

Relevant Policies

The following (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, were taken into account in determining this application:

CS34 - Planning Application Consideration

CS02 - Design

SPDI - Development Guidelines