

PLANNING APPLICATION REPORT



ITEM: 05

Application Number: 11/00919/FUL

Applicant: Mr B Phillips

Description of Application: Two-storey side and rear extension and single-storey rear extension

Type of Application: Full Application

Site Address: 34 MOLESWORTH ROAD PLYMPTON PLYMOUTH

Ward: Plympton St Mary

Valid Date of Application: 07/06/2011

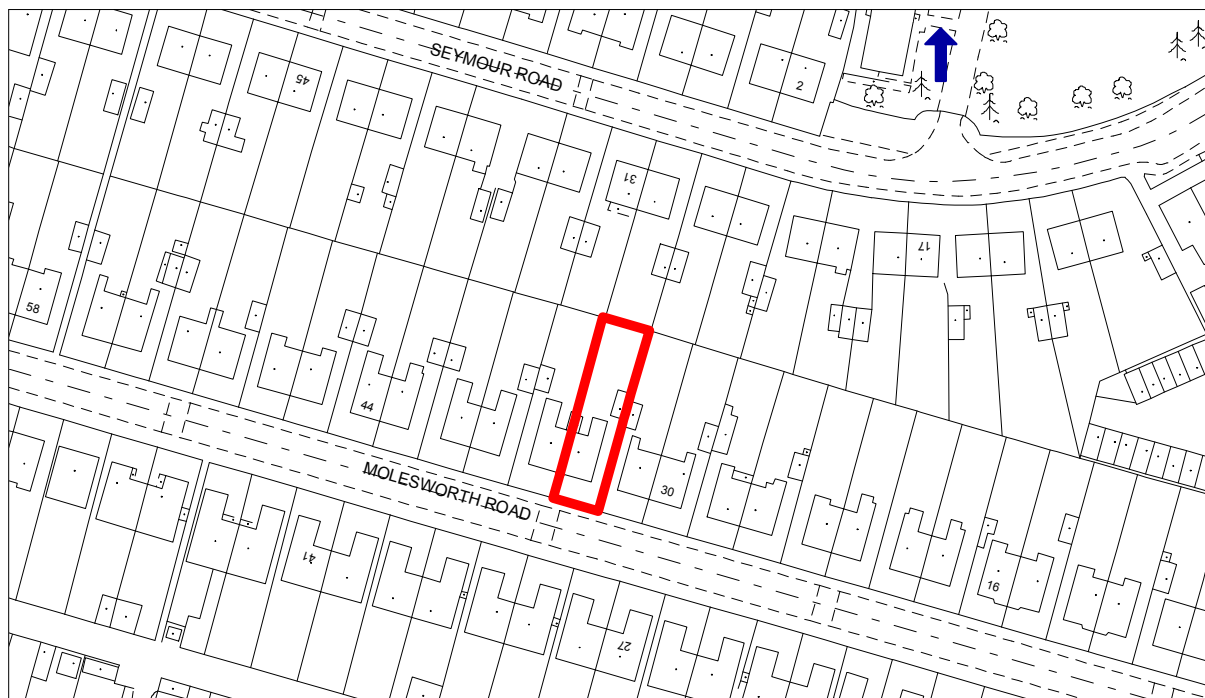
8/13 Week Date: 02/08/2011

Decision Category: Member/PCC Employee

Case Officer : Mike Stone

Recommendation: Grant Conditionally

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Officer Report

Site Description

34, Molesworth Road, Plympton is a two-storey semi-detached three-bedroom property with an attached side garage located in the Woodford neighbourhood. The immediate area is made up of mainly semi-detached residential properties.

Proposal Description

Two-storey side and rear extension, to provide fourth bedroom and enlarged garage, and single-storey rear extension to enlarge kitchen.

Relevant Planning History

07/00552/FUL - Single-storey rear extension, and extension to enlarge private motor garage – Grant conditionally.

Consultation Responses

Public Protection Service – recommend approval subject to an informative on carrying out a contaminated land assessment.

Representations

None received

Analysis

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

The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the adopted Core Strategy of Plymouth's Local Development Framework and on the aims of the Council's Development Guidelines Supplementary Planning Document. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.

The Development Enquiry Service has been used to seek an acceptable scheme that would maximise the space available to accommodate the applicant's growing family.

On the ground floor, the proposal is for an enlarged garage that would extend an additional 3 metres forward and 1.5 metres back; the new garage would be 10.5 metres long. Next to the garage, the kitchen would be increased in width from 3 to 6 metres and would cover an existing patio. The adjoining property, No.36, has its own slightly longer extension sharing the boundary, so impact on neighbours here will not be an issue.

On the first floor, a new 6.5 metre long and 6 metre wide floorspace would be created over the new garage and kitchen. This would replace the existing 3 metres square bathroom and would accommodate a new ensuite bedroom and separate bathroom. The new extension would have a hipped roof and would be finished to match the existing house.

Impact on the character and appearance of the area

The new side extension would be large but would have a generous set back of almost 8 metres from the front of the house; the extension would not appear overly dominant from the street. The use of matching materials will also help to create a feeling of unity between the old and the new parts of the house.

Neighbour amenity

The positioning and scale of the development ensures that it would not have an adverse impact on neighbour amenity in terms of loss of daylight.

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

None

Equalities & Diversities issues

The scheme includes internal works to provide a ground-floor toilet, which will improve accessibility to this facility.

Conclusions

The proposed scheme, although substantial, has benefited from being refined through the Development Enquiry Service where the issues of impact on the street scene and neighbour amenity were addressed at an early stage. The application is recommended for conditional approval.

Recommendation

In respect of the application dated **07/06/2011** and the submitted drawings 02, 03, 04, 05, 06, Location Plan, 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: 02, 03, 04, 05, 06, Location Plan.

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: CONTAMINATED LAND

(1) The Council's Environmental Protection Officer (Land Quality), Public Protection Service, advises that the site is located nearby to areas of historical industrial activity and there is the possibility of contamination of the site as a result. It is therefore recommended that appropriate assessments and site investigations are carried out and, depending on the results, appropriate measures put into place to remediate any contamination affecting the proposed development.

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 neighbour amenity and the impact on the character and appearance of the area, 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