

PLANNING APPLICATION REPORT



ITEM: 06

Application Number: 11/00951/FUL

Applicant: Mr Nicholas Houslander

Description of Application: Single-storey rear extension and associated decking

Type of Application: Full Application

Site Address: 10 EASTFIELD CRESCENT PLYMOUTH

Ward: Compton

Valid Date of Application: 27/06/2011

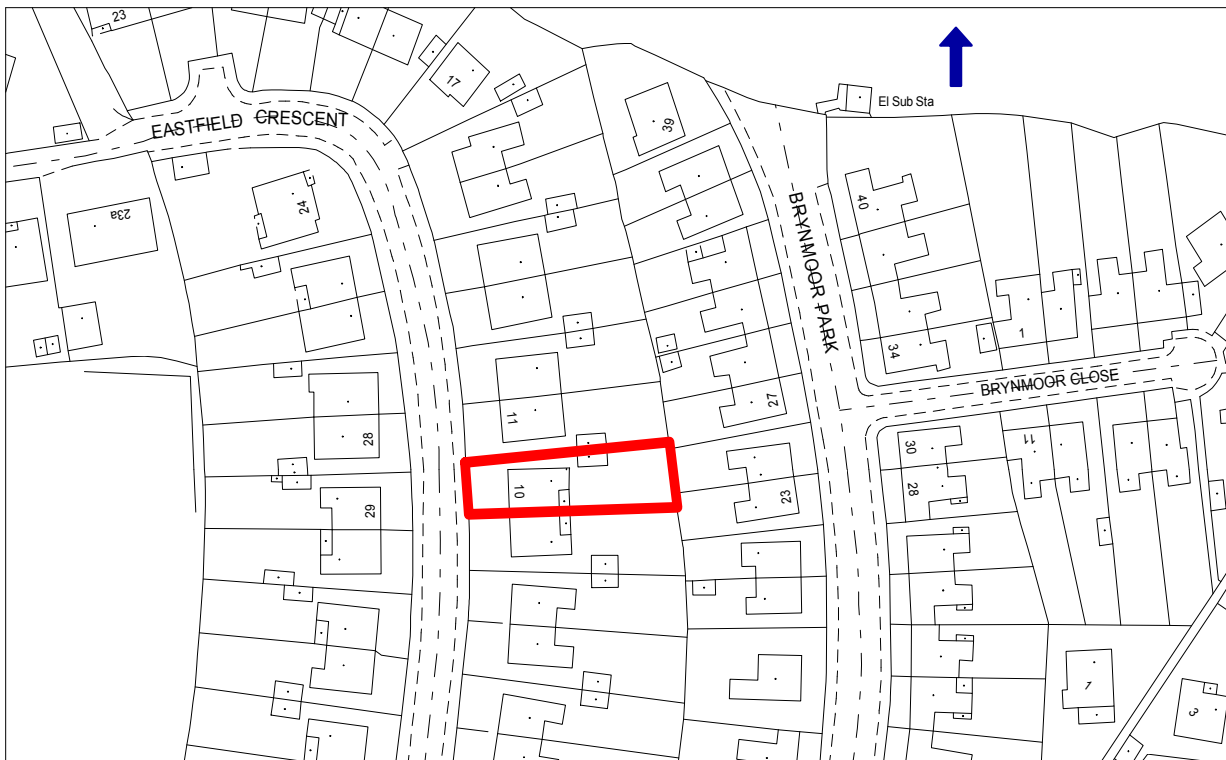
8/13 Week Date: 22/08/2011

Decision Category: Member/PCC Employee

Case Officer : Adam Williams

Recommendation: Grant Conditionally

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Officer Report

Site Description

10 Eastfield Crescent is semi-detached property within the Compton area of Plymouth City

Proposal Description

Single-storey rear extension and associated decking

Relevant Planning History

None

Consultation Responses

None

Representations

None

Analysis

This application is brought to committee because the applicant is related to an employee of Plymouth City Council.

The application turns upon Policy CS34 of the City of Plymouth Core Strategy 2006-2021 and on Supplementary Planning Document 'Development Guidelines'. The primary planning considerations are the impact on neighbour amenities and the impact on the character and visual appearance of the area as detailed below.

The proposal is for single-storey rear extension (to replace existing rear extensions) and timber decking. The proposed extension projects 3 metres and is 4 metres high at the highest point.

The proposed extension is not considered to harm the privacy of the adjoining property, 9 Eastfield Crescent, the fencing and vegetation surrounding the garden providing adequate screening. In addition, 9 Eastfield Crescent has a similar extension that was completed relatively recently. Due to this, it is considered the extension would not impact on outlook and sunlight.

Visually, the extension has been designed well and is considered an acceptable addition to the property; it is not considered dominant or overbearing and fits well within the scale of the building.

The decking raises no problems in itself.

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.

Equalities & Diversities issues

None

Conclusions

The application is recommended for conditional approval

Recommendation

In respect of the application dated **27/06/2011** and the submitted drawings Hous10-03, Hous10-04, Hous10-06, Hous10-05, Block Plan and Site 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: Hous10-03, Hous10-04, Hous10-06, Hous10-05, Block Plan, Site 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.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: impact on neighbour amenities and the impact on the character and visual 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

SPDI - Development Guidelines