

# PLANNING APPLICATION REPORT



**ITEM: 01**

**Application Number:** 11/01193/FUL

**Applicant:** Mrs Lynn Sheldon

**Description of Application:** Single-storey rear extension and swimming pool, including raising of part of garden

**Type of Application:** Full Application

**Site Address:** 125 WINGFIELD ROAD PLYMOUTH

**Ward:** Stoke

**Valid Date of Application:** 19/07/2011

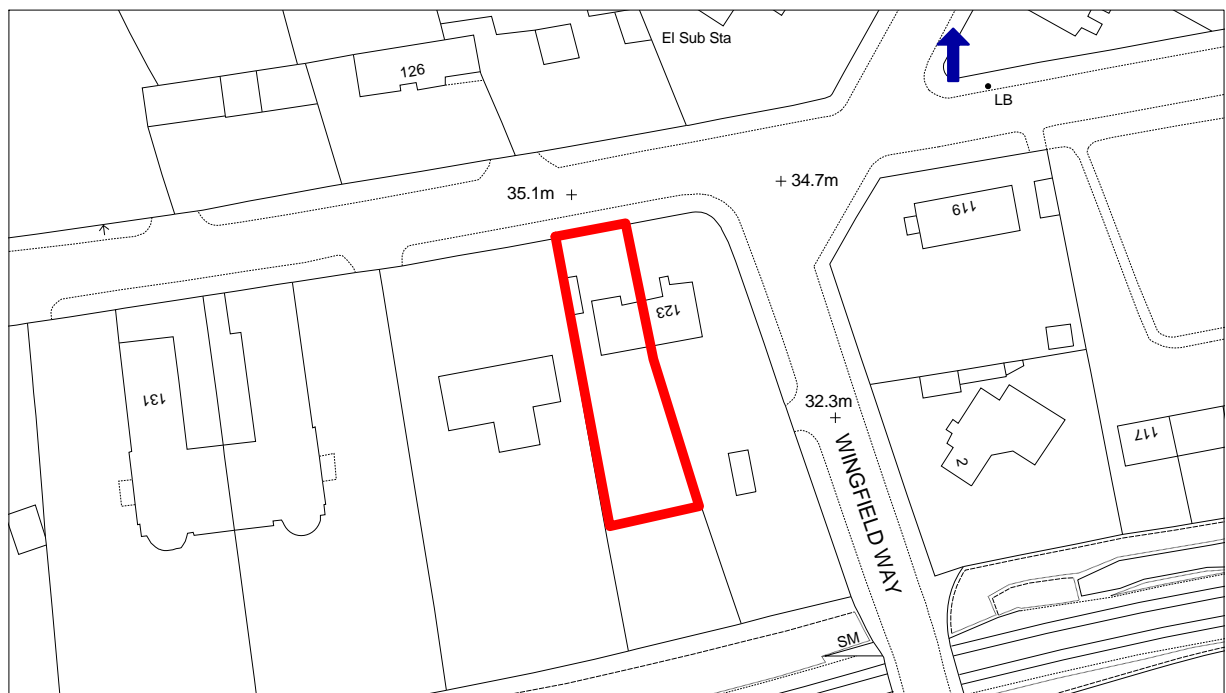
**8/13 Week Date:** **13/09/2011**

**Decision Category:** Member/PCC Employee

**Case Officer :** Adam Williams

**Recommendation:** Grant Conditionally

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**This application is brought to Committee because the agent is an employee of Plymouth City Council.**

### **Site Description**

125 Wingfield Road is a relatively modern semi detached property within the stoke conservation area.

### **Proposal Description**

Single storey rear extension and swimming pool

### **Relevant Planning History**

04/01880/FUL – Single Storey Rear Extension – Permitted

11/00908/FUL - Single storey rear extension and swimming pool - Withdrawn

### **Consultation Responses**

None

### **Representations**

None

### **Analysis**

**It should be noted as of writing this report (05/08/2011) the application is still within the consultation period which is due to expire on 23<sup>rd</sup> August and does not take account of any view which may not have been submitted. Any views expressed will be reported to the committee as an addendum**

This application turns upon Policy CS34, CS03 of the Core Strategy 2006-2021 and Planning Policy Guidance 15 – Planning and the Historic Environment. The primary planning considerations for this application are; impact upon neighbouring amenity, impact upon character of the conservation area and its visual appearance, as detailed below.

This application contains a small amendment from the previous application in relation to the location of the swimming pool to protect a nearby Lawson Cyprus tree.

The extension is considered to be sympathetic with regards to materials and design; the extension will match the red brick and white render found on the existing property. Whilst the extension is full width it is considered to fit within the overall form of the property and as such will not appear bulky.

The property and that of its adjoining neighbour benefits from a large south facing rear amenity area and as such the addition of this extension will not demonstrably impact upon light to the adjoining neighbour.

The impacts upon the conservation area are considered negligible as neither the extension nor the swimming pool can be viewed from any public vantage point, in

addition due to the fairly modern nature of the property; the extension does not need to meet any historic design criteria.

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**

Recommended for approval.

### **Recommendation**

In respect of the application dated **19/07/2011** and the submitted drawings 02, 03, 04, 05, 06 and accompanying design and access statement, 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)

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 upon neighbouring amenity, impact upon character of the conservation area and its visual appearance, 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  
CS03 - Historic Environment  
SPDI - Development Guidelines