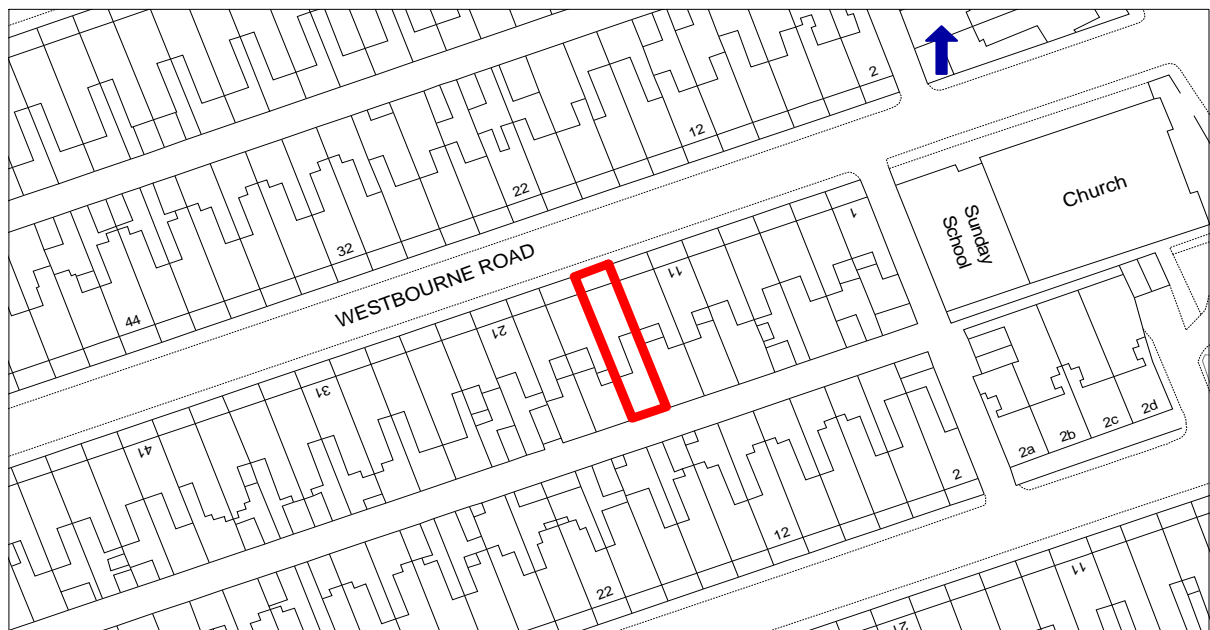


# PLANNING APPLICATION REPORT



**ITEM: 01**

**Application Number:** 11/01224/FUL  
**Applicant:** Mrs R Kennedy  
**Description of Application:** Loft conversion with rear dormer  
**Type of Application:** Full Application  
**Site Address:** 15 WESTBOURNE ROAD PEVERELL PLYMOUTH  
**Ward:** Peverell  
**Valid Date of Application:** 22/07/2011  
**8/13 Week Date:** **16/09/2011**  
**Decision Category:** Member/PCC Employee  
**Case Officer :** Adam Williams  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



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## **OFFICER'S REPORT**

### **Site Description**

15 Westbourne Road is a terraced property within the Peverell area of Plymouth City

### **Proposal Description**

Loft conversion with rear dormer

### **Relevant Planning History**

None

### **Consultation Responses**

None

### **Representations**

None

### **Analysis**

This application turns upon Policy CS34 of the City of Plymouth Core Strategy 2006-2021 and 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 main issue to consider with this proposal in relation to its context is the effects on privacy.

The properties along Westbourne Road are densely packed together with average size rear amenity spaces, in addition the properties along this street have had many different types of rear extensions. To the rear of these properties are the properties situated along Glendower Road.

As such, the properties along Westbourne Road and Glendower Road over look each other. It is considered by officers that due to the large degree of overlooking which is already present the addition of a rear dormer at No.15 Westbourne Road will not demonstrably harm the privacy of nearby properties.

In terms of the affect on the character and appearance of the building the addition of this dormer will largely go unnoticed as the rear of this property is not viewable from any public vantage point, however amendments were requested and subsequently submitted in order to reduce the size of the dormer and change the materials from render to hung slate to ensure the dormer sits well within the roof slope

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**

None

### **Conclusions**

It is recommended to approve planning permission with delegated authority to defer to a later planning committee should the Local Planning Authority receive any representations

### **Recommendation**

In respect of the application dated **22/07/2011** and the submitted drawings 02, 03, 04, 05 A, 06 A, 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 A, 06 A)

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: INSERT HERE AS APPROPRIATE, 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