

# PLANNING APPLICATION REPORT



**ITEM: 02**

**Application Number:** 11/01192/FUL  
**Applicant:** Mr Martin Holloway  
**Description of Application:** Two storey side extension with porch  
**Type of Application:** Full Application  
**Site Address:** 2 LITTLEWOOD CLOSE PLYMOUTH  
**Ward:** Plympton Chaddlewood  
**Valid Date of Application:** 19/07/2011  
**8/13 Week Date:** **13/09/2011**  
**Decision Category:** Member/PCC Employee  
**Case Officer :** Mike Stone  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



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### **Site Description**

2, Littlewood Close is a two storey end terraced property with a single storey side porch that acts as the main entrance to the dwelling. The property is located on a prominent corner site on a new estate in the Chaddlewood neighbourhood.

### **Proposal Description**

Two storey side extension with porch.

### **Relevant Planning History**

None.

### **Consultation Responses**

Awaiting response from Transport.

### **Representations**

None.

### **Analysis**

The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 1 (2010). 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 proposal is to demolish the existing side porch and to construct a two storey side extension and a new porch on the front of the extension. The applicant has taken the proposal to the Development Enquiry Service. They have abided by the advice they received in that the extension is set back, it has a reduced ridge height and the width has been reduced to ensure that the extension appears subservient. It is also set back 3 metres from the pavement edge.

In one area they have diverged from the pre-application advice received. This is the front porch which was originally planned to run the full width of the extension and part of the original house. They were advised that this would not be acceptable and were recommended to place a smaller porch on the original house. In the application the porch is now located on the front of the extension, though significantly smaller. The new porch will be 3 metres wide and will project 1.5 metres from the front of the house. The thinking behind placing the porch on the extension instead of the house is that it allows for the creation of a hall with rooms opening off it rather than opening straight into the lounge.

### **Impact on neighbour amenity**

The extension and porch will be located at the very end of the terrace in Littlewood Close and will have no impact on the neighbours. Properties in Hillcrest Road are sufficiently distant to be unaffected.

Impact on the character and appearance of the area

The proposed extension, though wide in comparison to the original house, has been designed to appear subservient through the use of the set back and reduced ridge height. Matching materials have been specified to allow it to blend in with the original house. Turning to the front porch, the issue to consider is does it have a detrimental impact and if so could that be mitigated by moving it to the original house as recommended at the pre-application stage. The proposed porch will be built from matching materials, will have a pitched roof and will extend 1.5 metres from the front of the house. This would meet the criteria set out in the Development Guidelines SPD which states that front porches should be “small and sympathetically designed” and can therefore be considered acceptable. Additionally, the front porches in the terrace are all made from white uPVC with flat roofs, a porch in a similar location constructed in a different style would appear incongruous.

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**

The proposed development will not have a detrimental impact on neighbour amenity or on the character and appearance of the area and meets the presumption in favour of sustainable development. The scheme is recommended for approval.

### **Recommendation**

In respect of the application dated **19/07/2011** and the submitted drawings 2LC/02, 2LC/03, 2LC/04, 2LC/05, 2LC/06, 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:2LC/02, 2LC/03,2LC/04, 2LC/05, 2LC/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 (1) 2007.

#### **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 (1) 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

SPD1 - Development Guidelines

NPPF - Draft National Planning Policy Framework 2011