

# PLANNING APPLICATION REPORT



**ITEM: 01**

**Application Number:** 11/01817/FUL

**Applicant:** Quaker House Outreach Centre

**Description of Application:** Alterations and raising roof of existing lean to extension

**Type of Application:** Full Application

**Site Address:** 74 MUTLEY PLAIN PLYMOUTH

**Ward:** Compton

**Valid Date of Application:** 21/12/2011

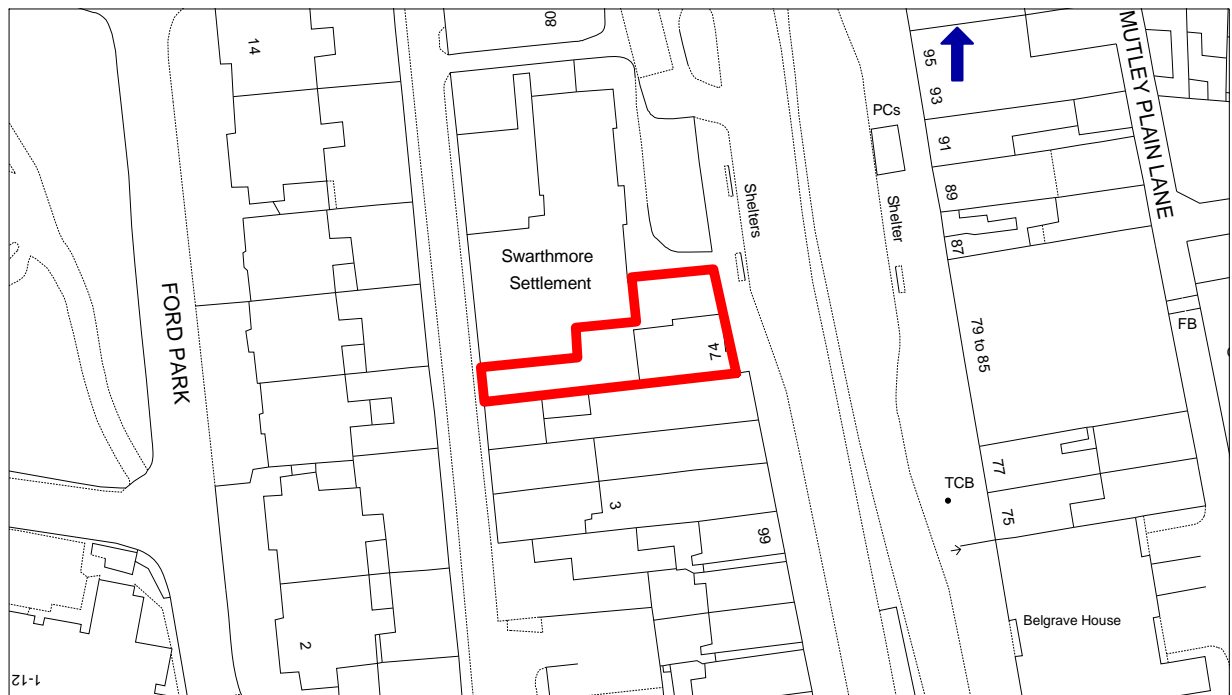
**8/13 Week Date:** **15/02/2012**

**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)



**This planning application is reported to the Planning Committee because the agent is related to a City Council employee.**

### **Site Description**

Quaker House Outreach Centre, 74 Mutley Plain, is an end terrace property. From the street it appears to be a two storey building with accommodation space in the dual pitched roof. However, thanks to changes in levels here it also incorporates a basement level that has side and rear windows. The building includes a reception area, a number of meeting rooms, a kitchen and storage space. It is located in the Mutley and Greenbank neighbourhood. To the rear are a number of grade II listed buildings belonging to Plymouth College.

### **Proposal Description**

To raise the height of a side extension by 1.7 metres and alterations to the entrance.

### **Relevant Planning History**

00/01294/FUL - Demolition of shop and erection of a Quaker house and community outreach centre - Grant Conditionally.

### **Pre-application Advice**

None.

### **Consultation Responses**

None.

### **Representations**

None received.

### **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 (2010), as well as taking account (with appropriate weight attached) of the Draft National Planning Policy Framework. The primary planning consideration in this case is the impact on the character and appearance of the area.

On the side of the property at the basement level is a small side extension 4 metres wide with a mono pitch roof. The proposal is to increase the height of this basement extension by 1.7 metres taking it above the adjoining boundary wall and making it visible from the street. The visible section will be 1.5 metres deep and 1.5 metres high at its peak falling to 1 metre and will be located 1.7 metres from the wall. This new space will allow for the replacement of an existing staircase with a new basement store and ground floor office. Additionally, paving leading to the front doors will be ramped up to 125mm for easier access for disabled users of the centre. The intention behind the alterations is to provide step free access from the pavement, through the main entrance and to all of the ground floor.

Impact on the character and appearance of the area.

The property is located at the northern end of Mutley Plain, a busy retail and commercial street and one of the city's principal thoroughfares. The outreach centre is finished in painted render with a slate roof, the dominant architectural form of the area, and it is proposed that the new extension will be finished to match this. Additionally, the frontages in this part of the street are progressively stepped back as the pavement narrows to accommodate a bus bay and the set back extension would follow this pattern of development.

Because of the presence of existing development between them it is not felt that the proposed scheme would have any impact on the listed buildings near by.

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**

Not applicable.

### **Equalities & Diversities issues**

The proposals will improve the access for mobility impaired and disabled people to the centre.

### **Conclusions**

The proposed scheme would not have an adverse impact on the character and appearance of the area and is recommended for approval.

### **Recommendation**

In respect of the application dated **21/12/2011** and the submitted drawings 594/N3, 594/N1, 594/X1, 594/N2, 594/X2, 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: 594/N3, 594/N1, 594/X1, 594/N2, 594/X2.

### 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: 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

SPD1 - Development Guidelines

NPPF - Draft National Planning Policy Framework 2011