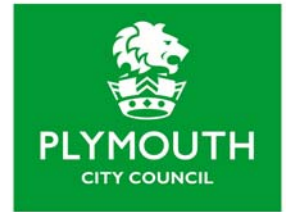
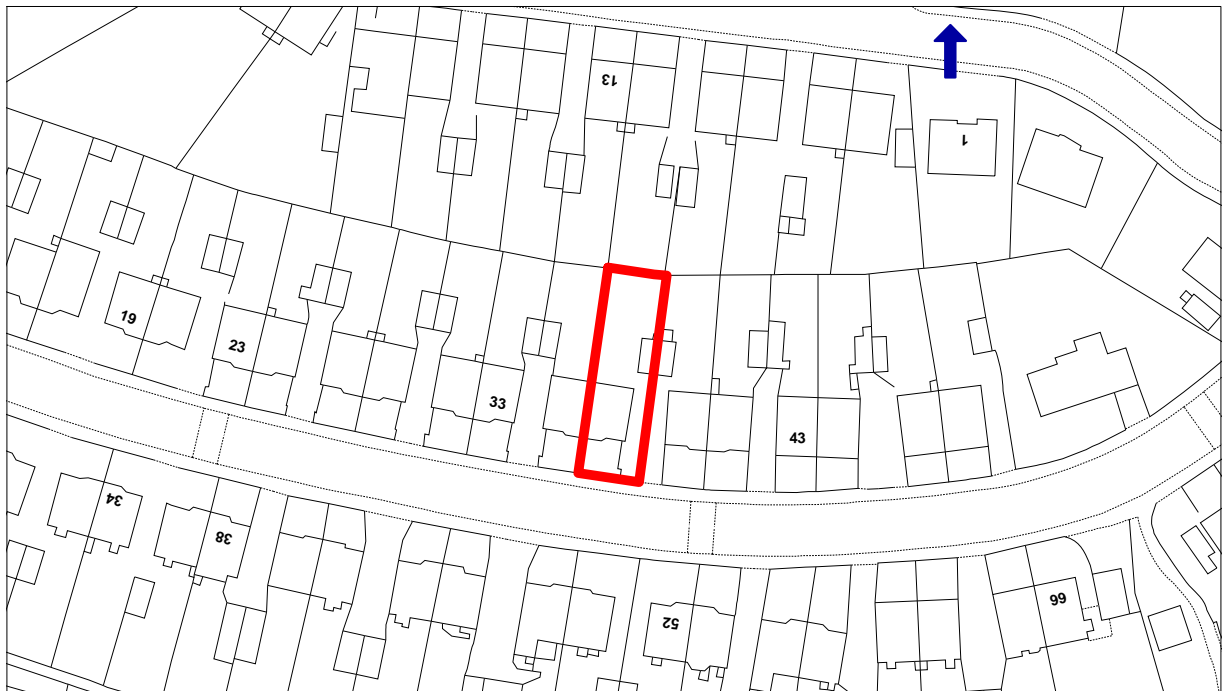


PLANNING APPLICATION REPORT



ITEM: 01

Application Number: 12/00501/FUL
Applicant: Mr P Luke
Description of Application: Single storey rear extension
Type of Application: Full Application
Site Address: 37 LYNWOOD AVENUE PLYMPTON PLYMOUTH
Ward: Plympton St Mary
Valid Date of Application: 21/03/2012
8/13 Week Date: **16/05/2012**
Decision Category: Member/PCC Employee
Case Officer : Liz Wells
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



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Site Description

37 Lynwood Avenue is a semi-detached residential property in the Woodford area of Plympton.

Proposal Description

Single-storey rear extension to provide kitchen (existing kitchen to become enlargement of dining room)

Pre-Application Enquiry

None

Relevant Planning History

None on no. 37. A loft conversion and rear dormer was carried out last year under permitted development rights.

On no. 35:

09/01712/FUL – Single-storey rear extension – APPROVED for extension of same size as that proposed

Consultation Responses

Public Protection Service - The proposed development is close to an area of potential landfill associated with historic quarrying. Having considered the scheme, although there is no requirement to undertake a detailed contaminated land risk assessment we recommend that further work is carried out. Recommended informative.

Representations

No letters of representation in respect of this application. Telephone enquiry received from neighbour in adjoining semi-detached house querying party wall issues.

Analysis

The main consideration in assessing this application is the impact on the neighbouring properties amenities. The application turns on policy CS34 of the adopted Core Strategy, the Development Guidelines SPD and the National Planning Policy Framework.

The attached neighbouring property, no. 35, built a single-storey rear extension last year, with a blank flank wall facing no. 37. The proposed extension will project the same as this neighbouring extension (4 metres) and therefore there will be no detrimental impact on no. 35 in terms of light or outlook. The proposed extension is the same as next doors' with a simple lean-to roof which will extend from a height of 2.5 metres to a maximum height of 3.5 metres. It will span the width of the property.

The garden steps and slopes upwards away from the property, so the proposed extension will be partially dug into the garden and unlikely to be seen from the neighbour to the rear.

There will be no significant impact on the unattached neighbouring house, no.39, which is separated by the shared driveway between the properties. No.39 has a side

window at low level facing the driveway and proposed extension. This window is understood to serve the kitchen which is likely to be served by a second window to the rear. The separation from the proposal means the impact on outlook and light is unlikely to be unreasonably impacted by the proposal compared to existing arrangement.

As the extension is to the rear of the property, the extension will have no detrimental impact on the streetscene.

The loss of the side gate access will be overcome by the insertion of a side access door into the garage.

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 relevant to this application

Equalities & Diversities issues

None

Conclusions

The application is recommended for approval.

Recommendation

In respect of the application dated **21/03/2012** and the submitted drawings site location plan, revised block plan 02, existing floor plans 37 LA/03, proposed floor plans 37 LA/04, existing elevations 37LA/05, and proposed elevations 37 LA/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: site location plan, revised block plan 02, existing floor plans

37 LA/03, proposed floor plans 37 LA/04, existing elevations 37LA/05, and proposed elevations 37 LA/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.

INFORMATIVE: PARTY WALL ACT

(1) The applicants are advised that this grant of planning permission does not override private property rights or their obligations under the Party Wall etc. Act 1996.

INFORMATIVE: LAND QUALITY

(2) The Council's Environmental Protection Officer (Land Quality), Public Protection Service, advises that the site is close to an area of potential filled ground and there is the possibility of contamination of the site as a result. It is therefore recommended that appropriate assessments and site investigations are carried out and, depending on the results, appropriate measures put into place to remediate any contamination affecting the proposed development.

Statement of Reasons for Approval and Relevant Policies

Having regard to the main planning considerations, which in this case are considered to be: effect on neighbouring properties, the proposal is not considered to be demonstrably harmful. In the absence of any other overriding considerations, and with the imposition of the specified condition, 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, (b) non-superseded site allocations, annex relating to definition of shopping centre boundaries and frontages and annex relating to greenscape schedule of the City of Plymouth Local Plan First Deposit (1995-2011) 2001, and (c) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPD1 - Development Guidelines

NPPF - National Planning Policy Framework March 2012