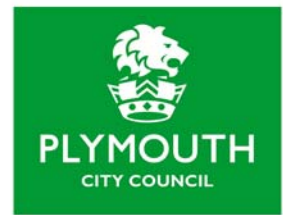


# PLANNING APPLICATION REPORT



**ITEM: 01**

**Application Number:** 12/00905/FUL

**Applicant:** Mrs R Melmoth

**Description of Application:** Conversion and extension of garage including provision of pitched roof to form family room and store above

**Type of Application:** Full Application

**Site Address:** 21 THORN PARK PLYMOUTH

**Ward:** Compton

**Valid Date of Application:** 22/06/2012

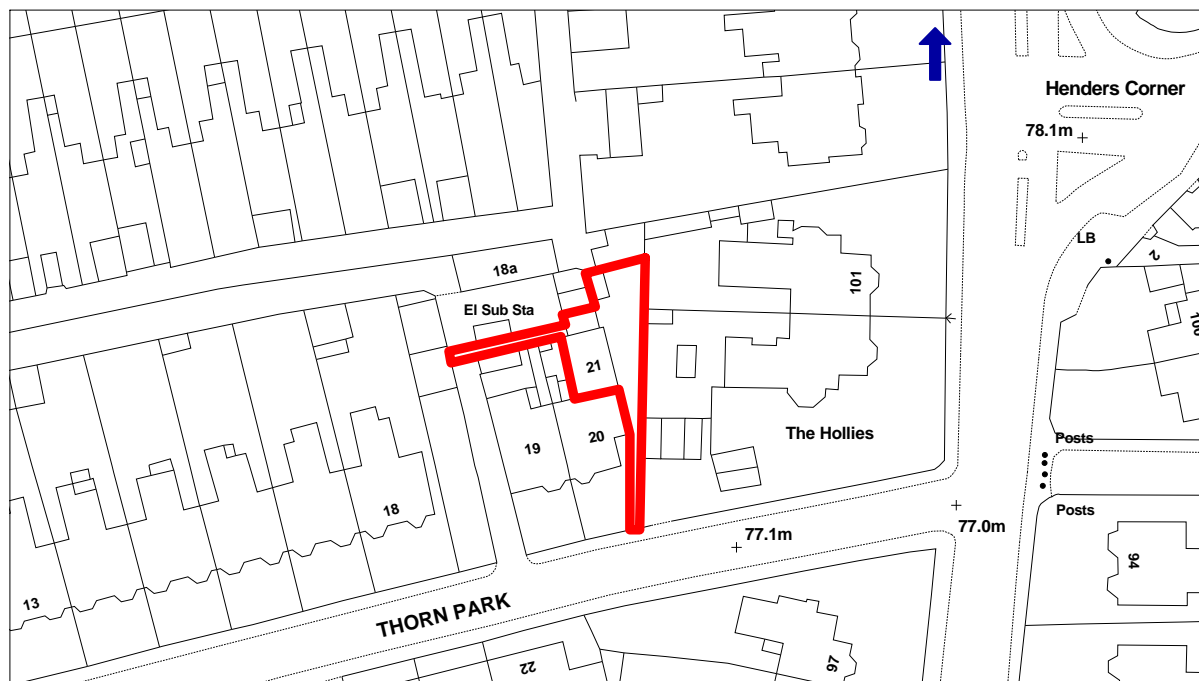
**8/13 Week Date:** **17/08/2012**

**Decision Category:** Member/PCC Employee

**Case Officer :** Kate Saunders

**Recommendation:** Grant Conditionally

**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



This application is being brought before planning committee as the agent is a Plymouth City Council employee.

### **Site Description**

21 Thorn Park is a two-storey property located within the Mannamead Conservation Area. The property occupies a backland site and extends at right angles from the rear elevation of No. 20 Thorn Park. The site is bounded by further residential properties to the east, west and rear.

### **Proposal Description**

Conversion and extension of garage including provision of pitched roof to form family room and store

### **Pre-Application Enquiry**

None

### **Relevant Planning History**

06/00133/FUL – Single-storey rear extension – Granted conditionally

### **Consultation Responses**

Highways officer – No objections

### **Representations**

No letters of representation yet received

### **Analysis**

This application turns on Policies CS03 and CS34 of the Local Development Framework Core Strategy (2006-2021) 2007 and the Development Guidelines Supplementary Planning Document 2010. Appropriate consideration has also been given to the National Planning Policy Framework 2012. The main planning considerations are the effect on the amenities of neighbouring properties and the impact on the character and appearance of the conservation area as detailed below.

The proposal is to convert the existing garage in to further habitable accommodation for use by the occupiers. The works will involve minor alterations to the front elevation of the garage to improve its construction and then the garage door will be replaced with a small window and door. A set of patio doors will then be installed in the rear elevation of the garage. A pitched roof will then be added to the garage to create a storage area above, the height of the garage will be increased from a general height of 2.3 metres to 5.4 metres.

The property occupies a small plot and is heavily contained by further residential properties. The roof alterations will be visible from surrounding properties, particularly No. 20 Thorn Park. However the distance of approximately 10 metres between the development and the neighbouring property and the steep pitch of the roof will ensure there is no significant effect on light or outlook.

18A Thorn Park, which is another backland property accessed off the service lane, will have a clear view of the development. The property faces south and all windows will have an outlook over the development. The property is arranged as open plan living accommodation on the first-floor with the bedrooms being situated on the

ground-floor. The property then has a garage adjoining the subject property. The bedroom accommodation is already contained by existing walls and fencing and will not suffer unduly as a result of the proposal. The living accommodation will have a direct view of the development but it already has a limited outlook due to the confined nature of this backland plot. It is not considered that the proposal will cause undue harm to current light or outlook levels.

Two velux windows are proposed in the extended roof which will have an outlook towards the properties to the east located on Mannamead Road. These properties are however located at least 20 metres away and given the roof area will be used as storage this does not raise any privacy concerns.

The development will only be visible from the rear service lane and the materials palette is reflective of the original house. The roof design is also sympathetic to the design approach used on the main dwelling. The development will therefore have a negligible impact on the conservation area.

It is noted that the garage building has the ability to be occupied as a separate unit of accommodation. In order to prevent the creation of a substandard unit of accommodation an ancillary use condition will be imposed.

The highways officer has raised no objections to the proposal as 2 off-street parking spaces will still remain on the drive which meets current recommended maximum parking standards.

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**

No further equality and diversity issues to be considered

### **Conclusions**

The proposal will not have a significant effect on neighbouring properties or adversely impact on the character and visual quality of the conservation area and is therefore recommended for approval.

### **Recommendation**

In respect of the application dated **22/06/2012** and the submitted drawings Location map, 21/TP/02, 21/TP/03, 21/TP/04, 21/TP/05, 21/TP/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: Location map, 21/TP/02, 21/TP/03, 21/TP/04, 21/TP/05, 21/TP/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.

#### **ANCILLARY USE**

(3) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 21 Thorn Park.

#### **Reason:**

Due to the close relationship between the proposed extension and the existing dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation. 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: effect on the amenities of neighbouring properties and the impact on the character and appearance of the conservation 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  
CS03 - Historic Environment  
SPD1 - Development Guidelines  
NPPF - National Planning Policy Framework March 2012