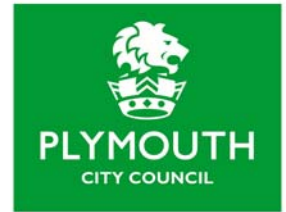
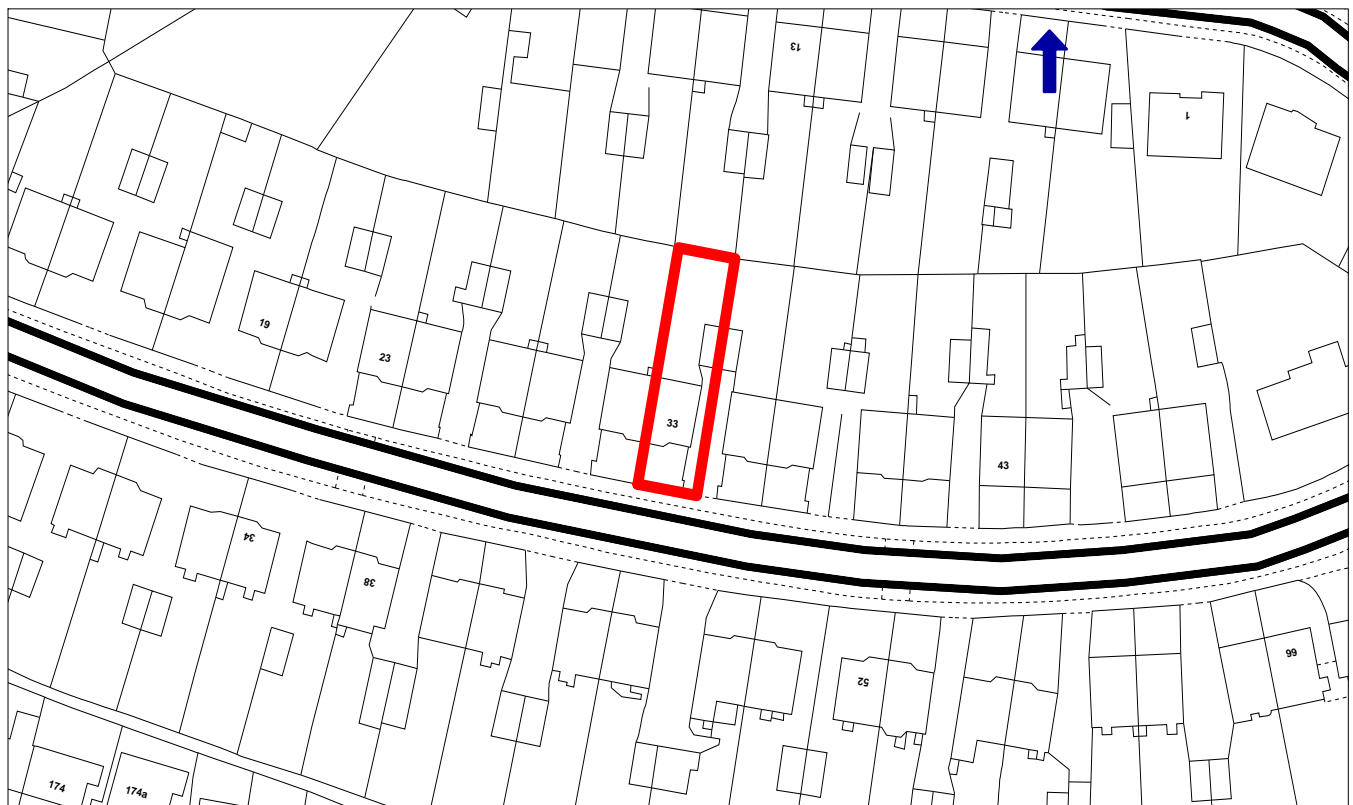


PLANNING APPLICATION REPORT



ITEM: 01

Application Number: 12/01364/FUL
Applicant: Mr Chris Cook
Description of Application: Single-storey rear extension and associated works
Type of Application: Full Application
Site Address: 33 LYNWOOD AVENUE PLYMOUTH
Ward: Plympton St Mary
Valid Date of Application: 03/08/2012
8/13 Week Date: 28/09/2012
Decision Category: Member/PCC Employee
Case Officer : Adam Williams
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



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

On no. 35:

09/01712/FUL – Single-storey rear extension – Approved for a similar sized extension

On no 37:

12/00501/FUL - Single storey rear extension – Approved for a similar sized extension

Consultation Responses

None

Representations

No letters of representation in respect of this application.

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.

Single storey extensions of this type are a common feature of this section of Lynwood Avenue (As seen through the planning history). The neighbouring property, no. 35 has a single-storey rear extension. The proposed extension will project the same as this neighbouring extension (which is roughly 4 metres) and therefore there will be no detrimental impact on no. 35 in terms of light or outlook, there is also a garage and driveway separating these properties.

In terms of impact to No 31 (the attached neighbour) the gardens have a northerly aspect orientation and as such the main property causes an area of shadowing for most of the day, the extension proposed at No 33 is not considered to exacerbate this.

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

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 **03/08/2012** and the submitted drawings 02, 03, 04, 05, 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.

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: impact upon neighbouring amenity and impact on the appearance of the building, 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

NPPF - National Planning Policy Framework March 2012