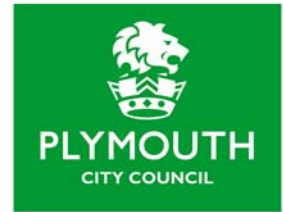
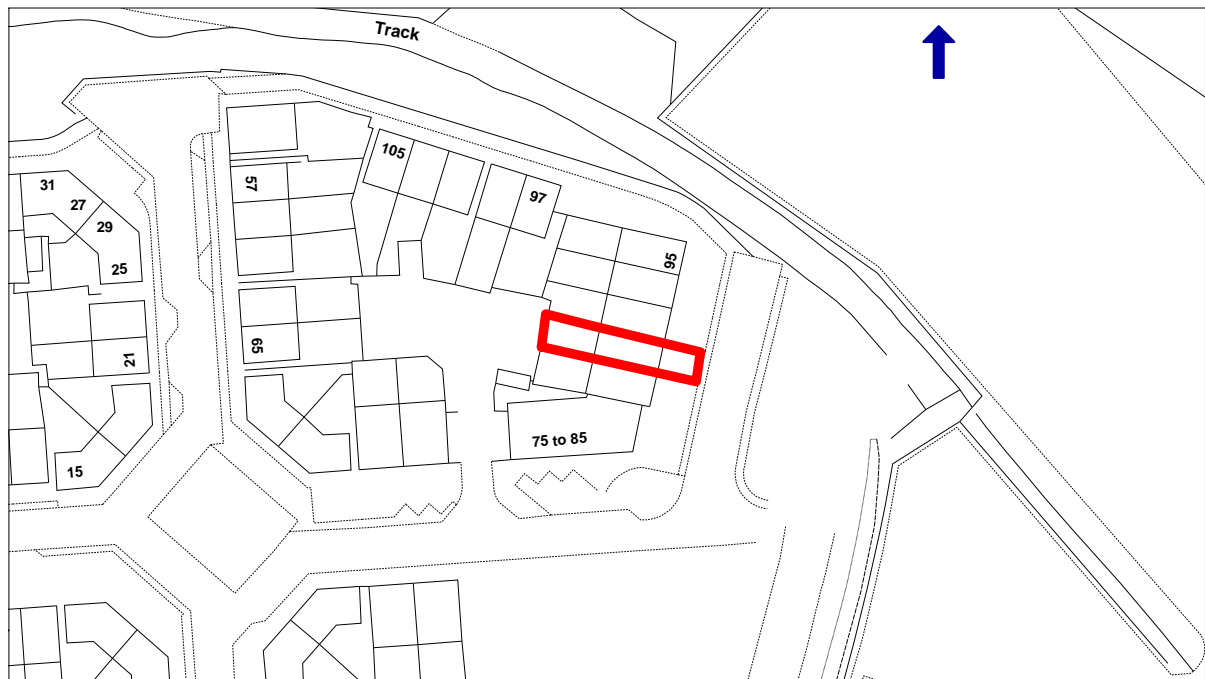


PLANNING APPLICATION REPORT



ITEM: 01

Application Number: 12/01599/PRDE
Applicant: Mrs G Buckley
Description of Application: Garage conversion
Type of Application: LDC Proposed Develop
Site Address: 89 FLEETWOOD GARDENS PLYMOUTH
Ward: Southway
Valid Date of Application: 10/09/2012
8/13 Week Date: **05/11/2012**
Decision Category: Member/PCC Employee
Case Officer : Adam Williams
Recommendation: Issue certificate subject to consultation response from Legal
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Site Description

89 Fleetwood Gardens is a mid terraced house within the Southway area of Plymouth.

Proposal Description

Conversion of garage to form habitable accommodation. The applicant states that the area is intended to be used to create a food preparation area for the preparation of sandwiches and small buffets for special occasions, described as a hobby.

Pre-Application Enquiry

No enquiry using Development Enquiry Service

Relevant Planning History

None, other than the permissions relating to the erection of the house

Consultation Responses

Legal Services – awaiting response

Representations

None

Analysis

In terms of the proposed physical alterations, the proposal is assessed for its compliance with Class A of Part I of the Schedule to the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008. The alterations are permitted development (i.e. a planning application is not required), subject to a standard condition:

“The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.”

The question of whether there would be a material change of use of the property is the subject of consultation with Legal Services and this aspect will be addressed in an addendum report.

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

Conclusions

The decision on this application depends on whether a material change of use is involved. An addendum report will advise.

Recommendation

In respect of the application dated **10/09/2012** and the submitted drawings ,it is recommended to: Issue certificate subject to consultation response from Legal

Conditions