

PLANNING APPLICATION REPORT



ITEM: 02

Application Number: 12/02288/FUL

Applicant: Mr R Wraight

Description of Application: Two storey front extension, rear balcony, loft conversion with roof ridge height raised

Type of Application: Full Application

Site Address: 48 MERAFIELD ROAD PLYMOUTH

Ward: Plympton Erle

Valid Date of Application: 20/12/2012

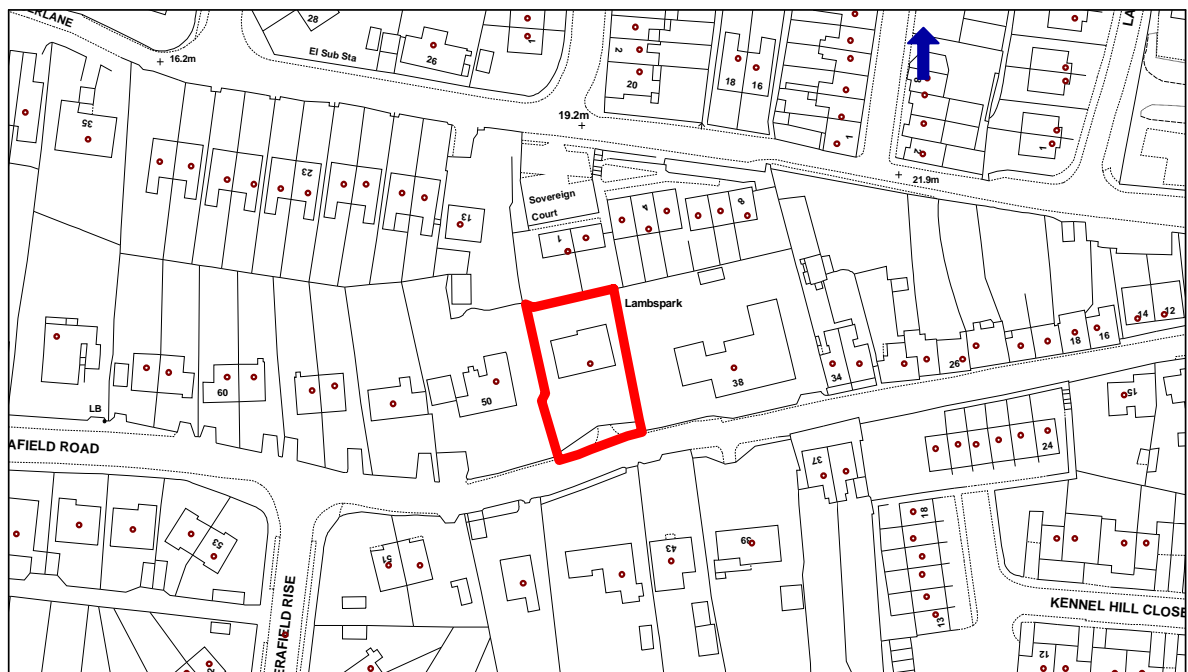
8/13 Week Date: **14/02/2013**

Decision Category: Member Referral

Case Officer : Mike Stone

Recommendation: Grant Conditionally

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This application has been referred to Planning Committee by Councillor Beer.

Site Description

48, Merafield Road is a two storey detached house in the Plympton St Maurice neighbourhood. The property has a large front garden that is divided in two by a driveway. The west side of the garden is well screened from the road by tall mature shrubbery while the east side is more open in character. The house is home to the owners/managers of Lambspark Residential Home which is the property to the east. The land falls away steeply from the front curtilage of the property (south to north) so that the ground floor of the house is below the level of the road.

Proposal Description

Two storey front extension, rear balcony, loft conversion with roof ridge height raised.

Pre-Application Enquiry

None.

Relevant Planning History

Lambspark Care Home, 38 Merafield Road

12/00511/FUL - Extension to care home, new entrance porch, replacement fire escape and new front boundary wall and fence – Grant conditionally.

Lambspark Care Home and 48 Merafield Road

09/01133/FUL - Four-storey side extension, front entrance porch and replacement fire escape to side of residential home, change of use, conversion and two storey front extension to dwellinghouse (owners' accommodation) to form day care centre, and works to alter vehicular accesses, provide additional parking and replace front boundary – Refuse.

Consultation Responses

Public Protection Service – recommend approval subject to a condition controlling the hours of demolition and construction.

Representations

Two letter of objection have been received from residents of Merafield Road expressing concerns that the property could eventually become a part of the neighbouring residential home. Other issues raised were the loss of views resulting from the raising of the ridge height, loss of parking space available to staff of the home who can park on the driveway and the impact of development on the narrow road.

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), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity and the impact on the character and appearance of the area.

The application seeks consent for a two storey gable end extension that would be built at the front of the house and would occupy virtually half the front of the property. The roof space would be converted to residential accommodation resulting in the roof ridge height increasing by roughly 2 metres. At the rear of the property an existing Juliet balcony would be replaced by a larger external balcony. In addition the driveway would be widened and the front entrance be remodelled.

Impact on neighbour amenity

Front extension.

The proposed front extension is well separated from the neighbouring properties in terms of distance and by high boundary fences and shrubbery. A new window is proposed at first floor level facing no. 50 to the west, but as this property is over 11 metres away officers consider that this will not lead to a significant increase in overlooking or loss of privacy.

Rear balcony

Due to the way the ground falls away the properties to the rear are set well below the level of no. 48 and are screened by a high boundary fence and would not be affected by the new balcony. The applicants have added a privacy screen to the western end of the balcony and this together with a tall tree on the boundary will mitigate any overlooking to the neighbouring house.

Impact on the character and appearance of the area.

The applicant's agent has argued that some of the proposed changes to the external appearance of the house have been designed to make it more in keeping with the extension approved for the care home to the east. This includes the steeper roof pitch, replacement of clay tiles with natural slate and spar and brick with stucco render. Given the fact that there is no single architectural style in the immediate area this is not felt to be a significant issue. The SPD states that front extensions will generally be resisted but makes an exception where there is no obvious building line or where the property is set back from other houses. No. 48 is well set back from the road and the neighbouring houses. Even with the proposed addition the new extension would still be over 11 metres away from the pavement. Given this distance, the fall in land levels that help to reduce the visual impact and the high degree of cover provided by the shrubbery it is felt by officers that the extension would not have an adverse impact on the street scene.

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

None.

Conclusions

The application is recommended for approval.

Recommendation

In respect of the application dated **20/12/2012** and the submitted drawings Site location plan, I2942/S, I2942/01, I2942/03, I2942/04, 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, I2942/S, I2942/01, I2942/03, I2942/04.

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: PRO ACTIVE WORKING

(1) In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

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 neighbour amenity and 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 - National Planning Policy Framework March 2012