

PLANNING APPLICATION REPORT



ITEM: ITEM 01

Application Number: 13/00788/FUL

Applicant: Mr and Mrs Auguste

Description of Application: Single storey side extension and front porch

Type of Application: Full Application

Site Address: 28A MOORLAND ROAD PLYMOUTH

Ward: Plympton St Mary

Valid Date of Application: 03/05/2013

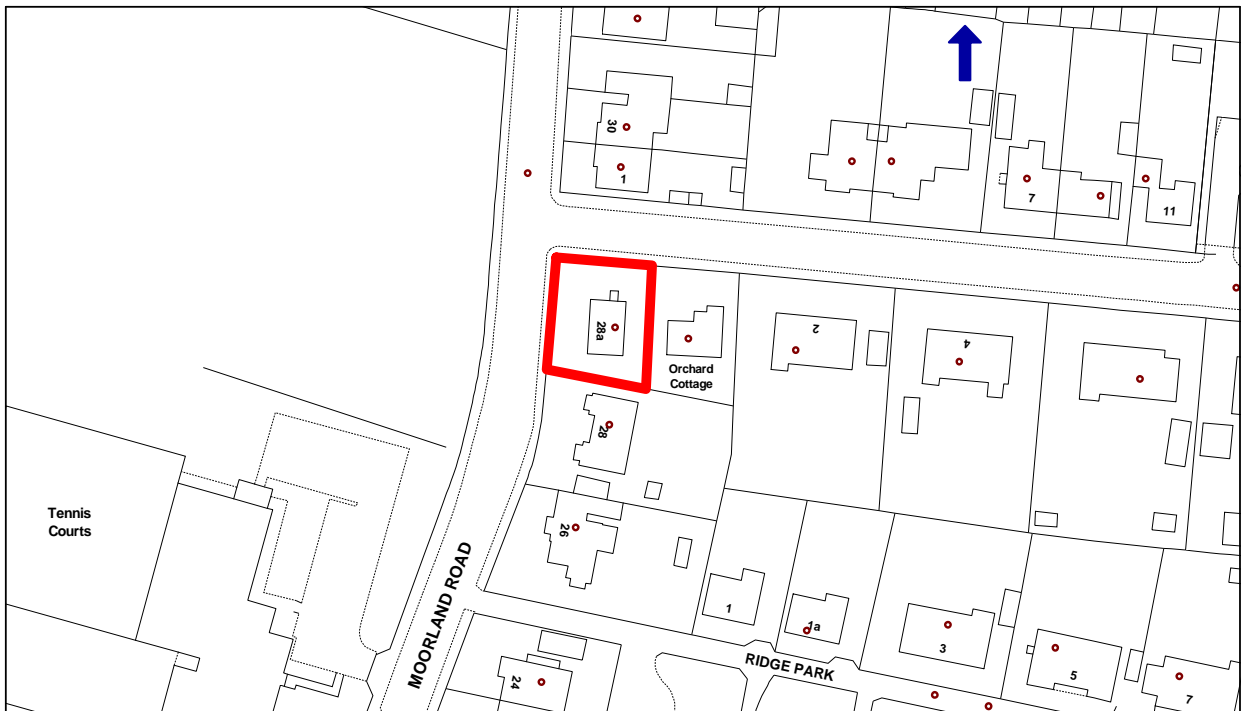
8/13 Week Date: **28/06/2013**

Decision Category: Member/PCC Employee

Case Officer : Rebecca Exell

Recommendation: Grant Conditionally

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This application has been referred to Planning Committee as the applicant is an employee of the COUNCIL

Site Description

28A Moorland Road is a detached property located in the Plympton area of the city.

Proposal Description

Single storey side extension and front porch

Pre-Application Enquiry

None

Relevant Planning History

None

Consultation Responses

None

Representations

None

Analysis

(1)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 1st review (2013), 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.

(2)The application is for a single storey side extension which will provide additional area for a kitchen and a new entrance porch. The property is a large detached corner property which fronts onto the classified Moorland Road. The property is surrounded by low boundary walls thus making any proposed extension highly visible from the street scene.

(3)The proposed porch will have a pitched roof and will mirror that of the existing dormer. The proposal is considered to be a relatively sympathetic addition to the property in terms of its scale.

(4)The proposed side extension will measure approximately 4.3 metres by 5 metres. It is not considered that the extension will have a significant detrimental impact upon the amenity of the neighbouring property to the north as the properties are separated by Ridge Park Road. The proposal will use matching materials and mimic that of the existing. The scale, form and design of the extension will not be detrimental to the visual quality or character of the area.

(5)In light of its siting, the proposal is not considered to be detrimental to the privacy, light or outlook of any of the neighbouring properties and therefore complies with Policy CS34 of the Core Strategy.

(6) This development is not liable for a Community Infrastructure Levy Contribution.

(7) 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 equality and diversity issues to be considered in this case.

Conclusions

Recommended for approval

Recommendation

In respect of the application dated **03/05/2013** and the submitted drawings Site location plan, Drawing number: 013-014-1, 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, Drawing number: 013-014-1.

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: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

(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 and has granted planning permission.

INFORMATIVE: (Not CIL Liable) Development is not liable for a Community Infrastructure Levy contribution.

(2)The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

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 (b) relevant Government Policy Statements and Government Circulars, as follows:

CS34 - Planning Application Consideration

CS02 - Design

SPDI - Development Guidelines First Review

NPPF - National Planning Policy Framework March 2012