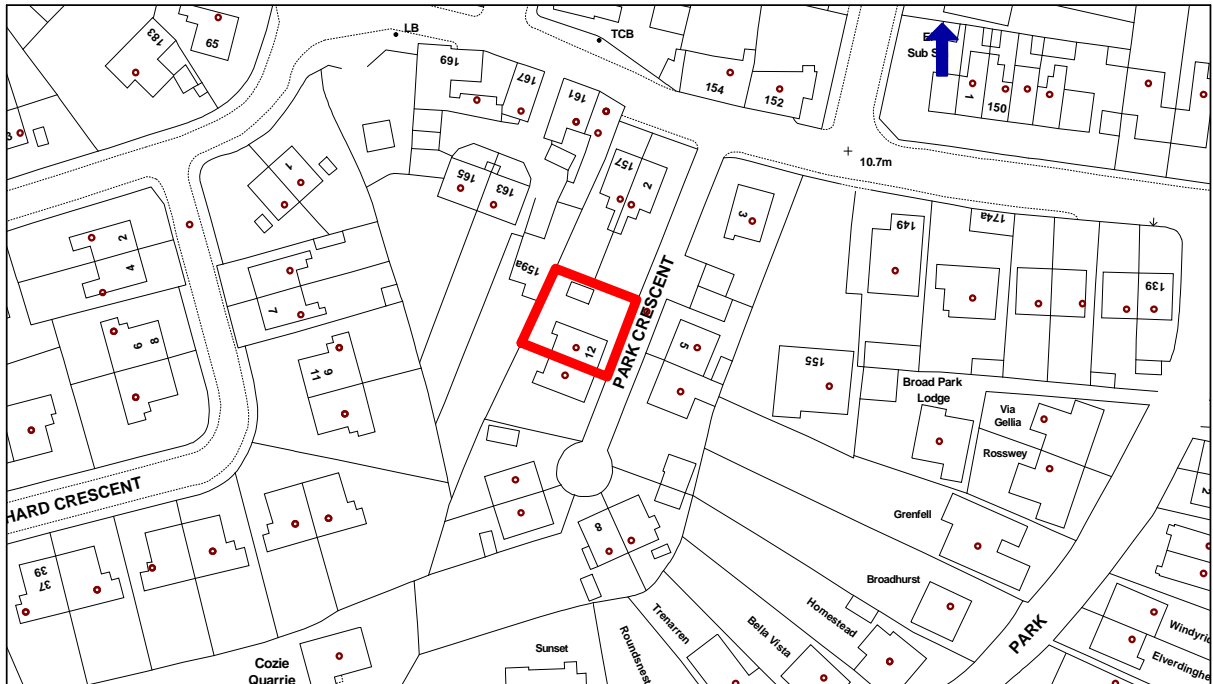


PLANNING APPLICATION REPORT



ITEM: 02

Application Number: 13/00902/FUL
Applicant: Tom Pridham and Amanda Trafford
Description of Application: Erection of 2 storey side extension
Type of Application: Full Application
Site Address: 12 PARK CRESCENT PLYMOUTH
Ward: Plymstock Radford
Valid Date of Application: 22/05/2013
8/13 Week Date: 17/07/2013
Decision Category: Member/PCC Employee
Case Officer : Louis Dulling
Recommendation: Grant Conditionally
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The application is before Planning Committee as the applicant is an employee of Plymouth City Council.

Site Description

12 Park Crescent is a semi-detached, 2 storey dwelling with garden space and a detached garage situated to the north.

Proposal Description

The proposal is for a 2 storey side extension. The proposal is to be set back from the principle elevation by 1.2 metres, set down from the main dwelling's ridge by 0.5 metres and the proposed width is to be 3.8 metres.

Pre-Application Enquiry

13/00539/HOU – Erection of 2 storey side extension – Site visit conducted by case officer 26/03/13. Positive response to the development enquiry provided that the proposal is to be set back from the main elevation by at least 1 metre, the proposed ridge is set down from that of the main dwelling and the maximum width of the extension was to be 4 metres. The advice provided in the development enquiry response has been taken into account and is reflected in the proposal.

Relevant Planning History

As above

Consultation Responses

None

Representations

Consultation date expires 18/06/13

1. Analysis

1.1 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 First 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. Character and Appearance

2.1 The proposal is considered to relate well to the existing dwelling with materials to match that of the existing. The proposed design is considered to be acceptable and in accordance with the principles set out in the Development Guidelines SPD. The proposal is considered to be appropriately subordinate to the main dwelling in terms of its size and set back distance. Overall the proposal is considered to have an acceptable impact upon the character and appearance of the area.

3. Amenity

3.1 The proposed side extension does not include any openings to the first floor level of the north side elevation and as such it is considered that there would not be a significant detrimental impact upon the amenity of the neighbouring property to the north. The proposed openings to the front elevation are not considered to result in an undue impact upon the amenity of the adjacent properties as there are existing openings facing the adjacent properties and the proposal would be set back from the front elevation. Furthermore the proposed 1st floor window to the rear of the proposal is to serve an en-suite bathroom and officers recommend a condition so as to ensure it is and remains obscure glazed in order to have an acceptable impact upon amenity. As such it would not be considered to have a significant detrimental impact upon the neighbouring property to the west.

3.2 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.

3.3 Under current Community Infrastructure Levy (CIL) rates there is no charge for this proposal.

Section 106 Obligations

None

Equalities & Diversities issues

None

Conclusions

For the reasons discussed above the proposal is considered to be acceptable and as such is recommended for conditional consent.

Recommendation

In respect of the application dated **22/05/2013** and the submitted drawings Site location plan (1:1250, Drawing no. 23:07:2013, Drawing no. 23:01:2013, Drawing no. 23:03:2012, Drawing no. 23:02:2013, Drawing no. 23:04:2013, Drawing no. 23:05:2013, Drawing no. 23:06:2013, 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 (1:1250, Drawing no. 23:07:2013, Drawing no. 23:01:2013, Drawing no. 23:03:2012, Drawing no. 23:02:2013, Drawing no. 23:04:2013, Drawing no. 23:05:2013, Drawing no. 23:06:2013.

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.

OBSCURE GLAZING

(3) Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the window at first floor level in the west elevation of the proposed extension, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(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 including pre-application discussions and has imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: DEVELOPMENT NOT LIABLE FOR COMMUNITY INFRASTRUCTURE LEVY

(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 upon the character and appearance of the area and amenity, 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

SPD1 - Development Guidelines First Review

NPPF - National Planning Policy Framework March 2012