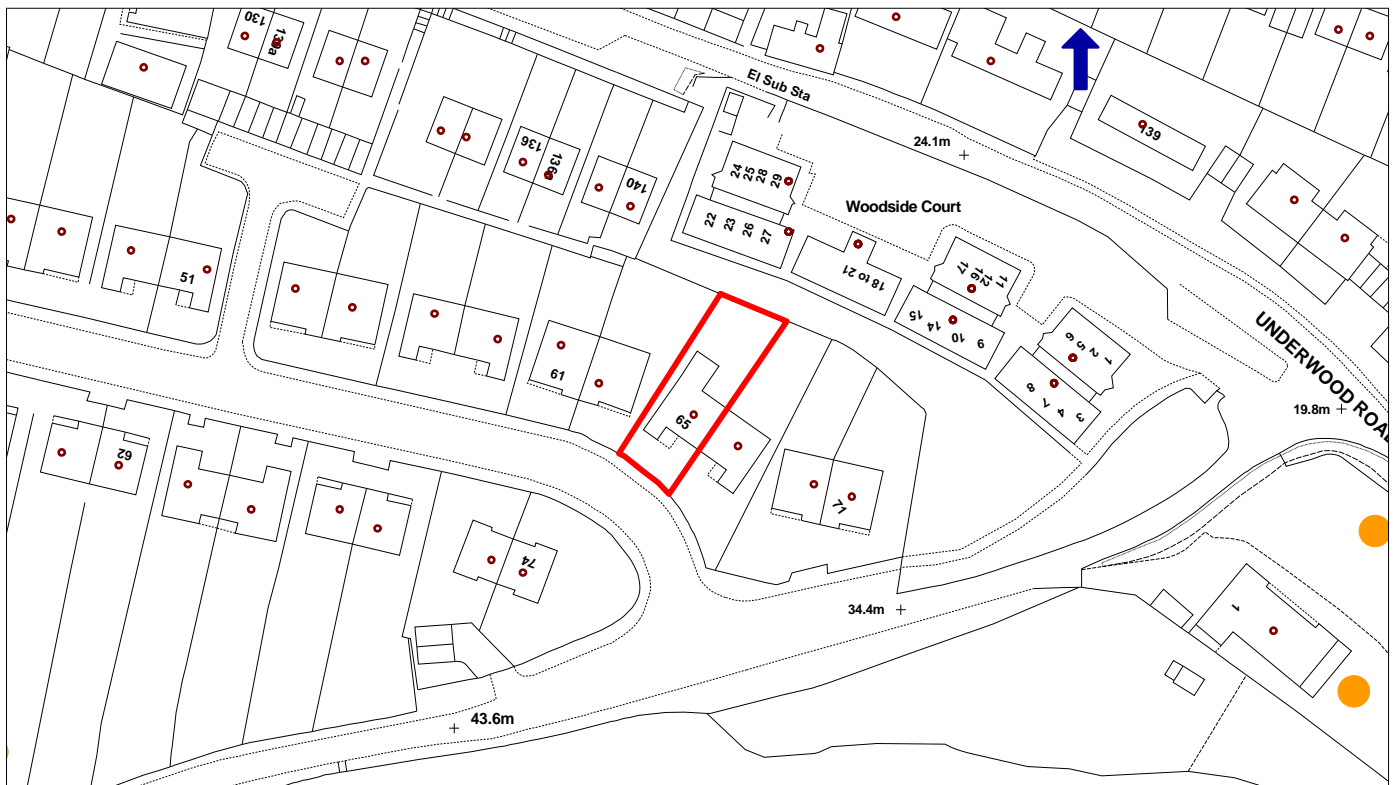


# PLANNING APPLICATION REPORT



**ITEM: 6.1**

**Application Number:** 13/00954/FUL  
**Applicant:** Mr Malcolm Elliott  
**Description of Application:** Single storey rear extension  
**Type of Application:** Full Application  
**Site Address:** 65 COPSE ROAD PLYMOUTH  
**Ward:** Plympton Erle  
**Valid Date of Application:** 28/05/2013  
**8/13 Week Date:** **23/07/2013**  
**Decision Category:** Member/PCC Employee  
**Case Officer :** Rebecca Exell  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



**This application has been referred to committee as the agent is an employee of Plymouth City Council**

**Site Description**

65 Copse Road is a semi-detached property located in the Plympton area of the city

**Proposal Description**

To erect a single storey extension to the rear

**Pre-Application Enquiry**

None

**Relevant Planning History**

03/01356/FUL- Dormer extension at front and first-floor rear extension, permitted

**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 1<sup>st</sup> 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 proposal is for a single storey extension. The extension will be to the rear of the property therefore having no impact upon the character of the area. The proposed extension will measure approximately 5 metres and will accommodate a larger lounge space. The proposal seeks to install two roof lights and bi fold doors. It is not considered that this proposal will impact upon the privacy of the neighbouring properties

(3). It is not considered that there would be a detrimental impact on neighbouring properties. The materials that are to be used are of similar appearance to the dwelling house therefore in keeping with the style and design of the existing building and create no harm to the amenities of the area.

(4)The proposal is considered to be in keeping with the original dwelling in terms of materials and design. The proposal has no significant impact on the neighbouring properties due to its size. The proposal has no significant impact on the neighbouring properties due to its size and separation distance. It is noted that no letter of representations have been received.

(5) 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.

### **Local Finance Considerations**

Section 106 Obligations- None

Community Infrastructure Levy- This development is not liable for a Community Infrastructure charge.

New Homes Bonus- 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 **28/05/2013** and the submitted drawings Site location plan, block plan, Drawing number 04, Drawing number 06, Drawing number 03 Drawing number 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: Site location plan, block plan, Drawing number 04, Drawing number 06, Drawing number 03 Drawing number 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.

**INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

(1)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).

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

(2)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.