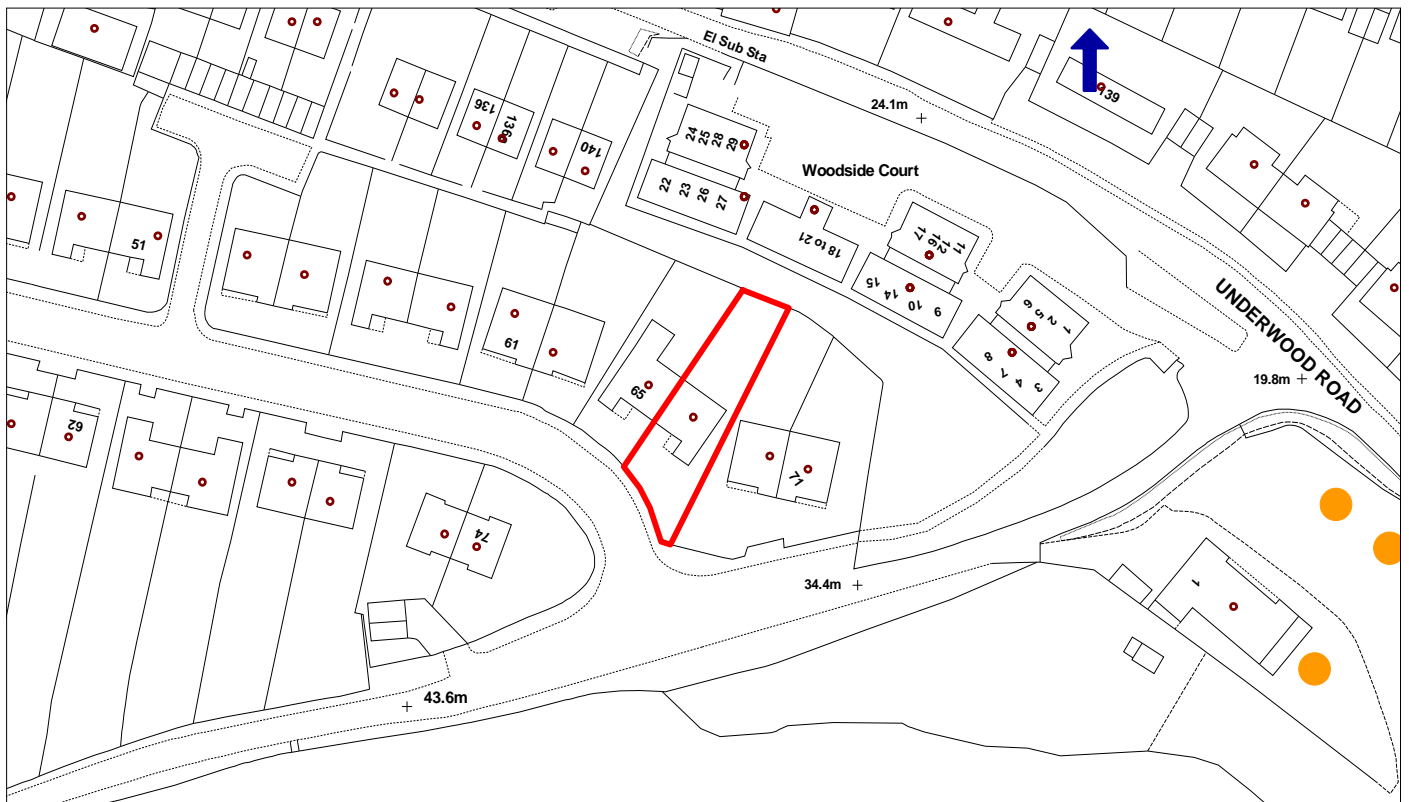


PLANNING APPLICATION REPORT



ITEM: 6.2

Application Number: 13/00953/FUL
Applicant: Mr Marc Elphick
Description of Application: Single storey rear extension
Type of Application: Full Application
Site Address: 67 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



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

Site Description

67 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

10/00143/FUL- Detached double private motor garage in front garden, with new vehicular access, refused

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 proposal is for a single storey extension to the rear of the property. The extension will be to the rear of the property therefore having no impact upon the character of the area.

(3) The proposed extension will measure approximately 9 metres by 4.5 metres. The proposal will accommodate a larger kitchen and lounge area. The proposal seeks to install large glazed sliding doors across the rear of the property with roof lights. It is not considered that this proposal will impact upon the privacy of the neighbouring properties.

(4)The proposal is considered to be in keeping with the original dwelling in terms of materials and design. The form, detailing and materials of the proposal match the existing dwelling and are not considered to detract from the visual appearance of the surrounding area. The proposal has no significant impact on the neighbouring properties due to its size.

(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: 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).