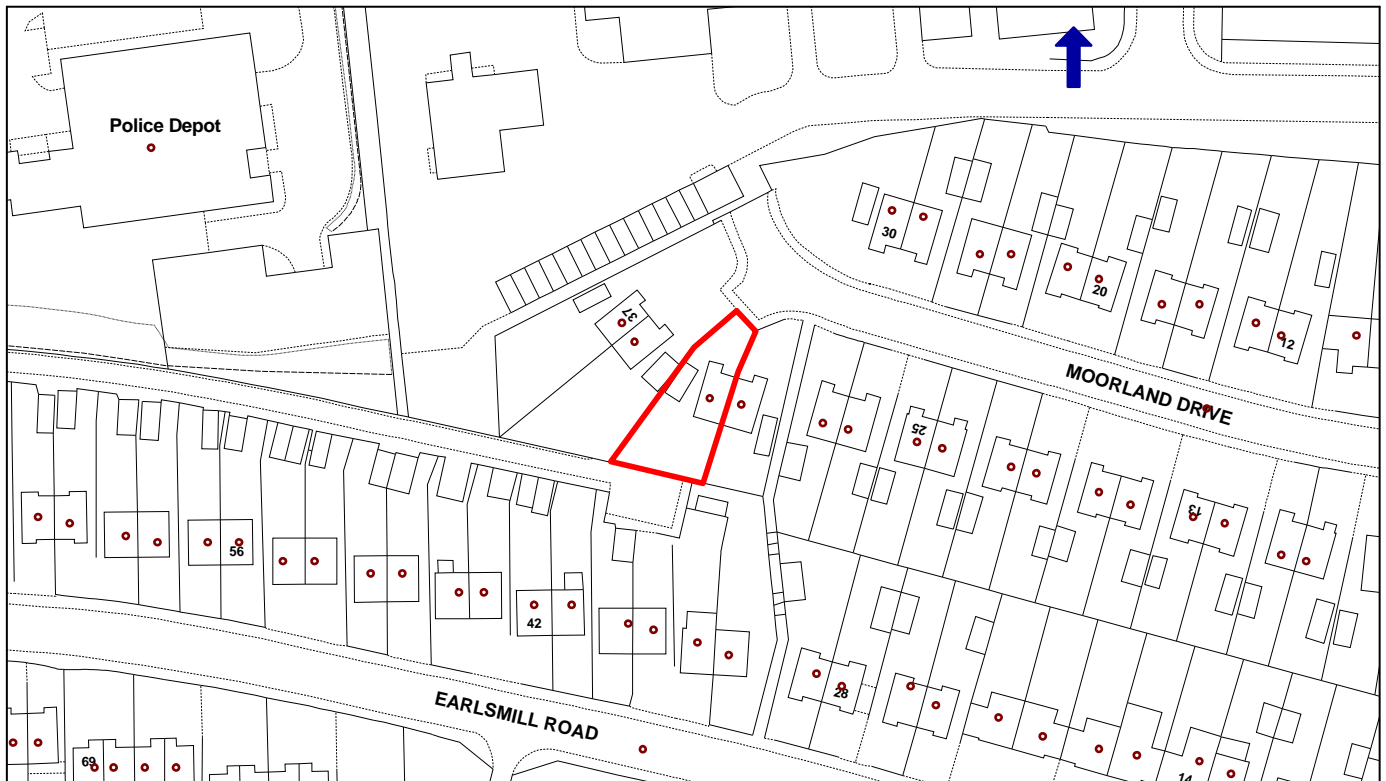


PLANNING APPLICATION REPORT



ITEM: 6.3

Application Number: 13/01007/FUL
Applicant: Mr and Mrs Smith
Description of Application: Two storey side extension
Type of Application: Full Application
Site Address: 33 MOORLAND DRIVE PLYMOUTH
Ward: Plympton St Mary
Valid Date of Application: 05/06/2013
8/13 Week Date: 31/07/2013
Decision Category: Member/PCC Employee
Case Officer : Rebecca Exell
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



**This application is being referred to committee as the applicant is a
Plymouth City Council member**

Site Description

33 Moorland drive is a semi-detached property located in the Plympton area of the city.

Proposal Description

The proposal is for a two storey side extension

Pre-Application Enquiry

None

Relevant Planning History

None

Consultation Responses

South West Water have no objections to the proposal

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 property is situated at the bottom of a cul de sac. The property is a semi-detached property with a detached garage situated within the curtilage. The proposal is to demolish the existing garage and construct a two storey side extension. The proposal will measure 3.5 metres by 9 metres at ground floor level and 3.5 metres by 7 metres at first floor level. The ground floor will accommodate a garage and kitchen while the first floor will create two bedrooms.

(3) It must be noted several other properties have constructed similar within the street. The proposal seeks to install two doors on the side elevation. It is not considered that the installation of these doors will have any impact in terms of privacy upon the neighbouring property as there is already a degree of mutual overlooking already in existence.

(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) 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) 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 **05/06/2013** and the submitted drawings Site location plan, Block plan Drawing number 2540 May 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, Block plan Drawing number 2540 May 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.

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).