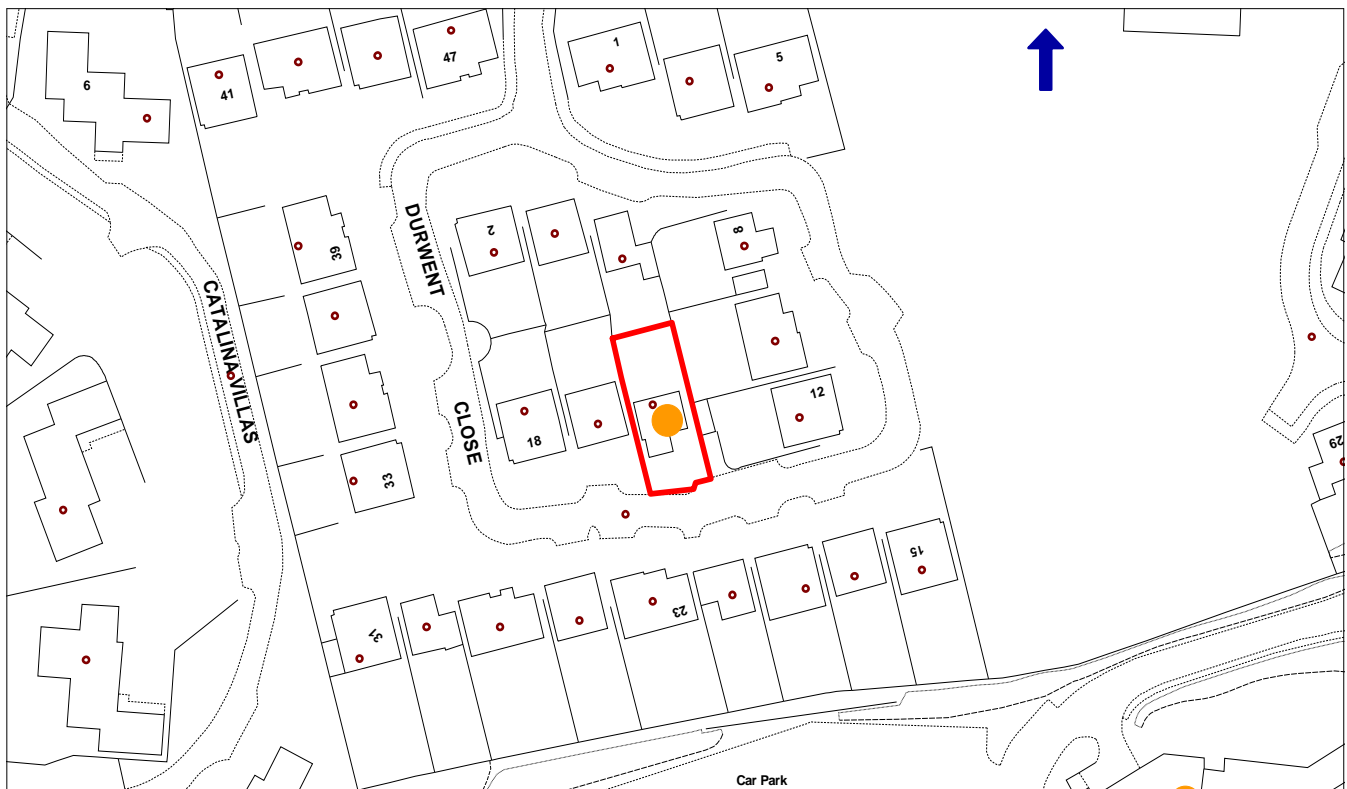


# PLANNING APPLICATION REPORT



**ITEM: 6.4**

**Application Number:** I3/00866/FUL  
**Applicant:** Mrs Helen Hughes  
**Description of Application:** Single storey front extension  
**Type of Application:** Full Application  
**Site Address:** 14 DURWENT CLOSE PLYMOUTH  
**Ward:** Plymstock Radford  
**Valid Date of Application:** 30/05/2013  
**8/13 Week Date:** **25/07/2013**  
**Decision Category:** Member/PCC Employee  
**Case Officer :** Liz Wells  
**Recommendation:** Grant Conditionally  
**Click for Application Documents:** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



This application is being brought to committee because the applicant is an employee of Plymouth City Council.

### **Site Description**

14 Durwent Close is a detached residential property within a relatively new residential development in the Turnchapel/Radford area of Plymstock. The estate has a mix of designs of houses set out on a curve road arrangement and therefore there is no regular/straight building line in this part of the road. There is little piecemeal development in the road.

### **Proposal Description**

Single storey front extension.

The proposal will replace the existing porch canopy with a predominantly glazed structure approximately 3 metres square and with a slated mono-pitched roof. The front door will be in the side of the extension. The house is roughly 'L'-shaped. The proposal is located to the east of the main front gable and will be set slightly in and back from the existing gable ends of the house. The proposal also shows a small ground floor window will be inserted in to the existing cloakroom.

### **Pre-Application Enquiry**

No formal pre-application advice.

### **Relevant Planning History**

No relevant planning history.

### **Consultation Responses**

No consultation responses requested or received.

### **Representations**

No letters of representation received in respect of this application.

### **Analysis**

1. The main considerations in assessing this application are the visual impact and the impact on neighbours. The application turns on policy CS34 of the adopted Local Development Framework Core Strategy and the Development Guidelines Supplementary Planning Document (SPD) First Review. Appropriate weight is also given to the guidance in the National Planning Policy Framework.

#### Visual impact

2. The Development Guidelines SPD advises that extensions that project forward of the existing house will generally be resisted, but that an exception may be allowed where there is no obvious building line, where the property is set back from other houses, or where front extensions are a feature of houses in the street.
3. Officers consider that the design and position of this property and context within the street, as described in the site and proposal description above, are circumstances where an exception for a front extension may be allowed. The

existing properties in the street have a mixture of front porches, canopies and extensions.

4. The Development Guidelines SPD advises that materials used in house extension should generally match those of the existing house and relate to the surrounding area. The proposed sun room is predominantly glazed with a brick-faced base and slated roof. The existing house has brick window cills and low brick wall to the existing canopy so the proposed brick work will relate to these. The drawings indicate roof slates and bricks to match existing. However, the proposed natural coloured oak timber frame around the windows will contrast with the existing white PVC windows of the house.
5. Officers consider that whilst the timber frame will contrast with the existing windows, the proposed materials are acceptable given the position and form of the extension and will not result in any demonstrable harm to the streetscene.

#### Impact on neighbours

6. The position of the proposal has no significant impact on neighbouring amenity. The extension and new cloakroom window will be shielded from the property to the east by the existing garage and boundary treatment. The shortest distance to the house on the opposite side of the road is approximately 20 metres from the front of the proposed sun room. Whilst this is slightly less than the 21 metres guideline for two-storey development, given the existing ground floor windows of the house opposite are open to view from the road, officers do not consider the proposal will result in any unreasonable loss of privacy to neighbouring properties.

#### Human Rights Act

7. 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 – not applicable to this application.
- Community Infrastructure Levy – no charge for this proposal under the current charging schedule.
- New Homes Bonus – not applicable to this application.

#### **Equalities & Diversities issues**

None.

#### **Conclusions**

The proposal is recommended for approval, as submitted.

## **Recommendation**

In respect of the application dated **30/05/2013** and the submitted drawings site location plan, block plan, existing and proposed plans and elevations, 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, existing and proposed plans and elevations.

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: 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: PRO-ACTIVE WORKING**

(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 including pre-application discussions and has granted planning permission.