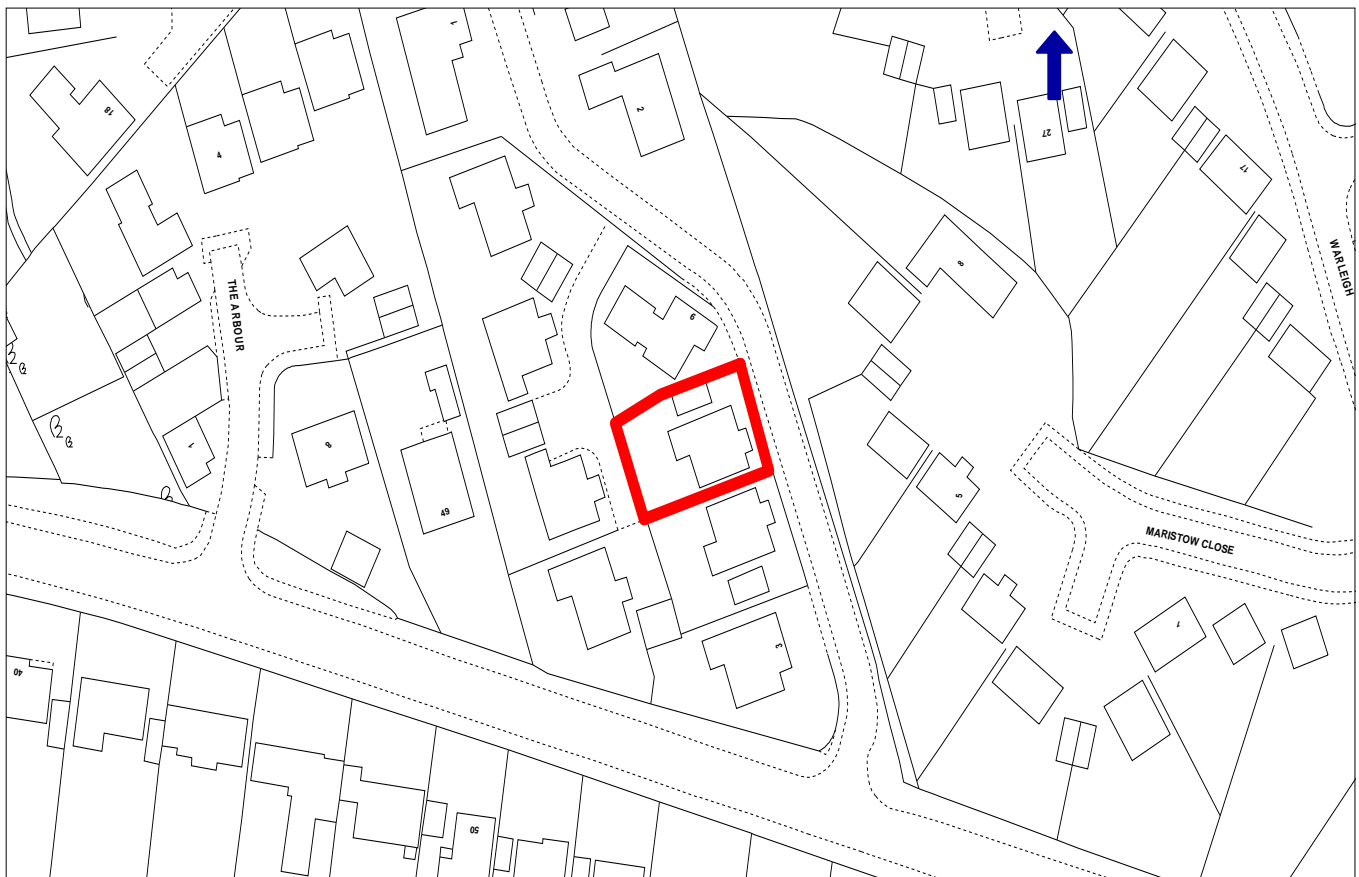


PLANNING APPLICATION REPORT



ITEM: 01

Application Number: 13/01819/FUL
Applicant: Mr Graham Clark
Description of Application: Proposed single storey rear extension
Type of Application: Full Application
Site Address: 7 LOOSELEIGH PARK PLYMOUTH
Ward: Budshead
Valid Date of Application: 26/09/2013
8/13 Week Date: 21/11/2013
Decision Category: Member/PCC Employee
Case Officer : Louis Dulling
Recommendation: Grant Conditionally
Click for Application Documents: www.plymouth.gov.uk



The application is before Planning Committee as the applicant is an employee of Plymouth City Council.

Site Description

No. 7 Looseleigh Park is a detached property arranged as a split level property.

Proposal Description

The proposal is for the erection of a single storey rear extension.

Pre-Application Enquiry

None

Relevant Planning History

07/02235/FUL Erection of 8 detached dwellings with associated garages, parking and landscaping – Approved 12/02/2008

Consultation Responses

None

Representations

At the time of writing the report (22/10/2013) 1 letter of representation had been received.

- No objection to the extension
- Concerns regarding access and delivery of building materials

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, and the National Planning Policy Framework.

1.2 The National Planning Policy Framework seeks to actively encourage and promote sustainable forms of development. It replaces all previous Planning Policy guidance issued at National Government Level.

1.3 This application has been considered in the context of the Council's adopted planning policy in the form of the Local Development Framework-Core Strategy 2007 and is considered to be compliant with National Planning Policy Framework guidance.

1.4 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 extends from the existing rear elevation by approximately 3.3 metres. The proposal would extend beyond the existing glazed projection by approximately 1.17 metres. The proposed eaves height is to be approximately 3.3 metres.

2.2 As such the proposal is considered to be a sympathetic addition to the property and responds well to the existing design of the dwelling, using materials to match.

2.3 This proposal would not qualify for the Prior Approval process or the Certificate of Lawfulness process as the proposal is approximately 4.8 metres at its highest point (where it meets the existing roof slope) and therefore exceeds the criteria of 4 metres in height.

3. Amenity

3.1 When measured from the ground floor window to the property to the south (no. 5 Looseleigh Park), the proposal does not compromise the 45 degree guideline as detailed in the Development Guidelines SPD. Furthermore the level of glazing provided in the proposal provides a mostly transparent addition to the property. As such the proposal is not considered to result in a significant loss of light to no. 5 Looseleigh Park.

3.2 The proposal shall be approximately 10 metres from the property to the west at its nearest point. However, given existing boundary treatments and the single storey nature of the proposal it is not considered that there will be a loss of privacy. Furthermore the proposal is considered to be sited a sufficient distance so as not to have an overbearing impact. The proposed rooflights are not considered to allow for an increase in overlooking given the proposal is single storey and the purpose of the rooflights is to provide light to the existing upper floor windows and lower floor space to be provided by the proposed extension.

3.3 The proposal is not considered to impact upon the amenity of the neighbouring property to the north given the overall separation distance and orientation of the property.

3.4 The proposal is considered to be in accordance with the NPPF which states 'planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.

4. Other Considerations

4.1 The proposal does not conflict with any of the conditions attached to the original consent for the dwelling. Following the letter of representation discussions were had with the objector to overcome concerns over the use of the private road to the rear of no. 7 Looseleigh Park during construction. The use of the private road is a civil matter and one which should be resolved by the owner of the road and the applicant. However, the case officer raised this concern with the agent in the interests of neighbour relations. Subsequently the agent submitted a code of practice detailing that the construction traffic would access the property from the front elevation only.

Human Rights

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

New Homes Bonus
None

Community Infrastructure Levy
The proposal does not attract a fee under the current charging schedule.

Section 106 Agreements
None

Equalities and Diversities

None

Conclusions

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

Recommendation

In respect of the application dated **26/09/2013** and the submitted drawings Site Location Plan, Block Plan, DWG 1 of 2 (Existing), DWG 1 of 2 (Proposed), 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, DWG 1 of 2 (Existing), DWG 1 of 2 (Proposed)

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.

CODE OF PRACTICE DURING CONSTRUCTION

(3) Development shall be carried out in accordance with the Code of Practice details as provided in the email titled 'RE: 7 Looseleigh Park, PL6 5JL - 13/01819/FUL' received on 22/10/2013 unless otherwise agreed in writing with the Local Planning Authority.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy CS22 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: CONDITIONAL APPROVAL (WITH NEGOTIATION)

(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 with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.