

PLANNING APPLICATION REPORT



ITEM: 01

Application Number: 13/02043/FUL

Applicant: Mr Paul Mathews

Description of Application: Single storey side extension

Type of Application: Full Application

Site Address: 51 GOOSEWELL ROAD PLYMOUTH

Ward: Plymstock Dunstone

Valid Date of Application: 30/10/2013

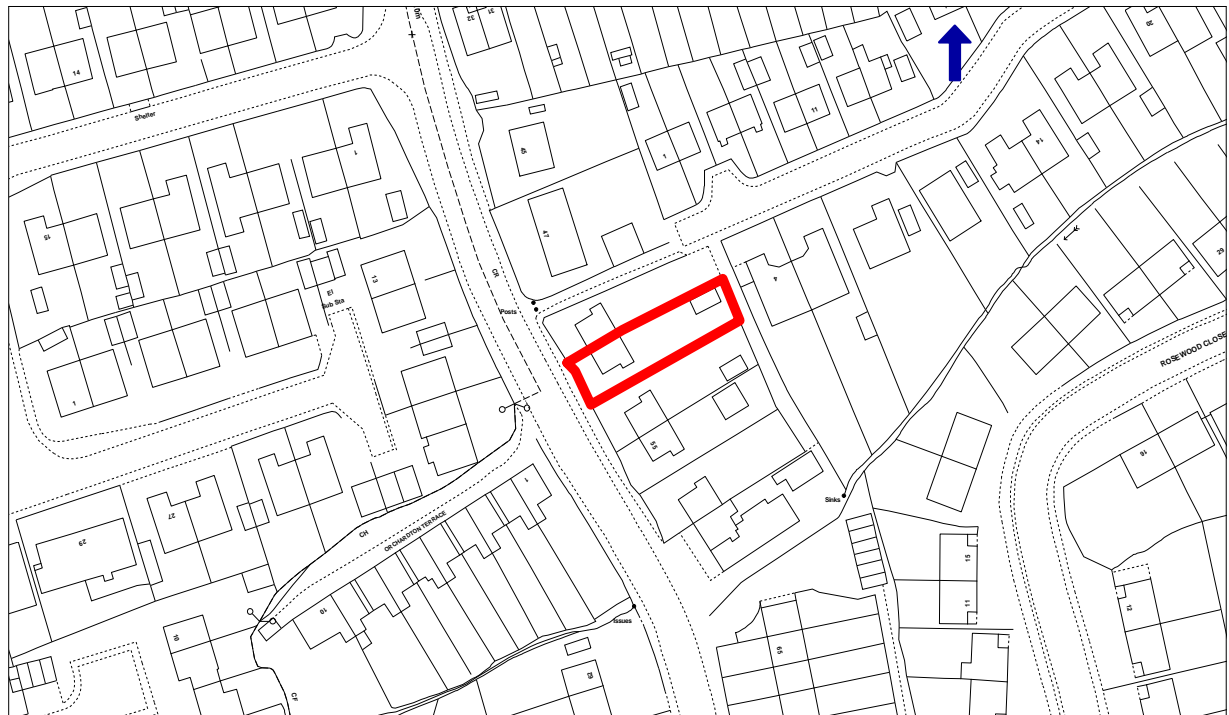
8/13 Week Date: **25/12/2013**

Decision Category: Member/PCC Employee

Case Officer : Liz Wells

Recommendation: Grant Conditionally

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This application has been brought to Planning Committee because the applicant is an employee of Plymouth City Council.

Site Description

51 Goosewell Road is a semi-detached residential property (single dwellinghouse) in Plymstock.

The property is set up and back from the road and is relatively well-screened from the road by a line of trees at the front.

Proposal Description

Single storey side extension.

The proposal is just over half the width of the original dwelling and therefore requires planning permission. The proposal has dimensions approximately 3.7m wide and 4.7m deep.

Revised plans have been submitted during the course of the application following officer negotiation. The revised plans show the extension set back from the front of the house by approximately 0.2 m and have changed the roof from lean-to to dual-pitched roof sloping front to back. Officers did not consider these amendments to warrant further public consultation in this case because no letters of representation had been received and the amendment is not considered to result in a significant additional impact on the neighbouring amenity compared to the originally submitted scheme.

Pre-Application Enquiry

None.

Relevant Planning History

No planning history for this property.

Consultation Responses

No consultation response requested or received for this application.

Representations

No letters of representation in respect of this application.

Analysis

1. 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.
2. 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.

3. The main considerations in assessing this application are the impact on the neighbouring properties' amenities and the impact on the streetscene. The most relevant policy of the Core Strategy is CS34 (Planning Application Considerations) and detailed guidance set out in the Development Guidelines Supplementary Planning Document (SPD) First Review 2013 and National Planning Policy Framework Chapter 7 (Requiring Good Design).
4. 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.

Impact on neighbouring amenities

5. The proposal will have some impact on the adjacent neighbour, no, 53. No. 53 has a lean-to side extension with windows and a ground floor window facing the proposed extension. The application site is at a slightly higher ground level and the proposal lies to the north of that neighbour. The proposal will be positioned approximately 1 metre from this property boundary. Given the separation distance and relative orientation in the context of the existing property, officers do not consider the proposal will result in any unreasonable loss of light to that property.
6. No windows are proposed in the side of the proposed extension and therefore no unreasonable overlooking will result. However, in order to safeguard this neighbour's privacy in the future, a condition is recommended to remove permitted development rights for the insertion of windows in this side elevation. This is considered reasonable given the elevation relative to the neighbour and proximity to the boundary in this case.
7. The proposal will be visible from the side part of the garden of no. 53. Officers do not consider the impact on this part of the garden will result in an unreasonable impact on this neighbour's amenity when taking into account the appearance relative to the existing house, the relative orientation and the size and shape of the garden.

Streetscene

8. The property is relatively well-screened from the road by virtue of its position, set up and back from Goosewell Road and the line of tall trees. Nevertheless, the property is one of three pairs of semi-detached houses of the same age and design. The Development Guidelines SPD advises that side extensions should generally be set back from the front of the property. Whilst the set back proposed is less than 1 metre, it is considered sufficient in this case to distinguish the extension from the original house. In coming to

this view, officers have considered the existing extensions on nearby properties (specifically no. 57 and 55) and relatively small impact on the streetscene that the proposal will have.

9. The proposal is subordinate to the original house, and the proposed roof pitch mirrors the pitch of the main roof, and materials proposed are in keeping with the house.

Local Finance Considerations

- New Homes Bonus – not applicable to this application.
- Section 106 – not applicable to this application.
- Community Infrastructure Levy – there is no charge for this proposal under the current charging schedule.

Equalities and Diversities

None.

Conclusions

The proposal is recommended for approval subject to a condition restricting the insertion of windows into the side elevation in the future which may lead to an unreasonable loss of privacy to the adjacent neighbour at a lower ground level.

Recommendation

In respect of the application dated **30/10/2013** and the submitted drawings site location plan, existing and proposed plans and elevation drawing XY18/73/13 Revision A, 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, existing and proposed plans and elevation drawing XY18/73/13 Revision A.

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.

FUTURE SIDE WINDOWS RESTRICTION OR OBSCURE GLAZED

(3) Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) any windows inserted in the at ground or first floor level in the side elevation of the proposed extension hereby approved shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and National Planning Policy Framework Chapter 7 (Requiring Good Design).

**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: 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.