

PLANNING APPLICATION REPORT



ITEM: 01

Application Number: 13/02255/FUL

Applicant: A.D. BUILDING DEVELOPMENTS LTD

Description of Application: Conversion of residential home to two dwellings including demolition of rear wing

Type of Application: Full Application

Site Address: 66 to 68 PLYMOUTH ROAD PLYMOUTH

Ward: Plympton St Mary

Valid Date of Application: 28/11/2013

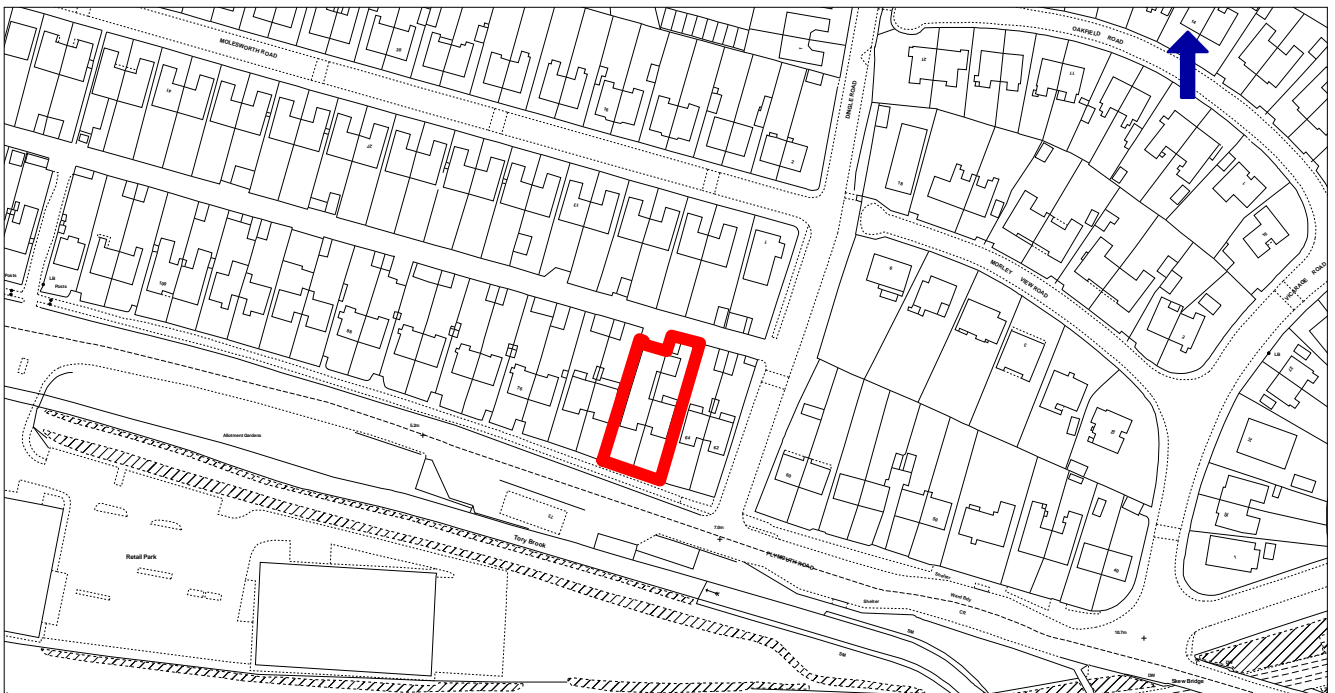
8/13 Week Date: **23/01/2014**

Decision Category: Member/PCC Employee

Case Officer : Rebecca Boyde

Recommendation: Grant Conditionally

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This application is being brought to committee as because the applicant is a close relative of a member.

Site Description

66-68 Plymouth Road is a large property located in the Plymstock area of the city. The property is currently a residential care home

Proposal Description

Conversion of residential home to two dwellings including demolition of rear wing

Pre-Application Enquiry

None

Relevant Planning History

82/03492/FUL- Use premises as residential home for the elderly, granted

84/03674/FUL- Alterations and extensions to residential home for the elderly, Granted

Consultation Responses

The consultation period ends 31st December and will follow in addendum report

Representations

The consultation period ends 31st December and will follow in addendum report

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 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. 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 proposal seeks to convert the existing residential home into two separate dwellings. Longview Care Home was last used as a private residential care home for the elderly. It was formed from two semi-detached houses which have been extended at the rear to provide additional bed spaces. The care home has closed and its residents have been relocated. The premises are currently vacant.

(4)The dwellings will be two storeys with an almost identical arrangement of rooms. On the ground floor each dwelling will have separate lounges, kitchen/family rooms; hall and staircase and a w.c. At first floor level there is a landing, family bathroom and 4 bedrooms (number 66) and 3 bedrooms (number 68).

(5) At the rear the site has vehicular access. There is a hard standing, a garage and an outbuilding. The outbuilding will be demolished to provide an additional car parking area for number 68.

(6) Between the rear face of the dwellings and the hard standing there is a large 'L – shaped' building which has been erected as an extension to the original houses to form an additional bedroom wing for the residential care home. This building will be demolished except for a small section behind number 66 where it joins the original house. This will be retained for an additional bedroom above an extended kitchen/family room.

(7) The proposal continues to use existing doors and windows however some windows will be replaced by doors. The existing parking arrangements and garden space will remain. In the rear space which is created there will be private lawned gardens with provision for bins storage.

Standard of accommodation

(8) The property can happily accommodate the proposed layout. The Development Guidelines Supplementary Planning Document states that windows should be large enough to provide adequate daylight to habitable rooms and the proposal complies with this. Once the rear extension has been removed it is considered that the rear amenity space will be adequate and accommodate the needs of the occupiers.

(9) It is not considered that there will be an impact upon privacy as the majority of windows and doors will remain as existing.

(10) Within the site there will be parking spaces for each dwelling. Number 66 will have 3 parking spaces and number 68 will have a garage and two parking spaces. This is above the normal car parking standards for two family dwellings in this location. There is a stepped access from the parking spaces into the rear entrances to the dwellings which is not suitable for wheelchair disabled access. However, the gradients of the site prevent a level or ramped access and it is an established arrangement which has been used by elderly residents whilst it was in use as a residential care home.

Transport comments will follow in addendum

(11) Although the proposal represents a loss in an employment use, given its location outside the city, district or local centre, and within a predominantly residential area, there is no objection. The change of use to two residential properties is considered unlikely to result in any increased noise disturbance compared to the existing use, once works are complete.

(12) The dwellings will revert back to its original use and mimic those on Plymouth Road. The proposal is considered to be in keeping and is not considered to detract from the visual appearance of the surrounding area.

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

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule.

Equalities and Diversities

None

Conclusions

Recommended for approval

Recommendation

In respect of the application dated **28/11/2013** and the submitted drawings Drawing Number: I3025/SP, Drawing Number: I3025/SE, Drawing Number: I3025/03, Drawing Number: I3025/02, Drawing Number: I3025/04, Drawing Number: I3025/01, Drawing Number: I3025/06, Drawing Number: I3025/05, 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: Drawing Number: I3025/SP, Drawing Number: I3025/SE, Drawing Number: I3025/03, Drawing Number: I3025/02, Drawing Number: I3025/04, Drawing Number: I3025/01, Drawing Number: I3025/06, Drawing Number: I3025/05

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, and paragraphs 61-66 of the National Planning Policy Framework 2012.

INFORMATIVE: (£0 CIL LIABILITY) DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1)The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and you should check the current rates at the time planning permission first permits development (which includes agreement of details for any pre-commencement conditions) see www.plymouth.gov.uk/cil for guidance. Index-linking may also apply.