

# PLANNING APPLICATION REPORT



**Application Number** 14/01640/FUL

**Date Valid** 29/08/2014

**Item** 6.1

**Ward** Plympton St Mary

**Site Address** 1 JESSOPS PLYMOUTH

**Proposal** 2 storey residential side extension with demolition of existing garage

**Applicant** Mr Mark Newcombe

**Application Type** Full Application

**Target Date** 24/10/2014

**Committee Date**

**Planning Committee: 09 October 2014**

**Decision Category** Member/PCC Employee

**Case Officer** Rebecca Boyde

**Recommendation** Grant Conditionally

**Click for documents** [www.plymouth.gov.uk](http://www.plymouth.gov.uk)



This application has been referred to Planning Committee as the applicant is an employee of the council

### **1. Description of site**

1 Jessops is a semi-detached dwelling sitting on the corner plot between Jessops and Cortland Crescent. It is situated within the Plympton area of the city.

### **2. Proposal description**

Two storey residential side extension with demolition of existing garage.

### **3. Pre-application enquiry**

None.

### **4. Relevant planning history**

87/03279/FUL- 11 Jessops- Two storey extension to dwellinghouse. Granted conditionally.

### **5. Consultation responses**

Local Highway Authority recommends permission to be granted conditionally.

### **6. Representations**

No representations have been received to date. Consultation ends 7<sup>th</sup> October

### **7. Relevant Policy Framework**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The National Planning Policy Framework (the Framework) is a weighty material consideration. It replaces the majority of Planning Policy guidance issued at National Government Level. Paragraph 215 of Annex 1 to the Framework provides that the weight to be afforded to Core Strategy policies will be determined by the degree of consistency of those policies with the Framework.

At the heart of the Framework is a presumption in favour of sustainable development. In the context of planning applications, this means approving development proposals that accord with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits; or
- specific policies in the Framework indicate development should be restricted.

In addition to the Framework, the following Adopted Supplementary Planning Documents are also material considerations to the determination of the application:

- Development Guidelines SPD, First Review (May 2013).

## 8. 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 1<sup>st</sup> 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 proposal seeks to erect a two storey extension which will measure 13 metres by 4.5 metres. At ground floor this extension will accommodate a garage, utility room and kitchen. The first floor will accommodate a master bedroom with an en-suite and storage.

(3)The Supplementary Planning Document states that in order for a side extension to not over dominate the existing house and street scene it should generally be subordinate in scale and a setback of less than 1 metre will rarely be acceptable. In this case the first floor extension has been set back from the original dwelling by approximately 0.9 metres. The ground floor however goes beyond the existing dwelling by around 1.5 metres, for the garage. The height of the extension is approximately 0.4 metres below the existing dwelling.

(4)There are proposed windows to be on the north side, front and rear of the extension. It is not considered that these will have a negative impact upon privacy any more than what currently exists.

(5)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 officers consider the proposal has no significant impact on the neighbouring properties due to its size.

## 9. 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.

## 10. Local Finance Considerations

None

## 11. Planning Obligations

Not applicable

## 12. Equalities and Diversities

None

### 13. Conclusions

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance. The application is recommended for approval.

### 13. Recommendation

In respect of the application dated **29/08/2014** and the submitted drawings AL04,AL01,ALO2,ALO3,,it is recommended to: **Grant Conditionally**

### 14. Conditions

#### CONDITION: 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.

#### CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: AL04,AL01,ALO2,ALO3,

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.

### Informatives

#### 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).