

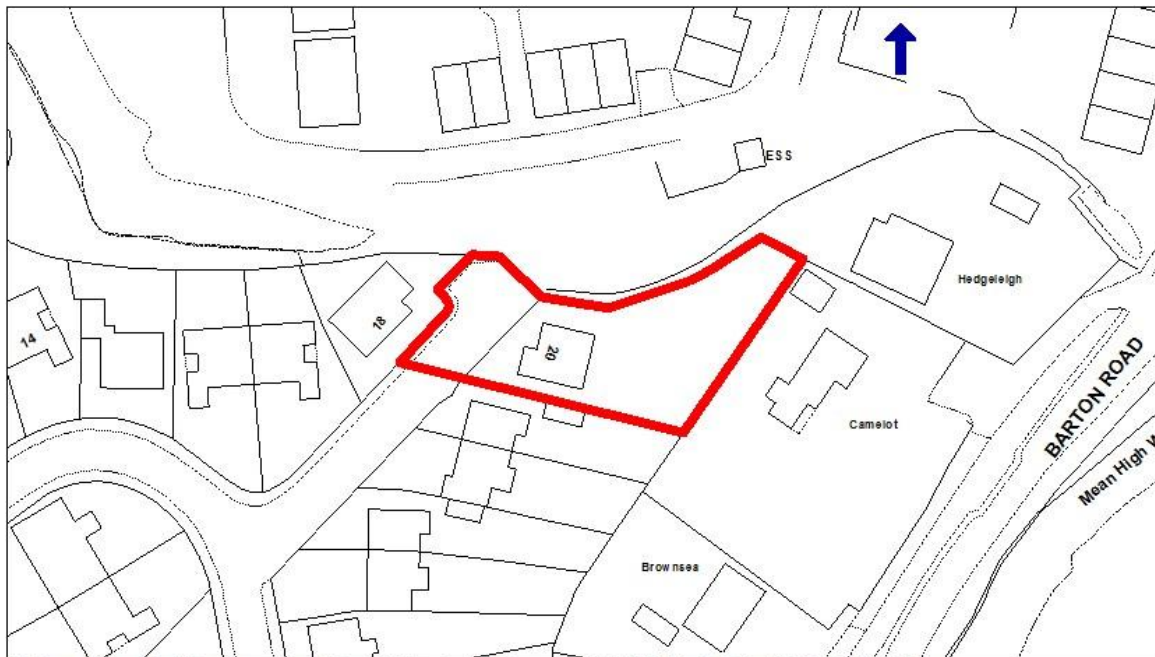
PLANNING APPLICATION REPORT



Application Number	14/02148/FUL	Item	01
Date Valid	12/11/2014	Ward	Plymstock Radford

Site Address	20 ST JOHNS DRIVE PLYMOUTH		
Proposal	Erection of part two storey, part single storey extension with terrace above, car port and new vehicular access		
Applicant	Mr John Douglass		
Application Type	Full Application		
Target Date	07/01/2015	Committee Date	Planning Committee: 15 January 2015
Decision Category	Member/PCC Employee		
Case Officer	Aidan Murray		
Recommendation	Grant Conditionally		

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This application is going to committee because the applicant is an employee of PCC

1. Description of site

20 St Johns Drive is a property located in the Hooe area of Plymouth

2. Proposal description

The proposal is for the erection of a part two storey part single storey extension with terrace above and new car port as well as a new driveway and vehicular access from the private road.

3. Pre-application enquiry

None

4. Relevant planning history

None

5. Consultation responses

South West Water – no objection in terms of capacity. The applicant or their agent is advised to contact South West Water if they are unable to meet the requirements regarding connections to the public sewer system. A copy of their letter and plan showing the location of pipe work has been sent to the agent.

6. Representations

Two Letters of Representation received in support of the proposal – raising no objections.

One letter of representation received concerning the overlooking issues that a terrace might result in.

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) and other development plan documents and supplementary planning documents.

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft was approved by Cabinet for consultation purposes on 9 December 2014. As such it is a material consideration for the purposes of planning decisions.

The policies contained in National Planning Policy Framework (the Framework) and guidance in National Planning Practice Guidance (NPPG) are also material considerations which should be taken into account in the determination of planning applications. Due weight should be given to relevant

policies in existing and emerging plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Framework provides that the weight to be given to an emerging draft plan is also to be determined according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given). The Plymouth Plan is at an early stage of preparation.
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given). The draft policies of the Plymouth Plan are currently subject to consultation, although the general direction taken by the plan and key issues and options relating to it have been subject to consultation.

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.

Additionally, the following planning documents are also material considerations in the determination of the application:

- Development Guidelines Supplementary Planning Document

8. Analysis

(1) The application turns about policy CS02 (design) and CS34 (Planning Application Considerations). This focuses on the design and considerations of the planning application and the effect that it will have on neighbour amenity as well as the design of the proposal.

Planning Application Considerations

- (2) The proposal seeks to build a hip to gable extension to the rear of the property with minor internal alterations as well as the erection of a single storey terrace. The proposal seeks to change the vehicular access to the front of the property.
- (3) The proposed development will be a 4.3m long extension to the rear of the property. On the ground floor as the property is laid out there will be the creation of a master bedroom as well as a terrace which will be accessible from the new master bedroom and the lounge. On the lower ground floor the proposed development will see the existing wood shop converted into a day room as well as a large kitchen/diner, utility room and shower cubicle this makes use of parts of the house which were previously not used for domestic use.
- (4) The proposal seeks to link the habitable area of the property with a new habitable area in the lower ground floor of the property as well as create new driveway and entrance to the property.

- (5) The extension will use the same design and detail of that of the existing roof. This will ensure that the character of the plot is not lost in the creation of a new extension.
- (6) There currently is a concrete staircase and outhouse to the rear of the property. These will be demolished and the new extension will replace these. The extension will extend the house by 4.3metres. It is not considered that this proposal will have any negative impact in terms of overlooking or privacy. The proposed extension is to be built on the eastern elevation and so officers consider there being no concerns over the loss of light to any neighbouring properties.
- (7) The master bedroom which is to be created with the extension proposes a slightly larger window to that of the existing. However officers feel that this should not have a detrimental effect on neighbouring properties as it will be located in the same position as the existing room and so not drastically changing the character of the property.

Overlooking Issues

- (8) The proposed terrace will be located to the rear of the property. There has been one LOR regarding the erection of this. This will be located to the rear of the property on the northern side. The proposed will be built above the lower ground floor extension of the kitchen/diner and will be accessible from the lounge and master bedroom.
- (9) The concerns raised in the LOR are over the location of the terrace as it was felt that this will create overlooking issues. However it is not considered that this would significantly impact the privacy of the neighbouring properties as there is already a degree of mutual overlooking already in situ. The Supplementary Planning Document advises 21 metres should be the minimum distance that should be placed between habitable rooms to ensure that there are no privacy concerns. Officers feel that there is no significant overlooking issues that will be created by the proposed terrace. Furthermore the Hooe Lake Development plot referred to by the objector is 49metres away from the proposed terrace which is more than double the recommended 21 metres in the SPD. Any other properties that may be affected by the proposed terrace are 40 metres and 35 metres distance.
- (10) The applicant was advised that there is scope for a screen to be erected on tree trunks which remain on the property. This screen although not formally recognised in the application will provide soft landscaping the further improve privacy concerns.

Design

- (11) The existing garage will be retained however 600mm will need to be removed from the front of the garage in order to allow the proposed extension to be built. This will maintain the garage which is finished in similar materials. This is felt to be in keeping with the character of the property. The existing driveway would require resurfacing if it is to be used regularly. A car port is proposed to the north side of the property with a new driveway leading down to it. This will be made with permeable material to allow for surface runoff to be diverted which is in keeping with the development guidelines.
- (12) The design is considered by officers to be sympathetic which considers any issues that neighbours may have. The proposed finishes to the property will be similar to that of the existing property.
- (13) The proposal makes good use of an existing property which sits on a plot which looks over towards the Hooe Lake.

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

The Local Authority deems this Application to be not liable for Community Infrastructure Levy.

11. Planning Obligations

N/A

12. Equalities and Diversities

N/A

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 and specifically CS 02 (design) and CS34 (Planning Applications considerations) of the Core Strategy and so should be issued for approval.

14. Recommendation

In respect of the application dated **12/11/2014** and the submitted drawings Site Plan 0101, Site Location Plan 0100, Existing South Elevation 0302, existing west elevation, 0303, Proposed Block Site Plan, 0102, Section A 0400, Section B 0401, Proposed East Elevation 0310, Proposed North Elevation 0311, Proposed Ground Floor Plan 0211, Proposed Lower Ground Floor Plan 0212, Proposed South Elevation 0312, Proposed West Elevation 0313, Existing Ground Floor Plan 0200, Existing Lower Ground Floor Plan, 0201, Existing East Elevation 0300, Existing North Elevation 0301.,it is recommended to: **Grant Conditionally**

15. 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: Site Plan 0101, Site Location Plan 0100, Existing South Elevation 0302, existing west elevation, 0303, Proposed Block Site Plan, 0102, Section A 0400, Section B 0401, Proposed East Elevation 0310, Proposed North Elevation 0311, Proposed Ground Floor Plan 0211, Proposed Lower Ground Floor Plan 0212, Proposed South Elevation 0312, Proposed West Elevation 0313, Existing Ground Floor Plan 0200, Existing Lower Ground Floor Plan, 0201, Existing East Elevation 0300, Existing North Elevation 0301.

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: (1) 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: UNCONDITIONAL APPROVAL (2)

(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.