

PLANNING APPLICATION REPORT



Application Number 14/02158/FUL

Date Valid 14/11/2014

Item 02

Ward Drake

Site Address SOUTHVIEW, WOODSIDE PLYMOUTH

Proposal Change of use from disused residential care home to form 7 self-contained 2 bed flats

Applicant Mr Romuald Boco

Application Type Full Application

Target Date **09/01/2015**

Committee Date

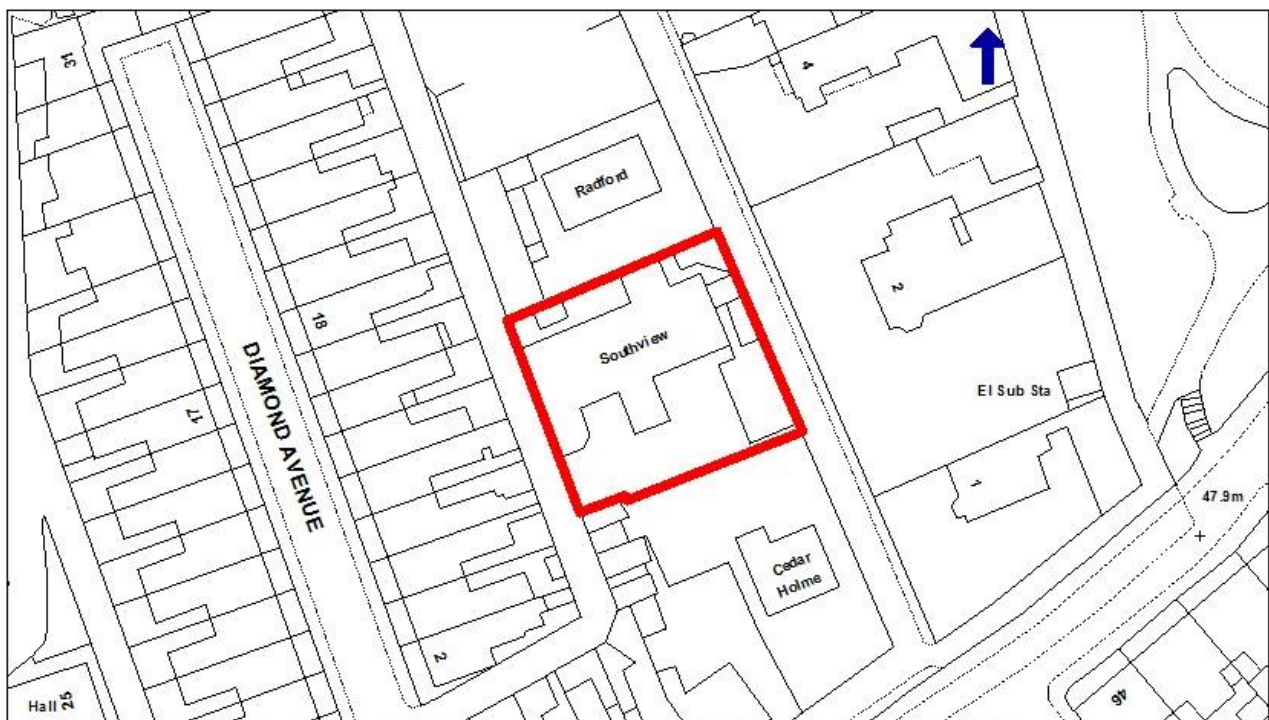
Planning Committee: 15 January 2015

Decision Category Member Referral

Case Officer Christopher King

Recommendation Grant Conditionally

Click for documents www.plymouth.gov.uk



This application has been called to Planning Committee by Councillor Ricketts.

1. Description of site

Southview is a vacant residential home in the Lipson area of the city. It fronts onto Woodside and backs onto the rear service lane linking to Diamond Avenue. The existing building is single-storey and has been extended over the years. There is a driveway and entrance off Woodside. The Woodside elevation is screened by a high historic limestone wall. On either side of the property are detached residential properties (Cedar House and Radford), and there are large, detached properties on the opposite side of Woodside.

2. Proposal description

Change of use from disused residential care home to form 7 self-contained 2 bed flats with off street parking.

3. Pre-application enquiry

Discussions were held between agent and the LPA following previously refused application (14/00537/OUT) as to how the site could be moved forward.

4. Relevant planning history

14/02095/OUT - Change of use of un-occupied former residential care home to 7 self-contained flats – Withdrawn

14/00537/OUT - Outline application with appearance, landscaping and layout reserved for future consideration for the erection of 6 dwellings (demolition of existing building) – Refused

13/02432/OUT - Outline application with all matters reserved for future consideration for the erection of 6 dwellings (demolition of existing building) – Withdrawn

10/00220/FUL - Retention of kitchen extract duct – Permitted

07/00702/FUL - Provision of pitched roof to replace flat roof, and erection of office building – Permitted

83/02288/FUL – Change of use of premises to an old persons home - Permitted

5. Consultation responses

Devon and Cornwall Constabulary – No Objections to the proposal

Public Protection – Recommending Conditional Approval

Local Highways Authority – Recommending Conditional Approval

6. Representations

A total of 11 letters of representation have been received; all of which write to object to the proposal. These letters have been received and have been summarised below:

- Out of character
- Overdevelopment
- Highways issues
- Not sufficient amenity space
- Impact on amenity of neighbouring properties; including loss of privacy
- Increased sense of enclosure

- Unsuitable
- Loss of ecology
- Negative impact towards social cohesion

Within the contents of the letters that have been received; the following are considered by officer to be non-material planning considerations:

- Will only be let to students
- Will be a mini halls of residence
- Will see the loss of views and privileges that come with adjoining dwellings
- Conflict with covenants
- Not helping out families who need houses

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). This application turns upon policies CS01 (Development of Sustainable Linked Communities), CS02 (Design), CS11 (Changes of Use in District and Local Centres), CS15 (Overall Housing Provision), CS16 (Spatial Distribution of Housing Sites), CS19 (Wildlife), CS22 (Pollution), CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations) of the LDF Core Strategy.

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:

- Sustainable Design Supplementary Planning Document
- Development Guidelines Supplementary Planning Document
- Planning Obligations & Affordable Housing 2nd Review Supplementary Planning Document

8. Analysis

This application has been considered in the context of the development plan, the emerging Plymouth Plan, the Framework and other material policy documents as set out in Section 7.

Previous Application

1. In determining this application, due consideration of the recent site history has been taking into account.
2. Planning Application I4/00537/OUT was refused by planning committee as it was considered to be 'detrimental to the character of the area and neighbouring residential amenity'.
3. This proposal will utilise the existing shell of the nursing home, and proposes only minor demolition work unlike to the refused scheme.
4. Despite the raising of the buildings roof, officers considered that the proposal is a diminished scheme which reduces the impact towards the character of the area and the neighbouring properties when compared to application I4/00537/OUT.

5 year housing supply

5. When determining applications for residential development it is important to give consideration to housing supply.
6. Paragraph 47 of the NPPF stipulates that *"to boost significantly the supply of housing, local planning authorities should...identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"*
7. Paragraph 49 of the NPPF states that *"housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites."*
8. As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as determined by the requirements of the NPPF, the city's housing supply policy should not be considered up-to-date. Paragraph 14 of the NPPF is therefore engaged and substantial

weight must be accorded to the need for housing in the planning balance when determining housing applications.

Principal Considerations

9. The principal considerations with regards to this application will be impact that the proposal will have towards neighbouring amenity, the suitability of the site, the impact on highways and parking, the potential impact towards the character of the area and the design of the proposal.

Existing Building, Site Constraints and Suitability

10. The existing building is situated between Woodside to the east, a service lane to the west; and is bounded to the north and south by two well established dwellings. The site is therefore limited by way of these boundaries; however as the existing structure does not occupy the entire footprint of the curtilage, minor reconfigurations of the sites layout is possible without intruding to heavily on the boundaries. Officers consider that the existing shell is likely to lend itself well to be converted into future residential flats.
11. The current internal layout of the building is basic, providing accommodation for 18 residents. Fourteen bedrooms are positioned in the main building; and four are located in the southeast annexe. All of the main facilities are also located in the main building (lounge/dining room/kitchen/bathrooms); and can be accessed from the central corridor/hall, or via the various entrances around the site.
12. Officers consider that the building holds no significant architectural merit; however it is fair to assess it as functional and inoffensive. To cater for the previous residents of the nursing home, the property is single storey; and therefore the roofs are either flat, or mono pitched with the odd parapet in place. There is a small area of outside decking west of the annexe, a reasonable sized garden area, and a small parking area for 2-3 cars at the west of the site.
13. Officers consider that, although there are architectural limitations with this building, it is important to ensure the future property does not become overbearing on the street scene through excessive massing and alteration so as to comply with both the SPD and the LDF Core Strategy.

Proposed Design

14. The proposal relies significantly on the existing structure, and the majority of proposed works are to be internal reconfiguration and modification to the roofs to accommodate the flats comfortably. It is important to note however that the overall proposal will see a reduced footprint. The demolition of part of the western section has been proposed to accommodate a communal bin store and additional entrance to the northern part of the complex, as well as the new cycle store. This will also provide additional access to flats one, two and four and access through to the east of the site.
15. A total of seven flats have been proposed, each of which will have two bedrooms. Six of these flats will be located in the main, central building, whilst the seventh is proposed to occupy the annexe. Flats two, three, four, five and six will be two storeys, therefore providing larger internal living areas. The Development Guidelines SPD advises that two-bedroom flats should have a minimum gross internal floor space of 55m² and the majority of the proposal complies with this guideline.
16. The initial submitted floor plan proposed flats 2, 3, 4, 5 and 6 to have lounge/kitchens at first floor level however it was considered that the first floor spaces would be better suited as bedrooms. Due

to design restrictions, this was not feasible for all flats; however officers consider that the revised layout (as shown on plans 183-10a and 183-11a) offers a better solution for future occupiers.

17. Notwithstanding this, Policy CS15 (5) states that all new dwellings must be of sufficient size to provide satisfactory levels of amenity for future occupier'. Whilst officers recognise that flat 1 and 7 fall slightly below recommended standards, the accommodation is not considered sub-standard and sufficient internal amenity space is still provided. Overall, officers consider that the proposal is likely to provide a good standard of accommodation to any future occupier, therefore agreeing with CS15 (3).
18. As noted, the majority of the works involved are internal; however to accommodate the first floor elements, and improve the overall appearance of the site, modifications to the roofs have been proposed. The overall height of the building will increase by approximately 2.8m, from 4m to a height of 6.8m.
19. When measuring the height of the previously refused scheme from the same level, this application proposes a development that will be 1.5m lower in maximum height.
20. A range of pitched and hipped roofs, as shown on drawing 183-12, have been proposed. It is considered by officers that this will provide an improved building which will therefore accord with policy CS02 (3), and policy CS34 (4).
21. To facilitate the proposed internal modifications several internal and external windows and doors have been altered, inserted or removed. Importantly the main visible elevations (east and west) from the street scene have remained relatively untouched. New windows have been proposed at first floor level in the south elevation, however no windows are proposed in the opposite first floor north elevation. Officers therefore consider that light, privacy, overlooking and security for neighbouring residents and future occupiers has been protected and has considered policy CS34 (6), and policy CS15 (5).
22. The proposal also includes a communal cycle store, formally the laundry and a bin storage area, both within the north western corner of the site. Parking for seven cars has also been proposed and is discussed in more detail later in the report.

Neighbouring Residential Amenity

23. Policy CS34 (6) suggests development should 'protect the amenity of the area, including residential amenity'. Whilst officers recognise that development of existing sites may affect the amenity of an area, it is considered by officers that this proposal is unlikely to cause significant disturbance to established residents.
24. The proposed change of use at Southview is considered to be a development that has taken account of the sensitive nature of the site and has looked to accommodate the neighbouring properties. The visual impact of the property on the amenity of the area is considered low. The siting, orientation and layout of the building will result on a low impact development, therefore in compliance with policy CS01.
25. Officers consider that the most significant issue is the raised roof level, which will be more visible from the adjacent property to the north, known as Radford. By virtue of the topography, and the siting of this building (north), it is unlikely that any significant light, overlooking or privacy issues will occur. Whilst no one has a right to a view, it is important, if possible to ensure that developments do

not detract from existing visual amenity. In this instance it is considered that the proposal is unlikely to significantly harm the visual amenity of this property, or of the area.

26. The removal of the established hedge to the south of the site, to be replaced with a timber fence is unlikely cause loss of privacy or overlooking to the dwelling, known as Cedar Holme. Officers consider that new fence will provide sufficient screening from south facing ground floor windows, the parking area, and those using the amenity space at ground level.
27. Whilst this fence may not wholly prevent overlooking from the proposed south facing first floor windows, officers consider that the distance of approximately 15m between these and Cedar Holmes north boundary is considered enough to prevent harmful overlooking. Officers recommend that these south facing first floor level windows, windows be obscured glazed to reduce overlooking and protect privacy, whilst still providing sufficient light into these rooms.
28. The proposed flats are expected to provide the future occupiers with sound proofed premises; which will in turn reduce the amount of noise emanating from the site into the general area. As noted in the highways response, the net increase in traffic movements are unlikely to change, meaning there is no significant concern with regards noise disruption from vehicles in the vicinity.
29. The amenity space that will be afforded to the seven flats is considered to comply with the Development Guidelines SPD which should be a total 85m² between them. Notwithstanding this, the development is located within close proximity to Beaumont Park, Freedom Fields Park and Tothill Park ensuring that future occupiers have sufficient access to amenity space.

Character of Area

30. Policy CS02 (3) states that proposals should 'contribute positively to an area's identity and heritage in terms of scale, density, layout and access'. Officers consider that this development will see an improvement to the existing building contributing to the overall appearance of the street scene.
31. As a predominantly residential area officers consider that the sites use will be in keeping with the character of the area in accordance with the policy CS01.
32. Some of the Letters of Representation state that students are likely to be the future occupiers; however this is not considered to be a material planning consideration. Policy CS34 (10) states that development should ensure that 'appropriate equality of access and use for all sections of the community' is provided which would therefore include the student population. Notwithstanding this, officers consider that the proposal does not lend itself well to student accommodation, or 'mini halls of residence', as all the flats are self-contained, with separate entrances, off street parking and sufficient amenity space creating accommodation which is more suited to the open market.

Highways Considerations

33. The principle access into the site is proposed to be via the western service lane. The existing retaining wall will be removed and coupled with grading work of the existing garden area, will provide space for six vehicles and an area for the turning of vehicles. The seventh space will be located in the northeast of the site and will be accessed from Woodside.

34. The access itself from the service lane has not raised any objections from the Local Highways Authority and as this lane is already used by many residents, the cumulative impact of the additional movements is unlikely to cause significant harm towards highways safety or residential amenity issues. This applies also to the use of Woodside for additional highways movements. In summary, it is considered that the net increase in traffic movements on the local network would be minimal when comparing the proposal to the former use and is therefore in accordance with policy CS28.
35. The parking provision as outlined in the highways response is in accordance with Part 8 of the Development Guidelines SPD and therefore offers what is considered a 'workable' solution. It is recognised that some visitor parking would have been desirable, but the site has its limitations and would not be able to afford any additional space without compromising safety and amenity of the future occupiers. The access and parking solution is considered in accordance with policy CS34 (4) and policy CS02 (7).
36. It is recommended that turning areas be appropriately marked out to ensure these areas do not get used for parking which could compromise the use of the specified spaces.
37. The cycle store is an important part of the proposal demonstrating a sustainable approach to transport. The Local Highways Authority report requests that each flat is allocated a minimum of one secure, undercover cycle store.

Biodiversity and Landscaping

38. To accommodate the parking, the southern boundary hedge will be replaced with a timber fence. This is considered to be the only significant element of biodiversity on the site and therefore its removal is a concern. The applicant has agreed, by way of condition to produce a landscaping management scheme to achieve 'Net Biodiversity Gain' on the site. The details of this will need to be agreed prior to commencement.
39. In securing a landscaping scheme, it is considered that the development will accord with policy CS19 and will further contribute to the overall amenity of the area as required through policy CS34.

Land Quality

40. The applicant by way of condition will be required to carry out further investigations regarding possible land contamination.

Non material planning considerations

41. The LORs identified many valid comments with regards to this application, however some were not considered by officers to be material towards the decision making process.
 - a. The applicant has made no mention of the accommodation being built for students and therefore it has not been considered as an exclusively student development.
 - b. As previously stated, no one is entitled to a view, and therefore the loss of such views have not been considered by officers
 - c. Private issues between neighbours, such as covenants are not relevant to the planning decision making process.

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 provisional Community Infrastructure Levy liability (CIL) for this development £1,999.69 (index-linking applied, but subject to change before final liability confirmed).

A breakdown of the final calculation will be shown in the liability notice once planning permission first permits the development (including all pre-commencement conditions details being agreed). The liable party(s) will be given the opportunity to apply for social housing relief or ask for a review of the calculation at that stage. There is no negotiation of CIL. The Levy is subject to change and will be index-linked. The applicant 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.

The applicant has indicated that they do not intend to apply for self-build exemption.

11. Planning Obligations

N/A

12. Equalities and Diversities

No equality or diversity issues to be considered

13. Conclusions

Having considered the Local Development Framework Core Strategy 2006-2021, and the relevant Supplementary Planning Documents, the proposal is considered to be acceptable for the following key reasons:-

- The proposal is unlikely to significantly impact neighbouring residential amenity
- The change of use and conversion is a sustainable approach to the site
- The proposed use is in keeping with area and is unlikely to be detrimental to the character of Woodside
- The development will assist in achieving the overall housing delivery goals
- The accommodation, for the most part, is in accordance with the recommended standards with regards to living and amenity space
- There is unlikely to be an increase in net highways movements on the local transport network
- The design is not considered detrimental to the appearance of the street scene
- No significant loss of biodiversity is likely to occur

It is the view of officers that the site provides a sound solution to assisting in the overall delivery of new homes in the city. The scale of the change of use is considered appropriate to the existing residential character of the area. Combined with the off street parking solution, the proposal is recommended for conditional approval.

14. Recommendation

In respect of the application dated **14/11/2014** and the submitted drawings Block Plan; Existing Floor Plans 183-5; Existing Elevations-Front (ENE) 183-2; Existing Elevations-Rear (WSW) 183-4; Existing Elevations-Side (NNW and SSE) 183-3; Proposed Elevations-Front (ENE) 183-7; Proposed Elevations-Rear (WSW) 183-9; Proposed Elevations-Side (NNW and SSE) 183-8; Proposed Roof Plan 183-12; Boundary Details SSE 183-14; Existing Site 183-1a; Proposed Site 183-6a; Proposed Ground Floor Plan 183-10a; Proposed Ground Floor Plan 183-11a, 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: Block Plan; Existing Floor Plans 183-5; Existing Elevations-Front (ENE) 183-2; Existing Elevations-Rear (WSW) 183-4; Existing Elevations-Side (NNW and SSE) 183-3; Proposed Elevations-Front (ENE) 183-7; Proposed Elevations-Rear (WSW) 183-9; Proposed Elevations-Side (NNW and SSE) 183-8; Proposed Roof Plan 183-12; Boundary Details SSE 183-14; Existing Site 183-1a; Proposed Site 183-6a; Proposed Ground Floor Plan 183-10a; Proposed Ground Floor Plan 183-11a

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.

Pre-commencement Conditions

PRE-COMMENCEMENT: ACCESS

(3) Before any other works are commenced, an adequate road access for contractors with a proper standard of visibility shall be formed to the satisfaction of the Local Planning Authority and connected to the adjacent highway in a position and a manner to be agreed with the Local Planning Authority.

Reason:

To ensure an adequate road access at an early stage in the development in the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT: CONTAMINATED LAND

(4) Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation shall not take place until sections 1 to 3 of this condition have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until section 4 of this condition has been complied with in relation to that contamination.

Section 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, shall be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes
 - adjoining land
 - groundwaters and surface waters
 - ecological systems
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Section 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment shall be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Section 3. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (referred to in the replaced PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Section 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it shall be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section 1 of this condition, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with section 3.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 120 – 123 of the National Planning Policy Framework 2012.

PRE-COMMENCEMENT: LANDSCAPE DESIGN PROPOSALS

(5) No development shall take place until full details of soft landscape works and a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include planting plans including the location of all proposed plants their species, numbers, densities, type (i.e bare root/container grown or root balled, girth size and height (in accordance with the HTA National Plant specification), planting specification including topsoil depths, soiling operations, cultivation, soil ameliorants and all works of ground preparation, and plant specification including handling, planting, seeding, turfing, mulching and plant protection].

Reason:

To ensure that satisfactory landscape works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

Pre-occupation Conditions

PRE-OCCUPATION: LANDSCAPE WORKS IMPLEMENTATION

(6) All soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61, 109 and 118 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: PROVISION OF PARKING AREA

(7) Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

PRE-OCCUPATION: CYCLE PROVISION

(8) No dwelling shall be occupied until space has been laid out within the site in accordance with the approved plan for 7 bicycles to be securely parked. The secure area for storing bicycles shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy CS28 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 32 of the National Planning Policy Framework 2012.

Other Conditions

CONDITION: HOURS OF OPERATION

(9) For the duration of demolition and works, no machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times: 08.00 hours to 18.00 hours Monday to Friday; 08.30 hours to 13.00 hours Saturday; nor at any time on Sundays and Bank or Public Holidays.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects and avoid conflict with Policy CS22 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 123 of the National Planning Policy Framework 2012.

CONDITION: OBSCURE GLAZING

(10) 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), the windows at first floor level in the south

elevation, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5)

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwellings in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012.

Informatives

INFORMATIVE: RESIDENT PARKING PERMIT SCHEME

(1) The applicant should be made aware that the property lies within a resident parking permit scheme which is currently over-subscribed. As such the development will be excluded from obtaining permits and purchasing visitor tickets for use within the scheme.

INFORMATIVE: (2) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION

(2)The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once any pre-commencement conditions are satisfied.

INFORMATIVE: CONDITIONAL APPROVAL (3)

(3)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 imposed planning conditions to enable the grant of planning permission.

INFORMATIVE: CODE OF PRACTICE DURING CONSTRUCTION

(4) The development shall be constructed in accordance with a suitable management plan for the construction phase

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, and paragraphs 120 -123 of the National Planning Policy Framework 2012 .