

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: Fort House, Fort Terrace, Plymouth, PL6 5BU

Planning Application Number: 14/01815/FUL

Applicant: Senate Properties (SW) Ltd

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Additional Representations Received;

A further four letters of representation have been received as a result of the recent re-advertisement of the amended scheme, and commenting as follows;

Three objecting as follows;

- Changes to Plots 1-4 do not lessen impact on outlook from Crownhill Fort.
Officer response – the substitution of two storey houses in place of the originally proposed three storey houses results in a reduction in the overall height of these four buildings by approximately 1.0 metre, and significantly reduces the visual bulk & massing of these buildings by virtue of the roof design changes.
- Reduction in height of buildings on Plots 1-4 will be less than 1.0 metre.
Officer response – the design changes do result in a reduction of the height of the buildings as described above, but this is accompanied by other significant beneficial changes to these proposed buildings as well.
- Photomontages are misleading in that they do not show true extent of the visual impact of the proposed development.
Officer response – the applicant’s submitted photomontages are particularly helpful in illustrating the form of the proposed development in comparison to the impact of the existing buildings on the land, but it must be recognised that these cannot be expected to show every feature of the proposed development in full detail.
- Removal of trees rear of 29 to 31 Oak Drive will affect privacy of those properties and these trees should be kept as a green buffer area.
Officer response - A line of large laurels is proposed to be removed (and a few have already been removed by the landowner) as they currently stand along the line of the proposed rear elevations of houses on Plots 1-4. There is however a second hedge on the actual boundary between the land and the existing neighbouring properties in Oak Drive and this is proposed to be supplemented by additional hedge planting in order to provide adequate screening on the boundary.
- House and garage on Plot 4 should be reversed (to match proposed dwelling on Plot 8) to improve the relationship with 29 Oak Drive.

Officer response – There is adequate distance between proposed house (Plot 4) and existing dwelling (29 Oak Drive), in excess of 21 metres, which is sufficient to ensure an acceptable relationship between these properties in terms of privacy, and outlook, for both properties.

- Transport Statement has been carried over from previously withdrawn application 14/01621/FUL and underestimates the number of vehicle movements that would be generated given each dwelling would have 4 parking spaces.

Officer response – The previous application was withdrawn in order to prepare further supporting information, but the scale of development proposed remains exactly the same as in the original application (14 dwellings) and so it is entirely reasonable for the applicant to carry over the same transport report into this current application.

One supporting as follows;

- Happy with scheme and querying when work will start.
Officer response; The standard 3 year development start time condition is proposed, and so if approved, the development may lawfully commence at any time within this period.

Distance between existing houses in Oak Drive and proposed houses on Plots 1-4;

Paragraph 12 of the Planning Committee report comments on the distances between the existing and proposed houses in relation to Plots 1-4. The situation in this respect has changed following the house type changes, and the exact position is that there would be a distance of 21 metres in respect of the separations between Plots 4, 3 and 2, and 29, 30 and 31 Oak Drive, respectively. This meets the distance recommended in the Council's adopted Supplementary Planning Guidance Design First Review 2013. The distance is less between Plot 1 and 32 Oak Drive, at just over 19 metres, excluding its garage, but the existing property presents an entirely windowless flank wall to the application site, and so this reduced level of separation is acceptable in this context.

Planning History;

Planning Application 14/01621/FUL (14 houses) was received by the Council on 27 August 2014, but was then withdrawn by the Applicant on 11 September 2014, prior to the submission of the current application.

Additional Condition Recommended;

In order to ensure that any future significant alterations, including balcony/window installations, to the amended dwellings (on Plots 1-4 inclusive) should require express planning permission from the Council, an additional condition is recommended stating as follows;

Condition 7

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), no additional windows or extensions to the approved buildings on Plots 1-4 inclusive, including any roof alterations and/or roof extensions, shall be subsequently added at any time unless planning permission has first been granted by the Council for any such works.

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.

Community Infrastructure Levy;

Provisional estimates indicate that the development would attract a CIL charge in the region of £50,000 to £100,000 based on the provision of 14 no. 4 and 5 bedroom dwellings.