

# PLANNING APPLICATION REPORT



<b>Application Number</b>	15/01062/FUL	<b>Item</b>	01
<b>Date Valid</b>	12/06/2015	<b>Ward</b>	Compton

<b>Site Address</b>	100 BEAUMARIS ROAD PLYMOUTH		
<b>Proposal</b>	Side extension and other works to existing dwelling		
<b>Applicant</b>	Mrs Amanda Cuzner		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>07/08/2015</b>	<b>Committee Date</b>	<b>Planning Committee: 30 July 2015</b>
<b>Decision Category</b>	Member/PCC Employee		
<b>Case Officer</b>	Alumeci Tuima		
<b>Recommendation</b>	Grant Conditionally		

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## 1. Description of site

100 Beaumaris Road is a semi-detached property located in the Compton area of the city.

## 2. Proposal description

The proposal is for a side extension and internal alterations to existing dwelling.

## 3. Pre-application enquiry

None

## 4. Relevant planning history

06/00796/FUL: Single-storey front extension, and conversion of part of garage to utility room.  
Conditional Approval.

## 5. Consultation responses

None

## 6. Representations

None

## 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 I 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with the development plan without delay but where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: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 Framework Guidelines 1<sup>st</sup> review

## **8. Analysis**

1. 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 CS02 (Design) and CS34 (Planning Application Considerations) the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021 and the aims of the Council's Development Guidelines Supplementary Planning Document 'First Review' (2013) and is considered to be compliant with National Planning Policy Framework guidance.
2. The proposal seeks a side extension for the formation of disabled access, living accommodation, home office together with all associated internal works to benefit a disabled person. The dimensions of the proposed side extension is approximately 10 metres in length, 7 metres width and x 5 metres in height with matching materials and similar roof to existing property.
3. The side extension is set back by 2 metres from the front of the existing dwelling with proposed front PVC windows and rear double sliding doors all of which have no overlooking or significant impact on the neighbourhood amenities.
4. The extension meets the 45 degree SPD guidelines, and is also considered acceptable having taken into account other relevant daylight impact factors such as orientation, scale of the development, position & type of neighbouring windows, and other specific key site characteristics.
5. It is noted that developments similar in nature to the proposed application have previously been approved and implemented in the vicinity on the area. It is not considered that the single storey side extension will have a detrimental impact upon neighbouring properties or the character of the area and is therefore deemed acceptable.
6. 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. 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**

Not applicable

## 11. Planning Obligations

Not applicable

## 12. Equalities and Diversities

The proposed extension would provide disability access for an elderly disabled person.

## 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 is therefore recommended for approval.

## 14. Recommendation

In respect of the application dated **12/06/2015** and the submitted drawings BAU0.00, BAU0.02, BAU1.00, BAU0.01,BAU1.01,BAU1.02,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: BAU0.00, BAU0.02, BAU1.00, BAU0.01,BAU1.01,BAU1.02.

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.

### CONDITION: RESIDENTIAL ANNEXE

(3) The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 100 Beaumaris Road.

Reason:

Due to the close relationship between the proposed annexe and the existing dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation.

in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 and 123 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).