

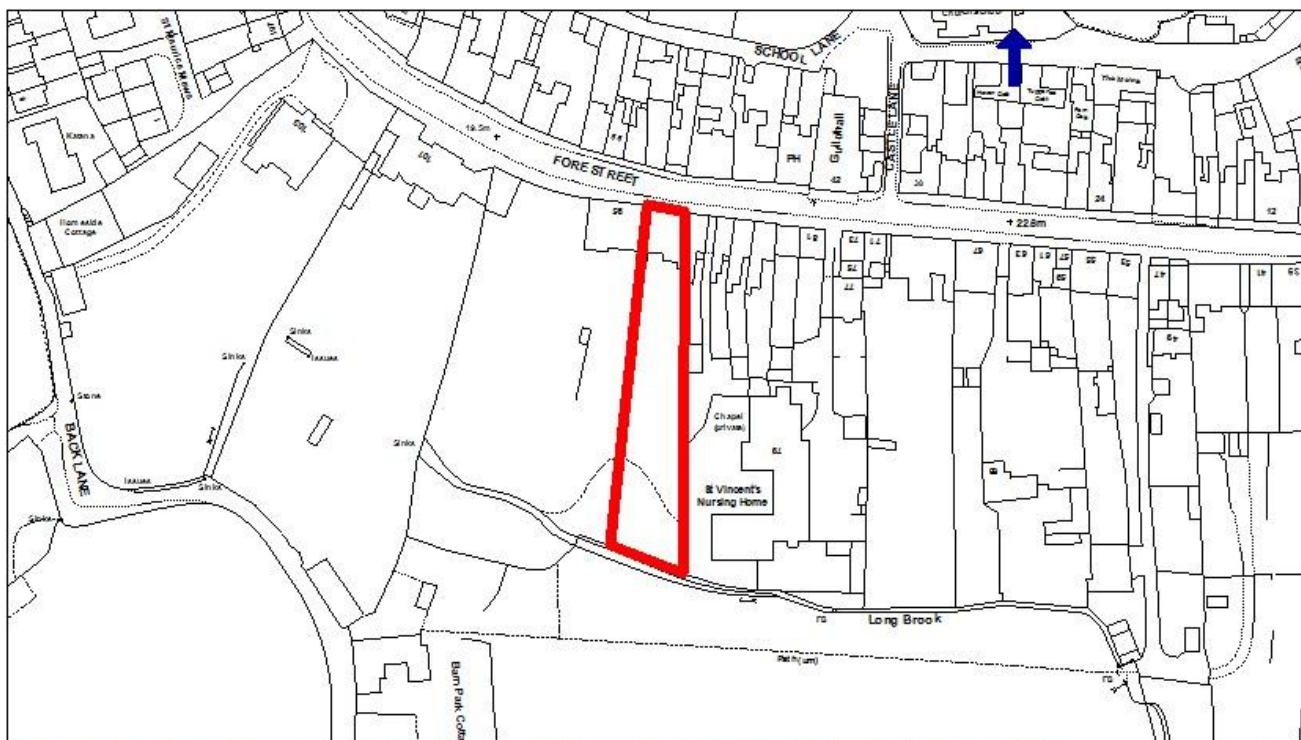
PLANNING APPLICATION REPORT



Application Number	15/01132/LBC	Item	02
Date Valid	24/06/2015	Ward	Plympton Erle

Site Address	SOMERCOTES, 93 FORE STREET PLYMPTON PLYMOUTH		
Proposal	Alterations to windows and internal works to layout of premises		
Applicant	Ms Hilary Bracegirdle		
Application Type	Listed Building		
Target Date	19/08/2015	Committee Date	Planning Committee: 30 July 2015
Decision Category	Member/PCC Employee		
Case Officer	Jess Maslen		
Recommendation	Grant Conditionally		

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1. Description of site

This Grade II listed building is an 18th century town house, which stands on the south side of Fore Street in Plympton St Maurice, within the Plympton St Maurice Conservation Area. Erected on a slope, the building presents 3-storey to the principal elevation and 4-storey to the rear. The front elevation, facing Fore Street, is rendered under a natural slate roof, with timber sliding sash windows. To the rear, the rebuilt first and second floor levels have vertical slate hanging, whilst the basement area and ground floor and the tenement to the east are rendered.

2. Proposal description

The proposal is to carry out alterations to two windows and to reconfigure part of the first floor layout.

3. Pre-application enquiry

None requested

4. Relevant planning history

92/00901/LBC Demolition of outhouse and part of wall to facilitate erection of two private motor garages (Retrospective) GRANTED

92/00900/FUL Retention of two private motor garages (Retrospective) GRANTED

92/00010/LBC Erection of double private motor garages GRANTED

92/00009/FUL Erection of double private motor garage GRANTED CONDITIONALLY

91/01655/FUL Erection of private motor garage and formation of vehicular access to rear garden of No. 93 Fore Street GRANTED CONDITIONALLY

90/01357/LBC Alterations to dwelling house involving partial demolition, reconstruction and extension GRANTED

90/01356/FUL Alterations to dwelling house involving partial demolition, reconstruction and extension GRANTED

5. Consultation responses

Building Control – No comments/observations to make on this application.

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 development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One: Consultation Draft (January 2015) has been subject to a consultation process and representations received are currently being reviewed. 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).

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
- Sustainable Design Supplementary Planning Document

8. Analysis

1. This application has been considered in the context of the development plan, the draft Plymouth Plan, the Framework and other material policy documents as set out in Section 7.
2. The application turns upon policies CS02 (Design), CS03 (Historic Environment) 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 (2010), the Sustainable Design Supplementary Planning Document and the National Planning Policy Framework (2012). The primary planning considerations in this case are the impact on the character and appearance of the listed building and on the Plympton St Maurice Conservation Area as a whole.

3. In 1990, an application was made to partially demolish, reconstruct and extend the building. This was in response to a structural survey of the building, in which the structural engineers stressed 'the poor condition of the rear tenement elements' as a result of the lack of maintenance over many years. The engineers were particularly concerned 'as to the risk of injury to any persons entering the building, and also the risk of structural damage to the adjoining properties'. As a result of this survey, substantial demolition and rebuilding took place both within the property and to the rear of the building, with extensions included to the ground, first and second floors and reconfiguration of the internal floor space.
4. It is clear that the majority of the work proposed for this current application will not affect the remaining historic fabric of the building. Externally, the proposal is to remove the opaque glass to the front, middle, first-floor window and replace it with clear. This would be more in keeping with the style of glass used in such a property and will provide a consistency of design to the front. As such this would be considered an acceptable alteration to the property.
5. The applicant also plans to replace the clear glass in the rear bathroom window with opaque. Although opaque glass is not a traditional window glass for this type of house, given that this is one of the new windows in the recess on the second floor, facing a small flat-roofed balcony area at the rear of the property, it will not impact excessively on the visual amenity of the whole rear elevation and thus such a proposition is considered to be an acceptable alteration.
6. Of the work proposed to the internal layout, this will only affect the first floor. The removal of the 1990's wall between the bathroom and the toilet will create a more sympathetic and appropriate space for a family bathroom and is considered proportionally to be an acceptable reconfiguration of these two spaces.
7. In terms of the proposed changes to the front, first floor rooms, it is unlikely that the existing layout here contains any historic fabric given the reconfiguration of this section of the floor in 1990. The proposal is to remove the shower room and create an open-plan bedroom/dressing area by merging the three rooms together. A new archway, which would match the existing one leading to the lounge and bathroom at the rear of the building, will create a more symmetrical space at the top of the stairs with a new double door leading into this new bedroom space. Although it is difficult, given the substantial reconfiguration already carried out in the 1990s, to envisage how the historic layout was originally composed, by creating this large open space area, it will provide a better proportioned space and this is unlikely to detrimentally impact on any historic fabric.
8. As a result it is considered that the proposal will not be harmful to either the character or appearance of the listed building as well as the adjoining area and thus supports both policy CS02 and CS03 of the Council's adopted Local Development Framework – Core Strategy 2007.

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

Under the present Community Infrastructure Levy charging schedule no CIL contribution is required for this development.

11. Equalities and Diversities

Not applicable.

12. 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 for the reasons discussed above, the proposal is considered to be acceptable and as such is recommended for approval.

13. Recommendation

In respect of the application dated **24/06/2015** and the submitted drawings Site location plan (Drawing number 1581/[PL]01 A); Existing first floor plan (Drawing number 1581/[PL] 02); Proposed first floor plan (Drawing number 1581/[PL]03 A); Design and Heritage Statement, it is recommended to: **Grant Conditionally**

14. Conditions

CONDITION: TIME LIMIT FOR COMMENCEMENT (LBC)

(1) The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

CONDITION: APPROVED PLANS (LISTED BUILDING CONSENT)

(2) The works hereby permitted shall be carried out in accordance with the following approved plans: Site location plan (Drawing number 1581/[PL]01 A); Existing first floor plan (Drawing number 1581/[PL] 02); Proposed first floor plan (Drawing number 1581/[PL]03 A); Design and Heritage Statement

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012.

Pre-commencement Conditions

PRE-COMMENCEMENT: DOOR DETAILS

(3) No works shall take place until details of the proposed new double doors leading from the main bedroom onto the landing have been submitted to and approved in writing by the Local Planning Authority. The said details shall include the design, method of construction, material and finish of the proposed doors and the door furniture to be used. The works shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the details of the proposed work do not conflict with Policy CS03 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 131, 132 and 133 of the National Planning Policy Framework 2012. Justification: To ensure the special character of the listed building is retained.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(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 imposed planning conditions to enable the grant of 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).