

ADDENDUM REPORT

Planning Committee



Item Number: 6.3

Site: 47A NORTH ROAD EAST

Planning Application Number: 15/01251/FUL

Applicant: GE Developments Ltd

Pages: 37-62

Plymouth Plan Update

Members will be aware that Plymouth Plan Part One was approved by Full Council on 21st September 2015. The status of the Plymouth Plan is therefore confirmed as follows and Section 7 of the officer report has been updated to include this revised wording.

The development plan is currently being reviewed as part of the Plymouth Plan. The Plymouth Plan-Part One was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following a consultation process. As such it is a material consideration for the purposes of planning decisions.

Following the approval of the Plymouth Plan the policies of relevance to this application are as follows:

Plymouth Plan Theme 1 A welcoming city, Plymouth Plan Theme 2 A city of sustainable linked neighbourhoods, and Policies 12 Delivering strong and safe communities and good quality neighbourhoods, 15 Meeting local housing needs, 24 Delivering Plymouth's natural network, 25 Reducing carbon emissions and adapting to climate change, 28 Promoting Plymouth's heritage, 29 Place shaping and the equality of the built environment, 30 Safeguarding environmental quality, function and amenity, 36 Enhancing Plymouth's 'green city' credentials and Policy 38 Celebrating diverse communities.

Representations

Members are advised that as of the 23rd September a total of 28 Letters of Representation have been received. This number includes the Letters of Representation noted in the officers' report. In addition to the comments noted in the officers' reports, the following issue has been raised.

- Poor public consultation and lack of site notices
- Loss of light into flats on the opposite side of North Road East
- Right to Light issues
- No laundrette
- Trevi House not mentioned in the officers report
- Overlooking and loss of privacy into Trevi House
- Outdoor amenity space is poor and won't be used

- Oversupply of student accommodation with no proper viability support
- Economic impact on Trevi house and supply Trevi House with CIL finds

Poor public consultation and lack of site notices: Officers can confirm that during the initial 21 day consultation, three site notices were erected in accordance with the The Town and Country Planning (Development Management Procedure) (England) Order 2015, and the councils own publicity code which included the erection of site notices, notification in the local press and notification through the weekly list.

Following the decision to advertise the application for an additional 14 days, new notices were placed in the same locations as the during the first consultation, as well as two additional notices posted along North Road East.

Loss of light into flats on the opposite side of North Road East: Officers do not consider that the proposal will cause a demonstrable loss of light into dwellings on the north side of the North Road East. The separation distances between the elevations of existing buildings and the proposed building are considered adequate by officers, and respect existing building lines. Officers consider that the proposed height and siting of the development will create a normal street relationship with each side of North Road East, seen along other sections of North Road East and with other nearby locations.

Right to Light: Officers have assessed the impact of the proposal towards light, including sunlight and daylight, however 'Right to Light' is covered under the Prescription Act 1832, and not by Planning Legislation.

No laundrette: The Development Guidelines SPD para 2.8.52 suggests that purpose built student accommodation should provide laundrette facilities. This applicant has not provided a laundrette in order to provide communal space as requested by officers during the pre-application. Officers do not consider this to be detrimental to the proposal when considering the proximity of the application site to local facilities. As noted in the officers report, Local ward members requested additional communal space which the applicant has provided.

Trevi House not mentioned in the officers report: Trevi House initially requested anonymity due to the sensitive nature of its use. However, the Board of Trustees has clarified that Trevi House is a specialist residential and rehabilitation unit for vulnerable mothers and their young children escaping the effects of domestic violence and abuse and drugs and/or alcohol addiction. The internal courtyard is used by mothers and children as amenity and play space.

Overlooking and loss of privacy into Trevi House: The orientation of the site means that courtyard amenity space and inward facing windows of the dwellings of will not lose any sunlight. In officers view, the ad-hoc build form south of the application site means adopting the Development Guidelines SPD guidance is challenging and as this part of the city is located in a high density, urban area, some levels of overlooking are to be expected as suggested in 2.2.21 of the Development Guidelines SPD. Para 2.2.21 states that:-

'The levels of privacy expected from a residential environment will differ depending upon the location. Within the older, more densely developed neighbourhoods of Plymouth, such as the Barbican, Stonehouse and Devonport, it is not unreasonable to assume that privacy might be less than in lower-density neighbourhoods in the city.'

Officers recognise that the site does not sit within the Barbican, Stonehouse of Devonport, but are of the view that this area has a denser built form than the majority of other areas in the city.

Furthermore, officers consider that the applicant has identified design solutions to overcome privacy issues through the use of Lumisty View Control Films at a higher level.

The proposal does not involve any work or alteration to the rear boundary wall; however an additional condition will be added to protect privacy for both Trevi House and the application Site.

Outdoor amenity space is poor and won't be used: In officers view, the outdoor amenity space accords with par 2.8.29 of the Development Guidelines SPD, which state that:

Communal outdoor amenity areas should be:

- Located to give a degree of privacy from streets, or other public areas;
- Be accessible to all residents;
- Laid out in a way which will provide good amenity to residents;
- Be located so as to be able to be supervised by residents on order to make them feel safe.

Oversupply of student accommodation with no proper viability assessments: As noted in the officers report, Plymouth City Council will look to support purpose built student accommodation where appropriate. The policy framework in place will look to increase the purpose built student housing stock to assist releasing family dwellings in the city which are currently operated as HMOs.

Economic impact on Trevi house and supply Trevi House with CIL finds: Trevi House is located within very close proximity to the university campus, and it is the view of officers that this this proposal will not demonstrably harm the economy viability of Trevi House.

Conclusion

Notwithstanding the new issues raised through the letters of representation officers consider the recommendation should remain as outlined in the officer report with addition of the following condition relating to the boundary wall:-

CONDITION: BOUNDARY STONE WALL

The boundary stone wall separating the development hereby approved and Trevi House to the south shall not be altered, lowered or removed unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure that privacy and amenity for residents of Trevi House and the development hereby approved is maintained in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 to 66 of the National Planning Policy Framework 2012.