

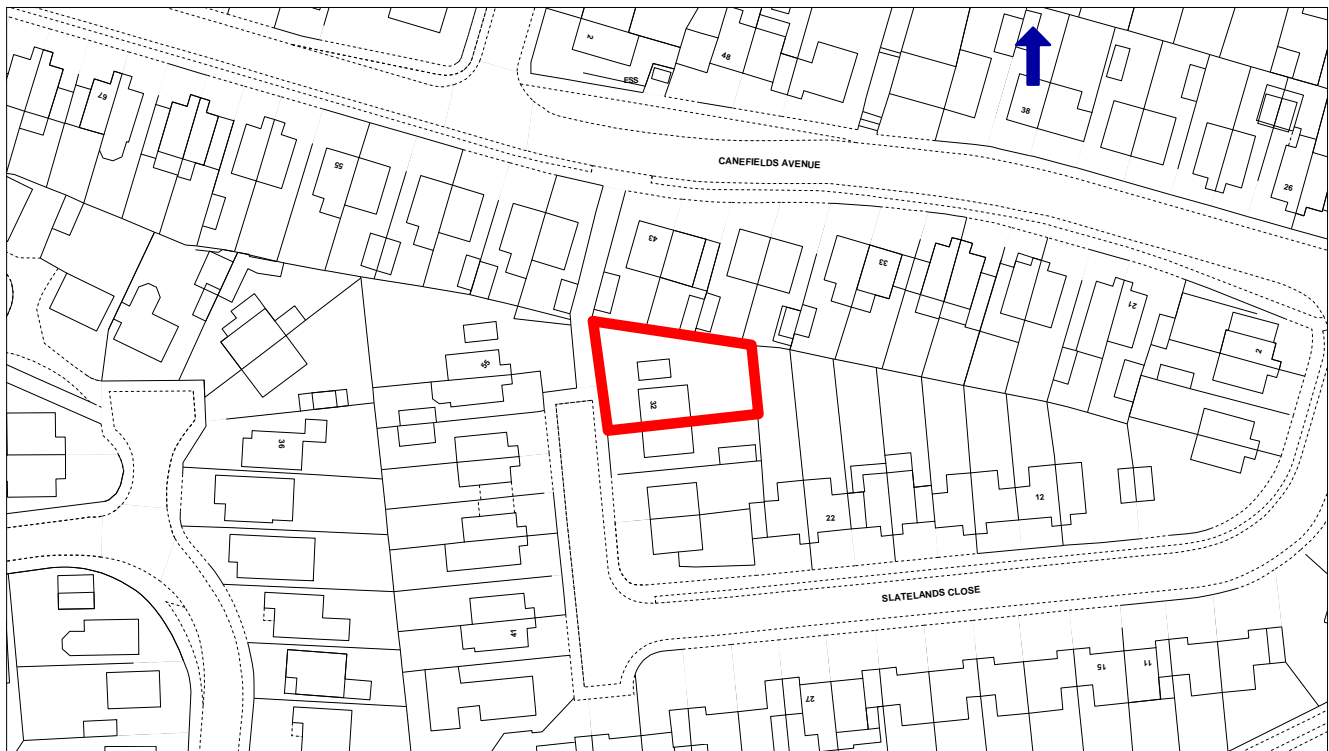
PLANNING APPLICATION REPORT



Application Number	15/01533/FUL	Item	01
Date Valid	01/09/2015	Ward	Plympton Erle

Site Address	32 SLATELANDS CLOSE, PLYMOUTH		
Proposal	Two storey side extension		
Applicant	Lucy Wadge		
Application Type	Full Application		
Target Date	27/10/2015	Committee Date	Planning Committee: 22 October 2015
Decision Category	Member Referral		
Case Officer	Chris Cummings		
Recommendation	Grant Conditionally		

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This application has been referred to Planning Committee by Councillor Terri Beer

1. Description of site

32 Slatelands Close is a semi-detached property in the Plympton area of Plymouth. It is at the end Slatelands Close, facing west onto the street.

2. Proposal description

The proposal is for the demolition of the existing garage, and creation of a two-storey side extension to the north side of the property.

3. Pre-application enquiry

None received

4. Relevant planning history

15/00556/FUL - Single storey side extension with pitched roof incorporating additional bedroom – Withdrawn

5. Consultation responses

None requested

6. Representations

9 letters of representation have been received. The main concerns are:

- Overdevelopment of site
- Not in keeping with existing street scene
- Disruption to residents from building work
- Loss of privacy due to windows
- Unattractive design
- Too close to neighbouring properties
- Loss of light to properties and gardens
- Excessive height

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 was approved by the City Council in September 2015. The Plan, which incorporates draft development plan policy, has been prepared following consultation process. 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 a relatively 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

8. Analysis

1. The application turns upon policies CS02 (Design) 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 1st Review (2013), and the National Planning Policy Framework. The primary planning considerations in this case are the impact on neighbour amenity, and the impact on the character and appearance of the area.

Planning application considerations:

2. The proposal seeks to demolish the existing detached garage and erect a two storey side extension. The extension will extend 4 metres to the side of the property and is approximately 6m long. It is set 1 metre back from the front and 1 metre back from the rear of the existing property. The proposal will be approximately 6.8 metres tall, stepped down approximately 40cm from the existing ridgeline.

Overlooking Issues:

3. The site sits above the northern properties at Canefields Avenue. The north elevation has a side-facing kitchen window proposed at ground floor level, with no windows proposed at the first floor level. The proposed front elevation has ground floor windows, but no windows are proposed on the pitched roof. A planning condition will be added to ensure adequate screening is maintained between the proposed side-facing window and the neighbouring properties, and of a form that will not affect the health of an existing hedge on the boundary.
4. The proposed rear elevation has a pitched roof with a rooflight. It will be installed 2.3 metres above the first floor level, creating no privacy concerns for neighbours.
5. The north-east corner of the extension is the closest part to any neighbouring properties. The closest property to this corner is 41 Canefields Avenue, with a distance of approximately 12 metres at the closest point (The south western corner). This meets the Council's minimum distance between a main habitable room window and a blank wall for a 2 storey development. In view of this, while the neighbours objections are noted, the development does meet the standards set out in the development guidelines, so is therefore considered acceptable.

Design

6. The proposed extension is subservient to the existing dwellinghouse, set back 1m at the front and 1m at the rear. The existing house has a pitched gable roof, and the proposed extension will continue this. The use of a rooflight on the rear roof keeps the profile of this roof intact and will have less of a visual impact on neighbours.

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 development falls below the charging threshold for the Community Infrastructure Levy charging schedule so no CIL contribution is required.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

No planning obligations have been sought in respect of this application.

12. Equalities and Diversities

There are no equalities and diversities issues

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, specifically CS02 (Design) and CS34 (Planning applications considerations) and it is therefore considered that planning permission should be granted.

14. Recommendation

In respect of the application dated **01/09/2015** and the submitted drawings 000 001 rev 4, 000 002 rev 2, 000 001 rev 3, 000, 003 rev 2, 000 004 rev 2, 000 005 rev 2, 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: 000 001 rev 4, 000 002 rev 2, 000 001 rev 3, 000, 003 rev 2, 000 004 rev 2, 000 005 rev 2

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: DETAILS OF ENCLOSURE AND SCREENING

(3) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of enclosure and screening for the northern site boundary. The approved screening shall be installed prior to first occupation of the approved extension, and retained in place at all times after.

Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity 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.

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).

INFORMATIVE: CODE OF PRACTICE

(3) All work should be carried out in accordance with the Council's Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages at: <http://www.plymouth.gov.uk/homepage/environmentandplanning/pollution/noise/noisecanddeal/constructionnoise.htm>