

PLANNING APPLICATION REPORT



Application Number 15/01918/FUL

Date Valid 28/10/2015

Item 01

Ward Plympton St Mary

Site Address 28A MOORLAND ROAD PLYMOUTH

Proposal Retention of two storey side extension

Applicant Mrs Christine Auguste

Application Type Full Application

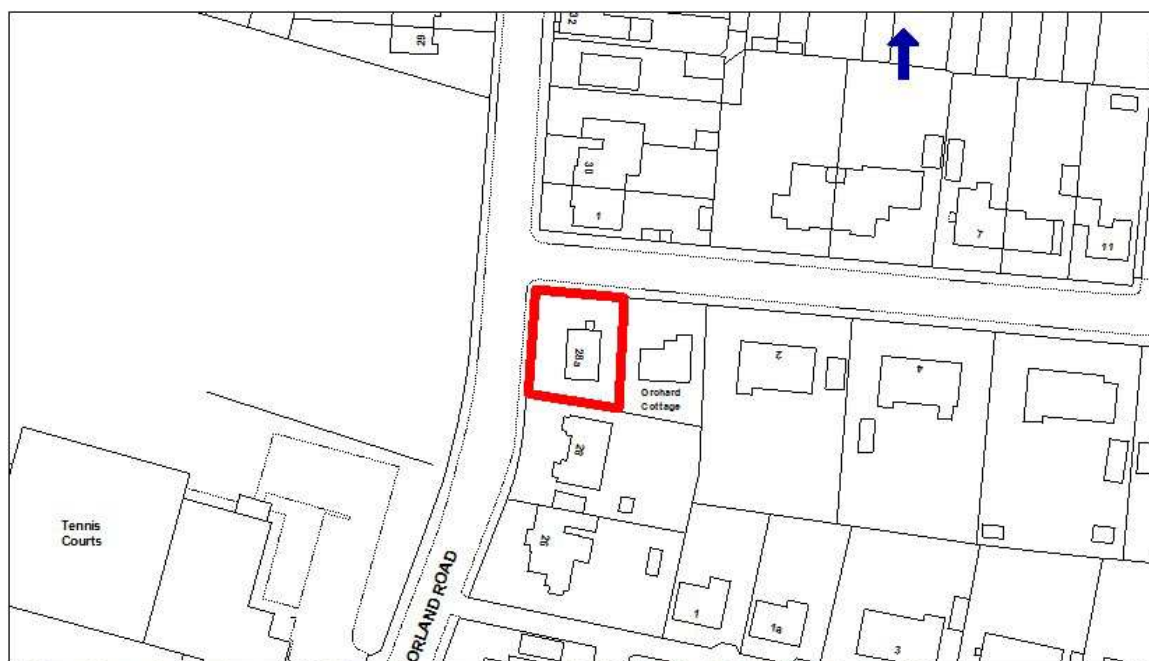
Target Date **23/12/2015** Committee Date **Planning Committee: 19 November 2015**

Decision Category Member/PCC Employee

Case Officer Amy Thompson

Recommendation Minded to Grant Delegated to Assistant Director for Strategic Planning & Infrastructure in Consultation with the joint Chairs of Planning Committee

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1. Description of site

28a Moorland Road is a detached property located in the Plympton area of the city.

2. Proposal description

Retention of two storey side extension.

3. Pre-application enquiry

None.

4. Relevant planning history

14/01836/FUL - Retrospective application for two storey side extension with smaller set down from ridge – Granted conditionally.

13/01481/FUL – Erection of first floor extension to side of property – Granted conditionally.

13/00788/FUL – Single storey extension and front porch – Granted conditionally.

5. Consultation responses

None.

6. Representations

Consultation does not end until 24th November. No letters received as of 9th November.

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 a 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) 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. 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.

(2) The property is a large detached corner property which fronts onto the classified Moorland Road. The property is surrounded by low boundary walls thus making any proposed extension highly visible from the street scene.

(3) The proposed side extension will measure approximately 4.3 metres by 6.3 metres. The ridge has been set down to approximately 200 mm to achieve subservience from the main dwelling. It is not considered that the extension will have a significant detrimental impact upon the amenity of the neighbouring property to the north as the properties are separated by Ridge Park Road. The proposal will use matching materials and mimic that of the existing. The scale, form and design of the extension is not considered to be detrimental to the visual quality or character of the area.

(4) The extension that was previously granted permission in 2014 (14/01836/FUL), in this application the roof of the proposed extension matched that of the existing property, which was a half-hipped roof. However due to issues during construction the proposal seeks to change the design of the extension roof and the part of the main dwellings roof to a gabled roof. The proposed change in roof design is not considered to be detrimental to the street-scene or character of the area and is therefore recommended for approval.

(5) In light of its siting, the proposal is not considered to be detrimental to the privacy, light or outlook of any of the neighbouring properties and therefore complies with Policy CS34 of the Core Strategy.

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

This development is not liable for a Community Infrastructure Levy Contribution.

11. Planning Obligations

None.

12. Equalities and Diversities

No equality and diversity issues to be considered in this case.

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. As the consultation period has not ended the officer is **Minded to Grant** Delegated to Assistant Director for Strategic Planning & Infrastructure in Consultation with the joint Chairs of Planning Committee

14. Recommendation

In respect of the application dated **28/10/2015** and the submitted drawings Location plan, 013-014-I-D., it is recommended to: **Minded to Grant/Defer/Del auth**

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: Location plan, 013-014-I-D.

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.

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).