

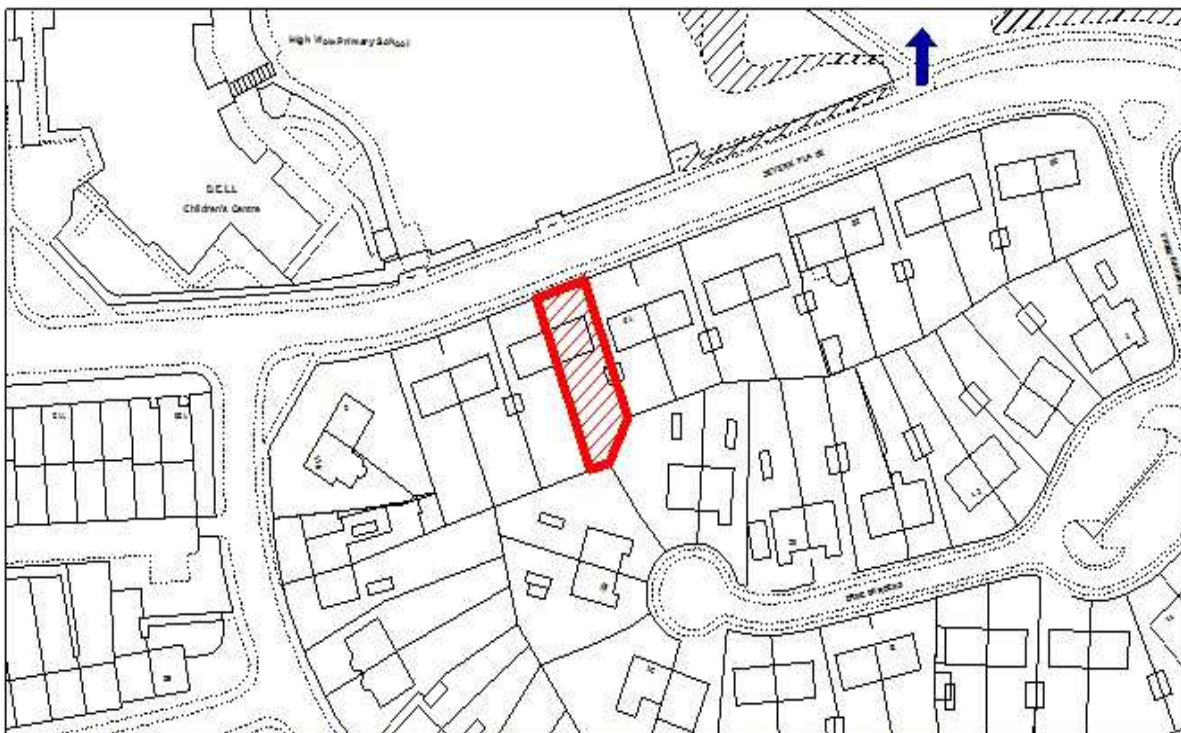
# PLANNING APPLICATION REPORT



<b>Application Number</b>	16/00146/FUL	<b>Item</b>	01
<b>Date Valid</b>	01/02/2016	<b>Ward</b>	Efford & Lipson

<b>Site Address</b>	10 SEVERN PLACE, PLYMOUTH		
<b>Proposal</b>	Rear extension, relocated raised decking and internal alterations		
<b>Applicant</b>	Mr & Mrs P Elliott		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>28/03/2016</b>	<b>Committee Date</b>	<b>Planning Committee: 10 March 2016</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

10 Severn Place is a semi-detached property located in the Efford neighbourhood of the city. It fronts a highway and Primary School in a predominantly residential area.

## 2. Proposal description

The proposal seeks a rear extension, relocated raised decking and internal alterations.

## 3. Pre-application enquiry

None requested

## 4. Relevant planning history

11/01828/FUL: Rear lean-to conservatory, Conditional Approval;

04/00406/FUL: Single storey side extension (existing side porch to be removed), Conditional Approval;

01/01466/FUL: Erection of front porch, Conditional Approval.

## 5. Consultation responses

None requested

## 6. Representations

None received (Consultation Ends 1<sup>st</sup> March)

## 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.
2. 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 its impact on neighbouring amenity and the impact on the character and appearance of the area.
3. The site is elevated from the west end of the street and slopes downward toward the east/bottom end of the highway. It also fronts a Primary School in a predominantly residential area with relatively larger rear gardens.
4. The proposal seeks a single storey rear extension, a repositioned adjoining patio and external east elevation alterations. The rear extension will create additional kitchen and dining room space with a proposed footprint of approximately 24m<sup>2</sup>. This extension will replace the area of the existing patio and its impact on light, outlook and privacy is no more than what already exists. Adjoined to the rear extension is the repositioned existing patio which will be obscured on both side elevations by high timber larch lap fencing to the west and outbuildings to the eastern boundary.

5. Officers also note that a door and window will be installed at ground floor level on the eastern (side) elevation to maximise light although they will both be obscure glazed. It is to be noted that there is precedence in the area for the side elevation door which in this instance was removed some years ago and now reinstalled under this consent, taking into consideration the original build/design of the property.
6. Upon assessing the application it is noted that the proposal adheres to the 45 degree guideline and rear extension on paragraphs 2.2.35 and 2.2.51 respectively, of the Supplementary Planning Document. The extension is set down from the main dwelling and is not considered to be detrimental to neighbouring amenity in terms of loss of light, outlook or privacy.
7. It is not considered that the extension and rear patio will impact upon the neighbouring properties or the character of the area. The form, detailing and materials of the proposal match the existing features of the 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 and is generally acceptable in appearance.

## **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**

None required

## **11. Planning Obligations**

None required

## **12. Equalities and Diversities**

None

## **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 conditional approval.

## 14. Recommendation

In respect of the application dated **01/02/2016** and the submitted drawings 141-04, 141-05, 141-06, 141-07, 141-10, 141-11, 141-12, 141-13, 141-14, 203/01, 203/03, 203/05, 203/06,203/07, 203/08,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: 141-04, 141-05, 141-06, 141-07, 141-10, 141-11, 141-12, 141-13, 141-14, 203/01, 203/03, 203/05, 203/06,203/07, 203/08.

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: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

(1) 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: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

(2) 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.