

PLANNING APPLICATION REPORT



Application Number 16/00153/FUL

Date Valid 15/03/2016

Item 01

Ward Compton

Site Address 139 BLANDFORD ROAD, PLYMOUTH

Proposal Front and side extension

Applicant Miss Claire Rushmere

Application Type Full Application

Target Date 10/05/2016

Committee Date Planning Committee: 09 June 2016

Decision Category Member/PCC Employee

Case Officer Amy Thompson

Recommendation Grant Conditionally

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This application has been brought to Planning Committee because the applicant is an employee of the Council.

1. Description of site

139 Blandford Road is a two storey semi-detached house in the Efford neighbourhood of the City. The property is located on the northern side of Blandford Road close to its junction with Dartmeet Avenue. The neighbouring properties to the east set above the proposed site by approximately 1 metre.

2. Proposal description

Front and side extension to provide a porch, utility area and W.C.

3. Pre-application enquiry

None.

4. Relevant planning history

13/01927/FUL- Widening access onto classified road- Granted conditionally.

Neighbouring Properties

135 Blandford Road- 08/01241/FUL -Single-storey front and side extension- Granted conditionally.

5. Consultation responses

None.

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 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:

- Sustainable Design Supplementary Planning Document
- Development Guidelines Supplementary Planning Document

8. Analysis

(1) This application has been considered in the context of the development plan, the emerging 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 proposal seeks to replace the existing front porch with a wraparound front and side extension to the eastern elevation of the property to provide a new porch, utility area, and additional toilet.

(3) The porch would be the same footprint as the existing porch and the proposed side extension would be approximately 1.8 metres wide and would extend the full length of the side elevation and

extend beyond the rear by 1.1 metres, with a total length of approximately 9.8 metres. The proposed height of the eaves would be approximately 2.4 metres.

(4) The proposed extension is not considered to impact on the neighbour amenity. The proposal complies with the 45 degree Supplementary Planning Document guideline that considers the loss of light to neighbouring properties. It is also considered acceptable having taken into account other relevant daylight impact factors such as orientation, position and scale of development. The proposal will also not have a significant impact on the surrounding neighbours outlook or privacy.

(5) The proposal is not considered to be detrimental to the character and appearance of the property and surrounding area. Many of the properties along Blandford road have made alterations to their property resulting in no clear building style, it is therefore considered the proposal would not dominate the street-scene. It is also noted that number 135 had a very similar proposal granted in 2008. The proposed materials and design for the extension would match that of the existing property.

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

Not applicable.

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. The application is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated **15/03/2016** and the submitted drawings Site Location plan, existing floor plan, proposed floor plan, current side view, proposed side view, existing front facing view, proposed front facing view, floor plan scale 1:50 existing, floor plan scale 1:50 proposed, 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: Site Location plan, existing floor plan, proposed floor plan, current side view, proposed side view, existing front facing view, proposed front facing view, floor plan scale 1:50 existing, floor plan scale 1:50 proposed.

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).

INFORMATIVE: PROPERTY RIGHTS

(3) Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.