

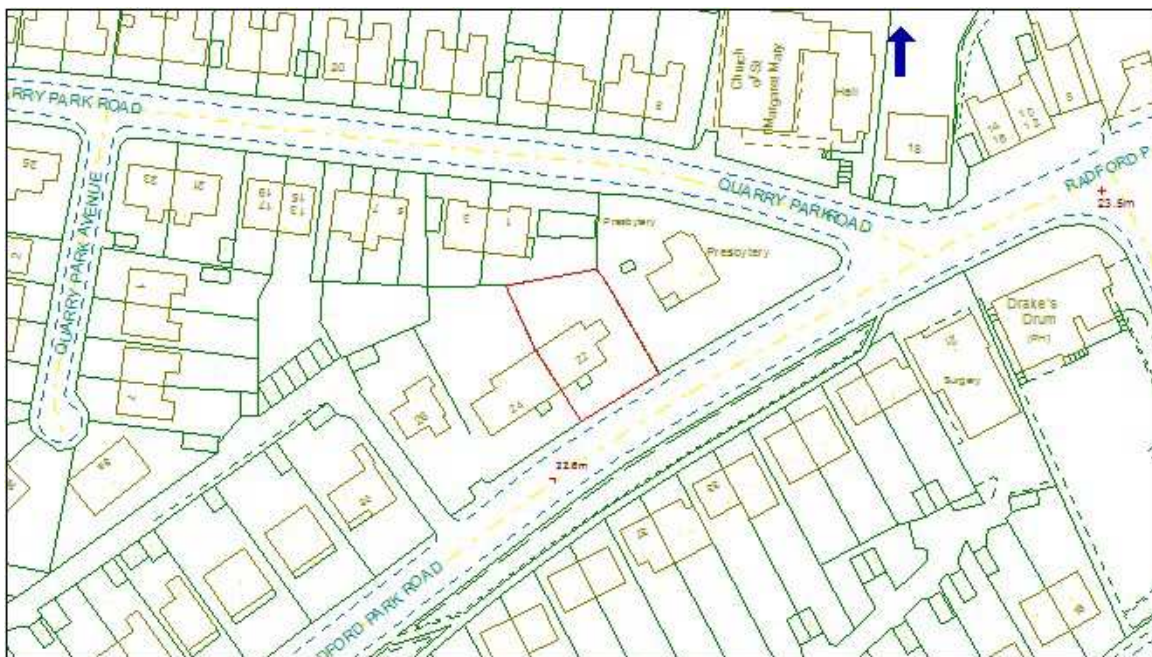
PLANNING APPLICATION REPORT



Application Number	16/00365/FUL	Item	02
Date Valid	02/03/2016	Ward	Plymstock Radford

Site Address	22 RADFORD PARK ROAD, PLYMSTOCK, PLYMOUTH		
Proposal	Hip to gable roof conversion, rear dormer, side extension and associated alterations		
Applicant	Mr Leslie Allen		
Application Type	Full Application		
Target Date	27/04/2016	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

22 Radford Park Road is a semi-detached bungalow located in the Plymstock area of Plymouth. The property is bounded by residential properties in Quarry Park Road to the north, and adjacent properties in Radford Park Road to the south. The site is set on a slope running from south to north. Radford Park Road is a classified road.

2. Proposal description

Hip to gable roof conversion, rear dormer, side extension and associated alterations, to provide three bedrooms and a bathroom at first floor level.

3. Pre-application enquiry

None.

4. Relevant planning history

08/00115/FUL- Formation of rooms in roofspace, including front rooflights and rear dormer, side extension, and formation of vehicle hardstanding and turning area- Granted conditionally - Commenced, but work halted at a very early stage.

5. Consultation responses

None requested.

6. Representations

None received.

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 create rooms in the roofspace by changing the roof from a hip to gable and a rear dormer. The proposal also seeks to erect a side extension and other associated alterations which include the insertion of rooflights.

(3) As noted in the planning history a very similar proposal was granted in 2008 for the formation of rooms in the roofspace which included a rear dormer and side extension. This development was begun but then stopped just above the foundations. The current application is similar to the previous consent with the main differences between the two proposals being the height of the side extension increasing by approximately 600mm to be in line with the original roof ridge height,

replace the existing conservatory with a sun-lounge room (with the same footprint), with a bathroom above in the roof space and the rear dormer would be extended across to the side extension. These changes to the previously approved scheme would allow for an additional bedroom, and bathroom, within the roof space.

(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.

(5) The proposal will also not have a significant impact on the surrounding neighbours outlook or privacy. Due to the distance between the properties, the set down nature of the subject dwelling, and the different orientation of the buildings, the proposal is not considered to have an unreasonable impact on the amenities of the adjoining neighbour or 1 Quarry Park Road, the neighbouring dwelling to the rear. However a condition will be added to ensure that the rear bathroom window on the first floor is obscure glazed and retained as such.

(6) The side extension will be set back approximately 0.7 metres from the front of the house and approximately 8 metres from the main road. The side extension is therefore not considered to dominate the street-scene, and is also sympathetic in design and materials to the original dwelling. The proposed extension to the rear that replaces the existing conservatory would not be visible from any public vantage points, therefore the proposal is not considered to detract from the character and visual amenity of the application property or surrounding area.

(7) The rear dormer is set well within the slope of the roof away from the ridge and the eaves. The rear dormer is considered to be sympathetic in style with the dwelling. The dormer is on the rear of the building and will not be easily viewed from a public vantage point. The proposed dormer will therefore not detract from the character or visual appearance of the area or unreasonably affect neighbours privacy.

(8) The proposed roof lights are considered to be sympathetic in design, scale and materials to the dwelling and will not detract from the visual appearance or character of the application property or surrounding area.

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 **02/03/2016** and the submitted drawings Site location plan, AL(5)01, AL(0) 01.,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, AL(5)01, AL(0) 01.

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.

CONDITION: OBSCURE GLAZING

(3) Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the windows at first floor level in the rear elevation of the proposed extension that serve the bathroom, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 61 of the National Planning Policy Framework 2012.

Informatives

INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

(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 imposed planning conditions to enable the grant of 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.