

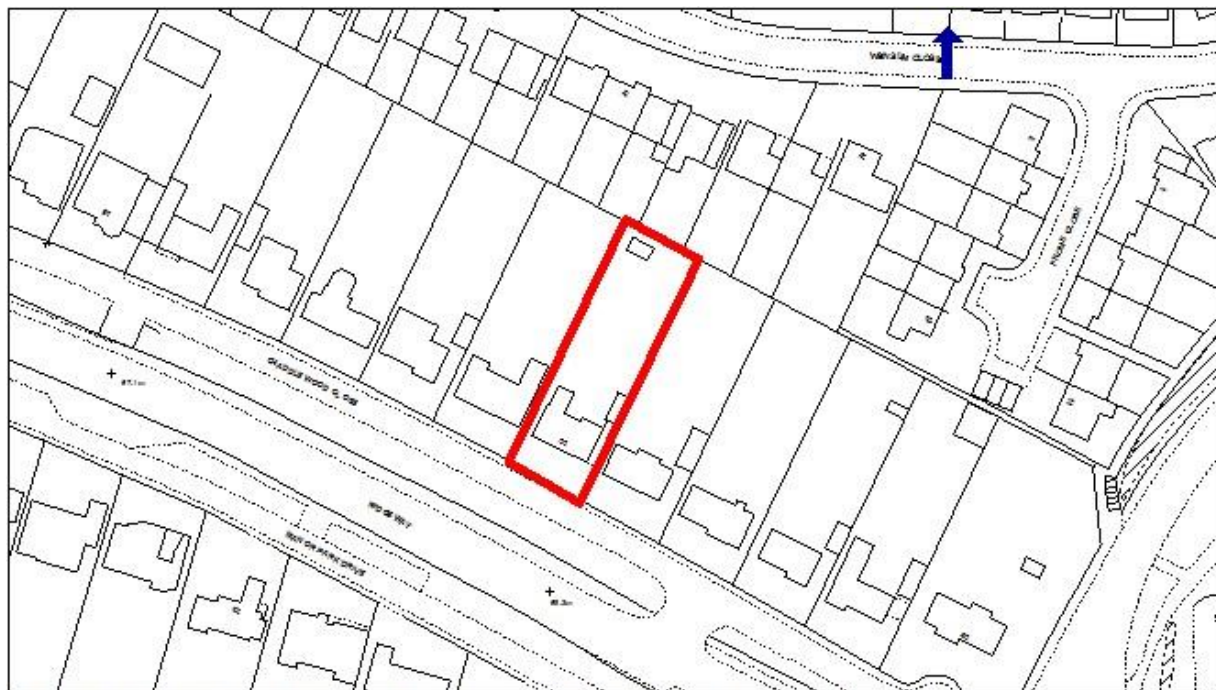
# PLANNING APPLICATION REPORT



<b>Application Number</b>	16/01796/FUL	<b>Item</b>	03
<b>Date Valid</b>	21/09/2016	<b>Ward</b>	Plympton Chaddlewood

<b>Site Address</b>	33 CHADDLEWOOD CLOSE PLYMOUTH		
<b>Proposal</b>	Rear two storey and single storey extensions		
<b>Applicant</b>	Mrs Carole Knapp		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>16/11/2016</b>	<b>Committee Date</b>	<b>Planning Committee: 27 October 2016</b>
<b>Decision Category</b>	Member/PCC Employee		
<b>Case Officer</b>	Liz Wells		
<b>Recommendation</b>	Grant Conditionally		

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This application is being brought to Planning Committee because the applicant is an employee of Plymouth City Council.

## **1. Description of site**

33 Chaddlewood Close is a detached residential property in the Chaddlewood ward of Plympton.

Chaddlewood Close is a private road which runs parallel to Ridgeway (road) – one of the main access roads into Plympton. The close has houses on the north side only and to the south is separated from Ridgeway by a band of mature trees.

The house is north facing at the rear, with a long rear garden which slopes down away from the house. The property has a detached garage to the side and set back from the rear of the house. The house has previously been extended at single storey to the rear west-side with a garden room, and has a small patio area immediately to the rear, with steps down to the lower garden level beyond.

## **2. Proposal description**

Rear two storey and single storey extensions.

The proposal is to extend across the full-width of the house, incorporating the existing garden room, to create an enlarged kitchen/lounge. The proposed two storey extension is set to the east side of the rear of the house, to enlarge an existing bedroom. The projection of the rear extension is approximately 3.5 metres and has a flat roof with roof lantern to the single storey part, and extends the existing gable feature at first floor. The plans show steps to the centre of the house, leading down to the garden.

## **3. Pre-application enquiry**

None.

## **4. Relevant planning history**

No planning history for this property. Neighbouring properties on either side appear to have been extended to the rear. In 2014, no. 35 was permitted extensions and alterations, including two storey rear extension with a raised patio area.

## **5. Consultation responses**

Local highways Authority – no objection.

## **6. Representations**

No letters of representation received at the time of writing.

## **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 First Review

## **8. Analysis**

8.1 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.

8.2 The main consideration in determining this application is the whether the impact on the neighbouring properties amenities and impact on streetscene is acceptable in accordance with policies CS34 of the Local Development Framework Core Strategy and the detailed guidance contained in Plymouth Development Guidelines SPD.

## Amenity

- 8.3 The most significant impact is on no. 35 to the east, as the two storey extension is set to this side, however, the extension will remain separated from this neighbour's boundary by the existing garage and car port. No. 35 has recently been extended to the rear and has a no windows in the facing flank wall. As such, the proposed extension is not considered to result in any significant loss of light or outlook to no. 35's house or garden. The change in position of the enlarged bedroom window is not considered to result in any significant loss of privacy to this property.
- 8.4 The proposal comes no closer to no.31 as it incorporates the existing single storey rear extension. The two storey element of the proposal is set well-away from the boundary from no.31 and no. 31 has no windows in the facing flank wall. As such, the proposal is not considered to result in any unreasonable impact on this neighbour's residential amenity.
- 8.5 The nearest neighbour to the north is in Wensum Close, over 30 metres away and set at a significantly lower ground level to Chaddlewood Close. Officers do not consider the impact on properties in Wensum Close to be significant, and adequate screening is provided by existing boundary treatment.

## Design

- 8.6 The design of the proposal is in keeping with the materials and style of the existing house, and due to the position to the rear, the proposal will not have any detrimental impact on the visual amenity of this street in Officers' opinion. From Wensum Close, the proposal will be seen in the context of the existing house. A condition is recommended to ensure that the materials match the main house.

## **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**

Due to the small scale of the proposal it does not attract any Community Infrastructure Levy liability (CIL) under the current charging schedule.

## **11. Planning Obligations**

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

## 12. Equalities and Diversities

None raised by this proposal.

## 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 specifically does not harm the streetscene or neighbouring properties amenities. The proposal is recommended for approval in accordance with submitted plans.

## 14. Recommendation

In respect of the application dated **21/09/2016** and the submitted drawings site location plan, site/block plan, existing elevations 256-1, existing plans 256-2, proposed elevations 256-3 and proposed plans 256-4, 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, site/block plan, existing elevations 256-1, existing plans 256-2, proposed elevations 256-3 and proposed plans 256-4.

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: MATCHING MATERIALS**

(3) The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the main house.

Reason:

To ensure that the materials used are in keeping with the appearance of the building and the character of the area 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: CONDITIONAL APPROVAL WITHOUT 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: 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).