

PLANNING APPLICATION REPORT



Application Number	16/01963/FUL	Item	01
Date Valid	12/10/2016	Ward	Honicknowle

Site Address	52 ASHBURNHAM ROAD, PLYMOUTH		
Proposal	Two storey side/rear extension		
Applicant	Mr & Mrs Kelley		
Application Type	Full Application		
Target Date	07/12/2016	Committee Date	Planning Committee: 24 November 2016
Decision Category	Member/PCC Employee		
Case Officer	Liz Wells		
Recommendation	Grant Conditionally		

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

1. Description of site

52 Ashburnham Road is a semi-detached dwelling in the Honicknowle ward of the city. The property lies in a street of similar houses, some of which have already been extended to the side.

2. Proposal description

The application seeks permission to construct a two storey side/rear extension.

The proposal will involve removing the existing garage which is set back to the side of the property and building over the driveway to the side of the house. The proposed extension is to create an enlarged kitchen, w.c. and bin/bike store on the ground floor, and an additional bedroom and second bathroom at first floor.

The plans have been amended during the course of the planning application to set back the side extension from the front of the property by 1 metre following negotiation by officers. Officers did not consider the changes to require a further period of public consultation, as it has no greater impact than the original submission.

The revised proposal is set back 1 m from the front of the existing dwelling, and projects 1 metre beyond the rear, and has a hipped roof.

3. Pre-application enquiry

None.

4. Relevant planning history

No planning history for this property.

5. Consultation responses

No consultation responses requested or received for this application.

6. Representations

No letters of representation have been received in respect of this proposal 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 (SPD) (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 impact of the proposal on the neighbouring properties' residential amenities is considered to be acceptable, in accordance with the Development Guidelines SPD. The most significant impact is on the detached neighbour to the east, no. 50, as the two storey extension will bring the side of the house right up to their side boundary. This may result in some loss of light and outlook to the side-facing windows of no. 50, however, these windows are unlikely to serve habitable rooms and therefore little weight can be given to this loss. No. 50's driveway is immediately adjacent to the area of the proposed extension – not the primary amenity area for this neighbour.

8.4 The proposal is not considered to result in any unreasonable overlooking of neighbouring properties. No windows are proposed on the side facing no. 50, and the proposed window at first floor level to the rear is to serve a bathroom so is likely to be obscure glazed. The front bedroom window will overlook the open front area and is no closer to houses opposite, approximately 21 metres away.

Design

8.5 The design of the proposal is in keeping with the materials and style of the existing house. The set back of the extension and steps down in the ridge from the main roof of the house, combined with the stepping down of the houses along the street, is considered to mitigate for the potential terracing effect identified in the Development Guidelines SPD. The proposal will retain the character and appearance of this street in Officers' opinion. A condition is recommended to ensure that the materials match the main house.

8.6 The proposed extension will result in the loss of the garage but will retain at least one car parking space within the site which is considered acceptable for this single dwellinghouse 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

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 local Development Guidelines SPD 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 **12/10/2016** and the submitted drawings drawings 157-01 to 06, issue 02 and accompanying design and access statement, 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: drawings 157-01 to 06, issue 02

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 existing building.

Reason:

To ensure that the materials used are in keeping with the appearance of the existing 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 WITH 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 with the Applicant and has negotiated amendments to the application 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).