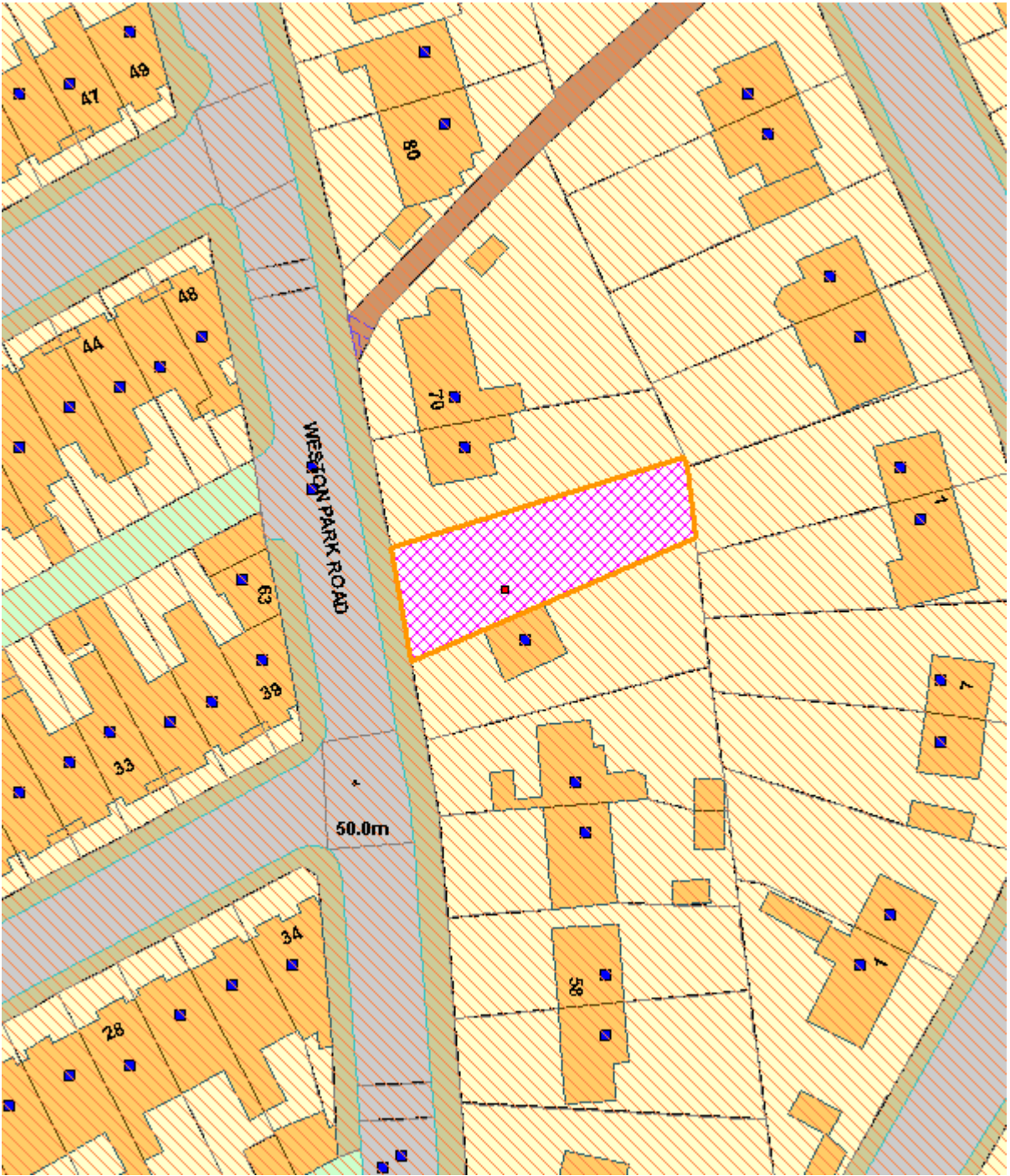


PLANNING APPLICATION OFFICERS REPORT



Application Number	17/00512/FUL	Item	01
Date Valid	06.03.2017	Ward	PEVERELL

Site Address	66 Weston Park Road Plymouth PL3 4NW		
Proposal	Two storey side and single rear extensions		
Applicant	Mr & Mrs Ian Barnes		
Application Type	Full Application		
Target Date	01.05.2017	Committee Date	04.05.2017
Extended Target Date	N/A		
Decision Category	Member/PCC Employee		
Case Officer	Mrs Alumeci Tuima		
Recommendation	Grant Conditionally		



This application is brought to Planning Committee because the applicant is a Council Employee.

1. Description of Site

66 Weston Park Road is a two-storey semi-detached dwelling located to the north of Mutley area in a predominantly residential area.

2. Proposal Description

The proposal seeks permission to construct a two-storey side extension and a single storey rear extension.

3. Pre-application enquiry

None requested

4. Relevant planning history

None

5. Consultation responses

Transport: No objection.

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 Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation, with the pre-submission version formally approved by Plymouth City Council, West Devon Borough Council and South Hams

District Council for a six-week period for representations, pursuant to Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations. It is also considered consistent with the policies of the Framework, as well as based on up to date evidence. However, until the Regulation 19 stage has concluded, and the scale and nature of representations known, it is considered that the JLP's policies will generally have limited weight within the planning decision. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). 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 approved Plymouth and West Devon Local 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, DEV20 (Place Shaping and Quality of Built Environment) of the Joint Local Plan (2017) 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 is its impact on neighbouring amenity and the impact on the character and appearance of the area.

3 66 Weston Park Road is elevated at approximately 45 degrees above street level and plateaus toward the end of the rear garden with a relatively spacious curtilage. The proposal seeks to construct a two storey side extension and rear extension for the provision of additional living, kitchen and bedroom space.

4 Side Extension

The proposed works will include a 2.8 metre (width) two storey side extension, is set down, set back and less than half the existing width of the principle elevation. This is consistent with Paragraph 2.2.44 of the Development Guidelines Supplementary Planning Document (SPD, 2013) which states that 'Where the extension is set back, the roof of the extension should be lower than that of the main house. This ensures that the extension is subordinate. Side extensions should also be of a width to ensure they appear less important to the original dwelling'.

A side elevation stairway window will be set away from the nearest habitable room and is not considered to adversely affect adjacent neighbours through either loss of light, outlook or privacy.

5 Rear Extension

The proposed rear extension dimensions are approximately 3.2m (width) x 1.2m (depth) x 3m (height) which will create additional kitchen space. The extension will be set down and set back from the original rear wall of the property with materials to match. Officers note that

similar structures exist within rear curtilages of adjacent properties.

6 With regard to character and appearance, the rear extension will not be prominent from street scene and is consistent with paragraph 2.2.51 of the SPD which states that 'a rear extension should be in keeping with the main dwelling and the character of the area'.

7 Given the alterations to the proposed dimensions, it is not considered to deviate considerably from the 45 degree SPD guideline paragraphs 2.2.33 and 2.2.34 and is therefore acceptable having taken into account the position and orientation of the proposal and the position and type of neighbouring window. This will ensure compliance with SPD paragraph 2.2.18 -2.2.19 for achieving a unified exterior to correspond with the existing dwelling and ensure maximising available daylight and sunlight without compromising neighbouring amenity through loss of light, privacy or outlook.

8 Highways and Transport consultation objected to the proposed hardstanding due to the lack of turning provision and inadequacy of the site. This has been amended and the hardstanding removed. This is now acceptable.

10 The proposed extensions are not considered to unreasonably impact on neighbouring amenity or the character and appearance of the surrounding area. The form, detailing and materials of the proposal will match the existing features of the dwelling without significantly impacting neighbouring dwellings due to its size and is therefore acceptable.

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 the Council's adopted planning policy, supplementary planning documents and national guidance, and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated **06.03.2017**
it is recommended to **Grant Conditionally**

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1) CONDITION – APPROVED PLANS

Site Location Plan 21022017 Version: 1 received 21/02/17

Site plan 21022017 Version: 1 received 21/02/17

Existing Plans and Elevations 1 OF 2 Version: 1 received 21/02/17

Proposed Plans and Elevations 2 OF 2 Version: 3 received 18/04/17

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.

2) CONDITION: COMMENCE WITHIN 3 YEARS

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.

Informatives

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

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).

2) INFORMATIVE: CONDITIONAL APPROVAL NEGO

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.