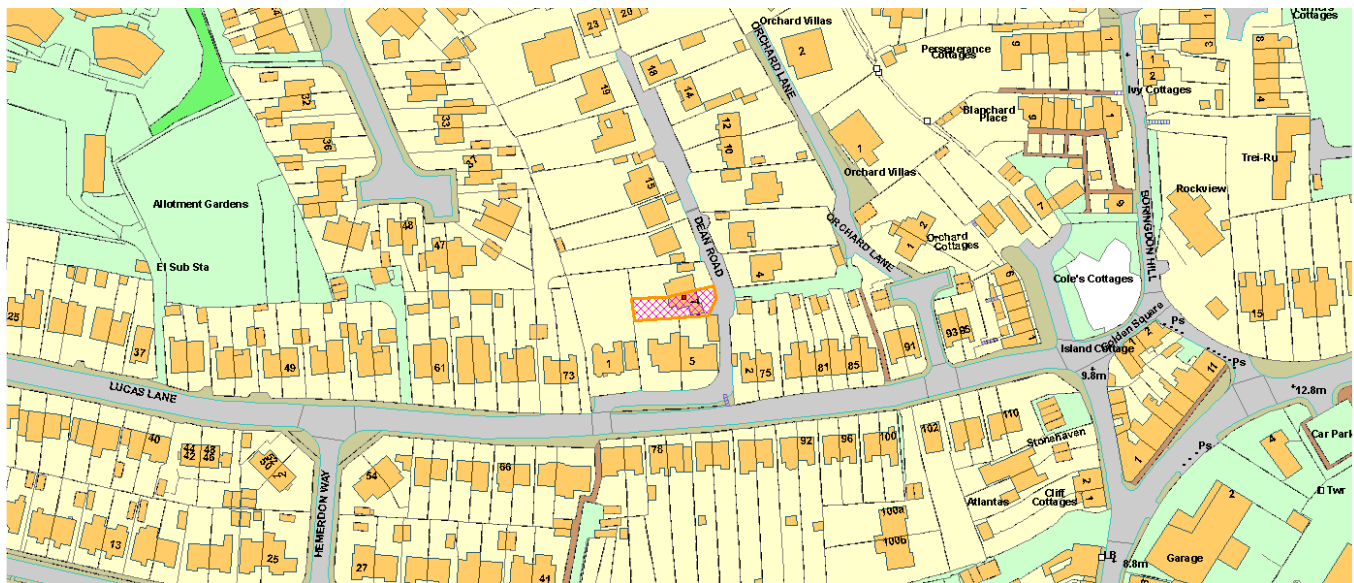


PLANNING APPLICATION OFFICERS REPORT



Application Number	17/01289/FUL	Item	01
Date Valid	19.06.2017	Ward	PLYMPTON ST MARY
Site Address	7 Dean Road Plymouth PL7 4HE		
Proposal	Garage demolition and two storey side extension.		
Applicant	Mrs Naomi Cook		
Application Type	Full Application		
Target Date	14.08.2017	Committee Date	27.07.2017
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 an Employee.

1. Description of Site

7 Dean Road is a semi-detached dwelling located within the Plympton St Mary neighbourhood. The topography varies throughout, sloping downward from the west to the south of this predominantly residential area. The local shopping area is located south east of the application site.

2. Proposal Description

The proposal seeks permission for a garage demolition and a two-storey side extension.

3. Pre-application enquiry

None requested

4. Relevant planning history

None

5. Consultation responses

Transport: No objection

6. Representations

None received (Consultation ends 18th July)

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 I 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:

- o 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 is relevant to policies DEVI(1) (Protecting Health and Amenity) and DEV20 (Place shaping and the quality of the built environment) of the emerging Joint Local Plan, as well as Policies CS02 and CS34 of the Local Development Framework Core Strategy 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 7 Dean Road is situated at street level, has a generally levelled front and side curtilage with an elevated rear garden that has a steeper gradient and set above the host dwelling. The proposed side extension will involve the demolition of the existing garage, to be made good for the provision of additional storage and living space at ground floor level and an ensuite bedroom at first floor level.

4 The proposed two storey side extension dimensions are approximately 7m(eaves height) x 6m(depth) x 3m (width) to be set back at first floor level and set down from the original roof ridge. This ensures that the proposed side extension is subordinate in appearance and avoids potential for terracing effect. Officers note that this is consistent with paragraph 2.2.47 of the Development Guidelines, Supplementary Planning Guideline, (SPD 2013) which states that 'Where there is an existing or a proposed ground floor extension that is not set back from the front of the house, then a proposed first floor extension should normally be set back by at least 2 metres to ensure that subordination is maintained and terracing avoided'.

5 With regard to character and appearance, Officers note that similar structures exist within the vicinity of the area and that the proposed works to restore the existing garage will raise its appearance from street scene and is acceptable in principle..

6 Given its separation distance from the nearest habitable rooms to the east, the extension is not considered to result in loss of light or the 45 degrees guideline as outlined in the Development Guidelines SPD in paragraphs 2.2.33 and 2.2.34 and is therefore considered acceptable. In terms of overlooking or privacy issues, it is noted that the side elevation will only include a 1.7 metre raised window which is an essential form of escape and is not considered to compromise loss of privacy or outlook and is therefore acceptable.

7 Local Highway Authority was consulted as a result of the proposed garage demolition however, no objections were made by them.

8 The side extension is not considered to impact on neighbouring amenity or the character and appearance of the surrounding area. Its form, detailing and materials will match the host dwelling and without causing significant impact on the neighbouring properties due to its size.

9 The proposal is considered to comply with policies DEVI(1) (Protecting Health and Amenity) and DEV20 (Place shaping and the quality of the built environment) of the emerging Joint Local Plan, as well as Policies CS02 and CS34 of the Local Development Framework Core Strategy.

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 **19.06.2017** it is recommended to **Grant Conditionally**

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan I6162017 0 received 16/06/17

Site plan I6062017 0 received 16/06/17

Plans and Elevations I6062017 0 received 16/06/17

Plans and Elevations I6062017 0 received 16/06/17

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 NO NEGOTIATION

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.