

## **ADDENDUM REPORT**

Planning Committee



### **Item Number: 6.1**

**Site: 90 - 92 Plymstock Road, Plymouth, PL9 7PJ**

**Planning Application Number: 17/01976/FUL**

**Applicant: Mr & Mrs Steve Shirley**

**Pages: 9, 10 and 16**

It is proposed that a minor correction and two additions are made to the officer report to ensure all issues are properly clarified. These changes do not change the officer recommendation or conclusions made in the report.

### **Page 9**

Section 4 of the report whereby the text set out in points i-iv in the 'Relevant Planning History' to most recent refusal 17/01236/FUL explains the thinking behind the reasons for refusal. For clarification purposes the wording of the two refusal reasons are as follows:

#### **1 DETRIMENTAL IMPACT ON NEIGHBOURING RESIDENTIAL AMENITIES**

The Local Planning Authority considers that the proposed extension, by virtue of its height, size, proximity to the boundary and windows, will result in an unreasonable and detrimental impact on the residential amenity enjoyed by the adjoining property, 88 Plymstock Road, including loss of outlook, noise disturbance, loss of privacy, light and enjoyment of outdoor amenity area. The proposal is therefore contrary to policies CS02, CS22 and CS34 of Plymouth's Local Development Framework Core Strategy (2006-2021) 2007 and advice in the Development Guidelines Supplementary Planning Document (First Review) and paragraphs 56 to 66 of the National Planning Policy Framework and policies DEV1 and DEV20 of the Joint Plymouth and South West Devon Local Plan.

#### **2 INCREASE IN INTENSITY HARMFUL TO RESIDENTIAL CHARACTER**

The Local Planning Authority considers that the proposed extension, by virtue of its scale and cumulative impact with planning consent 09/01646/FUL, will significantly increase the intensity of the use of the property as a Residential Care Home, and by virtue of the increase in activities, visitors and staff associated with this enlargement, will create a development that is incompatible with the surrounding residential area and is likely to be harmful to the residential character and result in an unreasonable disturbance of neighbouring properties. The proposal is therefore contrary to policies CS01 and CS34 of Plymouth's Local Development Framework Core Strategy (2006-2021) 2007 and advice in the Development Guidelines Supplementary Planning Document (First Review) and paragraphs 56 to 66 of the National Planning Policy Framework and policies DEV1 and DEV20 of the Joint Plymouth and South West Devon Local Plan.

### **Page 10**

Minor drafting error '0903332/FUL' should read '09/00332/FUL'

### **Page 16**

Paragraph 19 – To be replaced with 'Use of rear car parking area was not permitted by 17/01236/FUL, it was permitted by 09/00332/FUL but limited by condition to 3 vehicles at a time between 08.00 and 18.00 only. 09/01646/FUL later allowed for the parking of 6 vehicles in this area during the daytime.'