

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: 22 Grand Parade

Planning Application Number: 17/02379/FUL

Applicant: Mr Andrew Welch

Pages: 73-98

Additional Letters of Representation

Six additional letters have been received since the drafting of the main report. Two letters of objection have been received from people who have already made representations. The comments made reinforce points already noted in the officer report. The letters do query why additional comments have been made since the consultation period has ended. Officers will always try to take into account any letters received prior to the determination of the application.

Four additional letters of support have been received, which again largely reinforce comments already made. One comment suggests the design incorporates naval influences, such as the copper turret. The merits of the design are covered in detail within the report.

Report Clarification

Paragraph 20 of the report refers to rear terraces on the first and second floors, this should read the first and third floors.

Paragraph 34 should read "A minor adjustment has also been made to the bay window entrance feature at first floor level. Glass has now been provided in the side panels to reflect the more classic bay windows on adjacent buildings. *The proposed flagpole is an unusual feature* however the applicant very much wants this feature to remain and it is not considered to have such a significant impact that its retention cannot be supported. Further details will be requested by condition."

Self Build

The Housing and Planning Act 2016 placed a duty on Local Planning Authorities to take account of the demand evidenced by their Right to Build register when exercising planning functions. Local Planning Authorities must give suitable development permission to meet the demand for self-build and custom housebuilding.

In Plymouth we currently have 184 individuals on our Right to Build register and are required to provide planning consent for 93 plots by 30th October 2019. The proposed new dwelling will count towards our self-build target as the applicant's intend on occupying the building for at least 3 years once complete.

Officers accept this is a material planning consideration however it would be attributed less weight than other considerations such as the impact on the Conservation Area.

MOD Consultation

The application site lies within the MOD explosive safeguarding area. The MOD were consulted at the beginning of the application process and despite officers chasing a response formal comments have yet to be received.

Recent applications in the vicinity of the application site have had specific planning conditions recommended to deal with explosive safety issues and officers consider a similar condition is likely to be necessary in this case.

Officers therefore propose to amend the recommendation to delegate authority to the Service Director to allow additional conditions to be added once the MOD response has been received.

Recommendation

The recommendation is now proposed to be:

Grant conditionally with delegated authority to Service Director for Strategic Planning and Infrastructure to add additional conditions as necessary following receipt of the MOD consultation response.

An additional condition should have also been added to the report to restrict the use of the ground floor of the dwelling. Condition 11 should therefore be:

11. CONDITION: RESIDENTIAL ANNEXE

The ground floor of the new dwelling hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.

Reason:

Due to the linked relationship between the ground and upper floors of the new dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61 and 123 of the National Planning Policy Framework 2012.