

PLANNING APPLICATION OFFICERS REPORT



Application Number	18/01737/FUL	Item	01
Date Valid	11.10.2018	Ward	PLYMSTOCK RADFORD
Site Address	1 Ronsdale Close Plymouth PL9 7QZ		
Proposal	Relocation of front entrance door and roof alterations to existing single storey front extension		
Applicant	Mrs Sharron Reeves		
Application Type	Full Application		
Target Date	06.12.2018	Committee Date	13.12.2018
Extended Target Date	N/A		
Decision Category	Member/PCC Employee		
Case Officer	Mr Macauley Potter		
Recommendation	Grant Conditionally		



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

1. Site Description

1 Ronsdale Close is a two storey end terrace property located in the Plymstock area. The property follows a building line of similarly designed terrace properties along Ronsdale Close. The property is finished in grey spa dashed render.

2. Proposal Description

The proposal seeks permission for the relocation of the entrance door on the porch from the side elevation to the front elevation. The roof alterations consist of a pitched door canopy measuring approximately 2.3 metres from the ground to the underside of the canopy eaves. The total canopy height terminates approximately 0.3 metres from the total height of the existing front extension.

3. Pre-application enquiry

No pre application enquiry associated with this application.

4. Relevant planning history

11/00914/FUL – Two storey rear extension and single storey front extension/porch – grant conditionally

16/00673/FUL – Front extension – grant conditionally

18/01698/GPI - A single-storey rear extension which extends beyond the rear wall of the original dwellinghouse by 3.94m, has a maximum height of 4.0m to ridge, and has an eaves height of 2.85m – prior approval required and given

5. Consultation responses

None required.

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 I of the National Planning Policy Framework (2018) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- o 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).
- o 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 an advanced stage of preparation having now been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is based on up to date evidence. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision, particularly if there are no substantive unresolved objections. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

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.
- o The Town and Country Planning (General Permitted Development) (England) Order 2015.

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 CS02 (Design) and CS34 (Planning Application Considerations) of the Local Development Framework Core Strategy and 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 and the aims of the Council's Development Guidelines Supplementary Planning Document 1st review (2013), and the National Planning Policy Framework (2018). The primary planning considerations in this case are its impact on neighbouring amenity and the impact on the character and appearance of the area.

Design and Impacts on Amenity

3 Case Officers have assessed the impacts of the proposed door relocation and canopy and consider them acceptable in terms of impact on the street scene. The proposed alterations are also considered to be in-keeping with the original dwelling and the front extension approved in 2016.

4 In terms of scale case officers consider the proposal to be subservient to the main dwelling. The proposed door canopy terminates approximately 0.3 metres below the total height of the front porch.

5 In terms of materials used wall render and roof tiles are proposed to match existing as per the plans.

6 Case Officers consider there to be no significant overlooking issues resulting from the proposed alterations. The alterations include the removal of a slot window on the front elevation and there are no proposed side windows on the porch. Case Officers also consider there to be no significant loss of light resulting from the proposed alterations.

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

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

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and reasons for decision

As per the reasons outlined above the relocation of the front door and the installation of a door canopy is not considered to be harmful to the street scene and neighbouring amenity.

In arriving to the above recommendation Case Officers have taken account of the NPPF (2018) 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 the alterations are therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 11.10.2018 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 and block plan 180924-02 Rev A received 05/10/18
Existing Plans and Elevations 180924/03 received 05/10/18
Proposed plans and elevations 180924/04 received 05/10/18

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 124, 127, 130 and 131 of the National Planning Policy Framework 2018.

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: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has granted planning permission.