

ADDENDUM REPORT

Planning Committee



Item Number: 03

Site: 55 Churchway PL5 1AH

Planning Application Number: 19/00699/FUL

Applicant: Mr & Mrs E Nelson

Pages: 51-60

1: Clarification on wording

In paragraph 10 it states that a loft conversion and rear dormer can be completed under permitted development. The loft conversion and rear dormer in this scheme would not be permitted development as the former and latter are both partially incorporated into the new side extension (of which requires planning permission), however something of a similar design can be achieved on the existing roof arrangement.

2: Amendment to condition 5

Privacy screen and roof dormer finishes were not clarified on the original materials condition, clarification was sought from the applicant and condition 5 updated to specify the materials of the former and the latter as per below.

CONDITION 5: MATCHING/EXTERNAL MATERIALS

For the avoidance of doubt, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall consist of the following:

Walls - painted render to match existing

Roof - concrete tiles to match existing

Dormer elevations - render to match existing

Balcony privacy screens - translucent glazing

Reason:

To ensure that the materials used are in keeping with the appearance of the existing building and the character of the area in accordance with Policies DEV1 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and Section 12 of the National Planning Policy Framework 2019.

3: Further information on dormer roof materials

In paragraph 10, further details were received relating to the materials on the dormer. The dormer roof will be made from Glass Reinforced Plastic (GRP) as will be the angled side elevation i.e. the area around the proposed side roof light on the proposed plans.

4: Revised letter of representation count

In section 6 the application received 16 letters of representation following re-advertisement of the scheme. Note that this figure changed from 13 as specified in the report as the consultation period was still running after the report was finalised. No new issues were raised from the 3 additional letters of representation.