

PLANNING APPLICATION REPORT

Case Officer: Charlotte Howrihane

Parish: Totnes **Ward:** Totnes Bridgetown

Application No: 1448/16/HHO

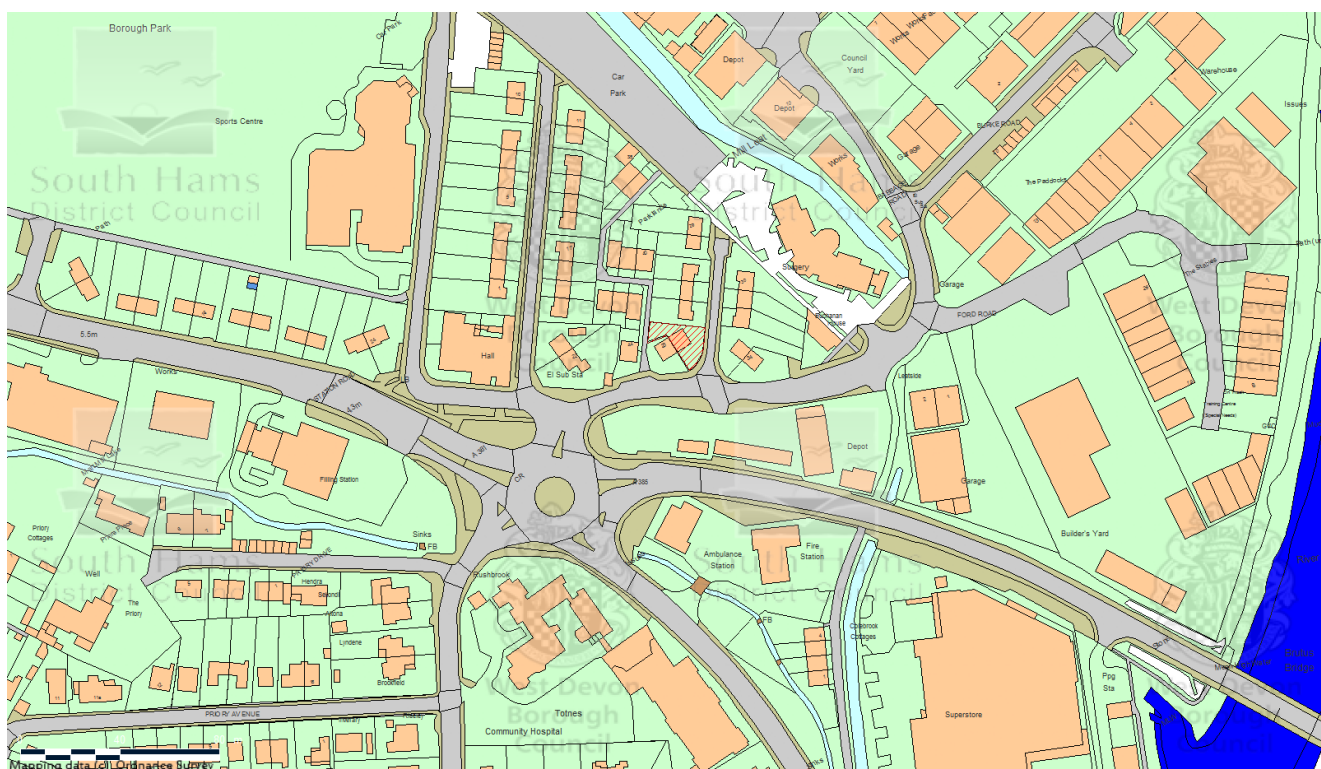
Applicant:

Ms Jennie Fitzjohn
Southford Cottage
Staverton
Totnes
TQ9 6NZ

Site Address: 24 Parklands, Totnes, TQ9 5HZ

Development: Householder application for a two storey extension to the side of the house and addition of front porch.

Reason item is being put before Committee: Applicant is related to an employee of the Council (Planning Specialist)



Recommendation: Conditional Approval

Conditions (see end of report)

Key issues for consideration: Design, Neighbour Impact

Site Description:

The site is a two-storey, semi-detached property in Parklands, a series of residential cul-de-sacs in the centre of Totnes. The site is at the entrance to the cul-de-sac, on the junction of Parklands and Babbage Road, and so occupies a corner plot, positioning it at an angle to the neighbour property and the majority of the houses in the road. There is currently reasonable-sized front and back gardens, with space for parking to the side of the house.

The property is rendered with a natural slate roof, and UPVC doors and windows. It is within the Totnes Development Boundary and not within any special areas of designation.

The Proposal:

The application seeks permission for the erection of a two-storey extension to the side of the house, as well as the addition of a front porch. The proposed materials would match the existing house. The existing parking area would be moved to the front of the house, with the existing gravelled area to be landscaped.

Consultations:

- County Highways Authority- no comments
- Environmental Health Section- recommend unsuspected contamination condition
- Town Council- no objection

Representations:

None

Relevant Planning History

None

ANALYSIS

Principal of Development

The site is a residential property within the Totnes Development Boundary, and so the principle of extension is acceptable under policy CS1 subject to all other material planning considerations.

Design/landscape

The site is large enough to accommodate the proposed extension without appearing cramped and would ensure that sufficient amenity and parking areas are retained. Examples

of extensions of a similar scale can be seen in the area, and with materials proposed to match the existing dwelling, the extension and front porch would blend well with the main house. The residential character of the area would be retained, and so the proposal is considered to accord with design and landscape policies, namely CS7, CS9, DP1 and DP2.

Neighbour Amenity

The property is sited at an angle to no.25, the neighbour to the northern boundary. This means that although the extension would decrease the distance between the properties, the positioning of dwellings and windows is such that they would not be directly overlooking one another, and residential amenity for both dwellings would be protected. The proposed porch would face the road and be screened by hedges, and so also raises no concerns. No third-party representations have been received, and the Town Council has no objections to the application. It is therefore recommended for conditional approval.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004

Planning Policy

South Hams LDF Core Strategy

CS1 Location of Development

CS7 Design

CS9 Landscape and Historic Environment

Development Policies DPD

DP1 High Quality Design

DP2 Landscape Character

DP3 Residential Amenity

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Proposed Conditions:

1) The development to which this permission relates must be begun no later than the expiration of three years beginning with the date on which this permission is granted.
Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby approved shall in all respects accord strictly with drawing numbers 24P/003 rev.5, 24P/004 rev.4, 24P/005 rev.3 and 24P/006 received by the Local Planning Authority on 1st June 2016

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building, unless amendments have been agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

4) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.