

# PLANNING DEPARTMENT

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Householder Application for Planning Permission for works or extension to a dwelling.  
Town and Country Planning Act 1990

## Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### 1. Site Address

Number	<input type="text" value="164"/>
Suffix	<input type="text"/>
Property name	<input type="text"/>
Address line 1	<input type="text" value="Beaumaris Road"/>
Address line 2	<input type="text"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Plymouth"/>
Postcode	<input type="text" value="PL3 5SE"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="249066"/>
Northing (y)	<input type="text" value="57275"/>

Description

### 2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Phillip"/>
Surname	<input type="text" value="Hope"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="164"/>
Address line 2	<input type="text" value="Beaumaris Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Plymouth"/>
Country	<input type="text"/>

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?  Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

No Agent details were submitted for this application

## 4. Description of Proposed Works

Please describe the proposed works:

Addition of a long, thin porch to the front of the property enclosing the current front door and extending to the East side of the property. The surface area of the porch is approx 7.48sqm. The porch will extend 1.7m from the property's front wall and will be approx. 4.4m wide. The porch is to be constructed out of red brick to match the brick of the house along with a mono-pitched roof with the roof tiles to match those currently on the roof of the property and the mono-pitched roof above the kitchen.

Has the work already been started without consent?  Yes  No

## 5. Materials

Does the proposed development require any materials to be used externally?  Yes  No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Main property, Red brick
Description of proposed materials and finishes:	Porch to use similar red brick as existing property

Roof	
Description of existing materials and finishes (optional):	Roof tiles are brown in colour, concrete
Description of proposed materials and finishes:	Similar colour and style concrete tiles to be used on porch mono-pitched roof

Windows	
Description of existing materials and finishes (optional):	Double glazing with a wood effect exterior and white interior
Description of proposed materials and finishes:	We will get the same window style from Anglian windows who made and fitted our current windows.

Doors	
Description of existing materials and finishes (optional):	Door supplied and fitted by Anglian windows and matches windows.
Description of proposed materials and finishes:	New front door to match current property windows.

## 5. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement?  Yes  No

## 6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?  Yes  No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?  Yes  No

## 7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?  Yes  No

## 8. Parking

Will the proposed works affect existing car parking arrangements?  Yes  No

## 9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?  Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

## 10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

**Officer name:**

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Officers conducted an informal site visit on 9th November 2020 and discussed the proposal in more detail with the applicant on 26th November 2020.

As the proposal is for a fairly modest porch, Officers do not wish to raise any in-principle objections relating to it. While porches per se are not a common feature of the area, many of the nearby properties have their front doors set back from their front elevation with a large canopy over them – which give the appearance of porches being present. Permitted development would allow a porch with a surface area of 3sqm to be constructed without the need to gain planning permission; but Officers consider that the design of porch proposed here would actually be more visually pleasing than a smaller version – which may end up looking like a strange, boxy addition to the property.

## 10. Pre-application Advice

The property is relatively prominent in the street due to its position on a bend in the road, so any future porch will also be similarly prominent, but the sketch plan provided shows a porch that appears to relate well to the main dwelling. The property has a fairly visible side extension and it appears that the proposed porch will be of a similar overall design to it – although significantly smaller. The proposed porch roof appears to be similar to the extension's roof, as well to that of the main property.

Discussions were held with the applicant regarding the proposed materials, and it was stated that similar bricks and roof tiles would be sought for any future extension. Due to the property's fairly prominent location, Officers consider it important that any future addition matches the main dwelling. Therefore, Officers would recommend the use of a similar-coloured brick and roof tile to allow the porch to match the main dwelling. Officers have also considered the impact of the proposal on the amenity of neighbours, and have concluded that any impacts will be extremely minimal – or non-existent. Due to the porch's proposed position, and the positions of nearby properties, Officers do not consider that the proposal is likely to lead to any unacceptable overlooking, overbearing, or loss of light concerns.

Conclusion including likely support for proposal

Overall, Officers consider that a modest porch similar to what has been proposed here is likely to be approved should a formal planning application for such be submitted. The current proposal appears to be well-designed and will fit in well with the main dwelling, despite having a fairly prominent position on the property. Officers will need to assess a formal submission, including scale drawings, before coming to a final, concrete view on the scheme however – but the information provided at pre-application stage is encouraging. The two main things Officers advise the applicant to keep in mind while compiling such an application is the overall design of the porch (which should stick as closely to the wider house/extension design as possible) and the materials used.

## 11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 12. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. \*\* 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Person role

- The applicant
- The agent

Title

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

### 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)

10/01/2021