

Development Management Department
Plymouth City Council
Ballard House
West Hoe Road
Plymouth
PL1 2AE

7th January 2021

Planning Statement Covering Letter

Dear Sirs

New window openings and balconies at 71 Millbay Road, Plymouth.

This householder planning application is submitted via the Planning Portal. The application fee of £206.00 will be covered by bank transfer and the applicant will contact you shortly to make payment.

Site Description

The dwelling the subject of the application is part of a recently built contemporary development of dwellings, apartments and commercial floorspace (previously referred to as plot g) at Millbay Road, and lies adjacent to the access road that serves the Brittany Ferries port in Plymouth. It is the end of a terrace of 3 storey modern dwellings that have a mono pitch roof and contemporary appearance.

With regards to context, the site is located to the south of Plymouth City Centre, between The Hoe to the east and the Stonehouse peninsular to the west. The area provides the connection between the centre of Plymouth and city's historic seafront. Within Millbay there are a wide range of uses including both historical and recently built residential properties, light industry to the south of Union Street, the Continental Ferry Terminal and Plymouth Pavilions Leisure and Entertainment Centre. It is a sustainable location with good access to the central services and amenities on offer at the nearby city centre.

Proposal

The application proposes to create 3 new openings (2 new windows and a new doorway) and enlarge 2 existing openings (from windows to doors) with the creation of a first and second floor balconies, on the south elevation of the dwelling. The application is made due to the removal of permitted development rights for extensions and alterations at the site.

The proposal will provide additional external amenity space for the owners and take advantage of the scenic views to the south over Plymouth Sound. The openings will not disrupt the uniform appearance of the south elevation and have been designed to complement the existing fenestration with regards to the layout of openings. The new materials proposed are aluminium to match the existing windows and doors, evident throughout this development.

Planning History

- 10/02131/FUL; Residential redevelopment to build 48 new dwellings on the site consisting: 14 houses (3 x 3 bed and 11 x 4 bed) and 34 flats (18 x 2 bed and 16 x 1 bed), commercial floor space (approximately 370 sqm, use class A1, A2, A3 and/or B1a) and associated parking and landscaping | Plot G, Land At Millbay Road Plymouth.
Granted Conditionally 22.3.2011

This application granted consent for the development formally known as plot g. Condition 19 removed permitted development rights for Classes A, B, C, D or E of Part 1 of the GDPO, in order to prevent unsympathetic alterations being made to the development.

Main Planning Issues

It is necessary to examine the main planning issues, and also any policy issues raised by the proposed development, from national through to local policy and guidance.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise. In this instance the Plymouth and South Devon Joint Local Plan provides the adopted DP.

Local Planning Policy

The adopted (March 2019) Joint Local Plan (JLP) sets out the overall planning vision and framework for the area for the period up until 2034. The JLP includes an outline for delivering strategic development needs for the area's future, including housing, employment, leisure and retail, as well as more specific topic related development control policies.

The site lies within the administrative boundary of Plymouth City Council, within a central area close to the city centre. It is a highly sustainable site and the application proposes changes that are required to meet the needs of its owners. Furthermore, as a Householder planning application the principle of development is not in question, and permission for some of the alteration proposed is only required due to the previous removal of permitted development rights.

Consideration of the proposals therefore comes down to an assessment of the details, with the design and external appearance of the extension being the prime consideration with regards to technical details. However, it is also important that the proposals do not have significant amenity impacts, and that the effect on the neighbours residential amenities is acceptable.

Amenity Standards

Policy DEV1 (Protecting health and amenity) address residential amenity impacts and states that:

Development proposals will be required to safeguard the health and the amenity of local communities. In addition to measures set out in other policies of the plan, this will be through, as appropriate:

- 1. Ensuring that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing residents, workers and visitors. Unacceptable impacts will be judged against the level of amenity generally in the locality.*
 - 2. Ensuring that developments and public spaces are designed to be accessible to all people, including people with disabilities or for whose mobility is impaired by other circumstances.*
 - 3. Requiring a Health Impact Assessment to be submitted as part of any Environmental Statement submitted in relation to planning applications with a likely significant health impact.*
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Part 1 of this policy is relevant to the application and states that development proposals should ensure that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing residents, workers and visitors. Unacceptable impacts will be judged against the level of amenity generally in the locality. With regards to this, the proposed alterations do not significantly extend the footprint of the house and will not impact upon any of the nearby property occupiers residential amenities with regards to overlooking or invasion of privacy, and will also not block light from these properties. This is because the property is end of terrace, and the alterations affect the end elevation of the dwelling that does not face or lie adjacent to any of the nearby dwellings. It is therefore not possible for the extension to impact upon the neighbour's residential amenities, due to the minor nature of the proposals and the location of the property at the end of the terrace. The proposals do not conflict with Policy DEV1.

Design

The main issue is therefore whether the design of the development will be complimentary to the appearance of the existing dwelling and whether or not it will preserve or enhance the character or appearance of the area.

The alterations are minor, and affect only the south elevation of the property. They are respective of the existing fenestration detailing, using glazing and framing to match the existing, presenting an elevation that whilst having an element of additional transparency through use of glazing, is designed to replicate the proportions and uniform window arrangement of the existing elevation.

It is considered that the proposals meet the good standards of design required by the LPA, are sensitive and sympathetic to the existing dwelling and surrounding context, using materials and design solutions that are appropriate to the setting. The proposals are in accordance with policy DEV20 which seek to conserve and improve visual amenity and townscape setting.

Conclusion

This letter has confirmed that the proposals are minor alterations, which when assessed against the Councils policy framework, are acceptable and do not harm either nearby properties residential amenities or the surrounding townscape. The proposals should therefore be approved, having no significant detrimental impact upon either the nearest properties residential amenities or the character and appearance of the area.

Documents submitted in support of the proposals

The following reports and plans are submitted in support of the application:

- Planning Application Form
- Site Location Plan
- Block Plan
- Existing Floor Plans
- Proposed Floor Plans
- Existing Elevations
- Proposed Floor Plans

If you have any queries, please do not hesitate to contact me.

Yours faithfully

Rob Heard BA (Hons) MRTPI
Chartered Town Planner
RH Town Planning Ltd
