

Householder Planning Application
First floor and rear extension
43 Reddicliff Close, Plymstock, PL9 9QJ
Mr & Mrs Borscho
February 2020

Site and surroundings

1. 43 Reddicliff Close is a single storey residential property located within the Home suburb of Plymouth. The site bounds woodland at the rear which backs onto Arscott Lane.
2. The residential estate is comprised of various styles of property ranging between 1 and 3 storeys and of differing appearances. The immediate site context has a detached 2 storey house set away from the site boundary, separated by a mature hedge bank. To the other side are 3 single storey properties. There are many examples of extensions locally.
3. The front of the houses face North and the rear face South. The land slopes downward from the rear with the woodland standing at a higher level.

Proposal

4. There are 2 elements to the proposal that involve a vertical first floor extension on the existing footprint and a single storey rear extension.

Planning application considerations

5. Proposals are assessed against the adopted development plan and any relevant guidance. In this instance the adopted plan is the Plymouth and South West Devon Joint Local Plan (March 2019) and the adopted Supplementary Planning Document (development guidelines First Review). The draft SPD is currently in consultation and so is not yet adopted for decision making purposes.

6. The main planning policies can be highlighted as:

DEV1 (protecting health and amenity)
DEV10 (delivering high quality housing)

DEV20 (place shaping and the quality of the built environment)

7. Guidance is provided in the adopted SPD to expand on the detail of these policies with regards to residential extensions.

8. DEV1 requires that new development provides for satisfactory daylight, sunlight, outlook, privacy and protection from noise disturbance. Unacceptable impacts will be judged against the level of amenity in the locality.

9. DEV10 requires housing development to be designed and integrated with the adjacent developments and not appear un-related to the rest of the neighbourhood. Further, development should be of a high quality in terms of its design and resilience and provide adequate space to achieve good living standards.

10. DEV20 requires development to meet good standards of design and positively contribute to local townscape and improve the quality of the built environment. This is a high level policy seeking to ensure proper standards of design and a thorough assessment of context, looking for opportunities where they exist.

Analysis

11. The main issues for consideration are related to the design and street scene impact and the impact on the amenity of existing properties.

Design and street scene

12. The existing property is a bungalow that sits adjacent to a conventional two storey dwelling on one side and a short section of bungalows to the other side. At this location the general character is that of two storey houses.

13. This proposal elevates the current building by one storey and replicates the current style. The character of the street would not be adversely affected as a result of

the proposal, the change would maintain the general character.

14. The proposal is the same as other local examples seen along Underline in Plymstock, here there have been many examples of bungalows being made into houses.

15. The rear extension has no impact on the street scene as it is not visible.

16. On completion this proposal would be a part of the established street scene and compatible with the overall appearance in accordance with policies DEV10 and DEV20.

Impact on amenity of existing properties

17. Properties at this location have a typical suburban arrangement with the main aspect being to the front and rear looking out over gardens. There are secondary side windows to main rooms and minor rooms served by side windows.

18. The general arrangement of properties shows a separation between plots, usually by a side garden and driveways. That general format is maintained with this proposal.

19. Decisions are based upon the level of amenity in the locality of the development.

20. In this instance the vertical extension does not provide side windows that would introduce new overlooking, these are only proposed as bathroom windows.

21. The main issues for this proposal relate to outlook and light as a result of the vertical extension. The primary outlook for adjacent properties is towards the front and rear rather than the side.

22. To be an unacceptable impact the policy test is what level of amenity exists locally. Whilst there will always be a level of impact associated with all development, this proposal has a minimal impact that would not affect day-to-day amenity of either adjacent neighbour.

23. The rear extension cuts into the bank which has the effect of reducing any visual impact to a negligible degree. There is mature boundary planting that provides a useful screen.

24. No demonstrably harmful impacts are associated with the proposed work and the level of amenity that exists locally would be generally maintained in accordance with policy DEV1 and the guidance in the adopted SPD.