

Appeal Decisions between 04/09/2020 and 30/09/2020

Date of Decision	15/09/2020
Ward	Compton
Application Number	19/01436/FUL
Decision	Appeal Dismissed
Address of Site	The Lodge, Hartley Avenue Plymouth PL3 5HP
Proposal	Demolition of existing dwelling and the erection of 8 apartments and associated car parking and landscaping
Appeal Process	Written Representations
Officers Name	Ms Marie Stainwright
Synopsis of Appeals	<p>Planning permission for the demolition of a dwelling and the erection of 8 apartments and associated car parking and landscaping was refused on the basis of impact on neighbours contrary to DEV20 (Place shaping and the quality of the built environment) & DEV1 (Protecting health and amenity) of the JLP and the proposed design and materials contrary to DEV20 & DEV10 (Delivering high quality housing). The Inspector agreed and concluded that the appeal should be dismissed. The Inspector considered the main issues as, the effect on the character and appearance of the area and on the living conditions of 29 & 31 Park Rd. On character and appearance, he noted that the building had a distinctly horizontal emphasis accentuated by the flat-roofed design, that revised materials would not successfully disguise and would be out of character with its context and fail to draw on the positive element of the surrounding area. With regards to the living conditions of 29 Park Rd, he noted, the domineering impact of the building would affect the garden. He was mindful of sightlines and raising the boundary treatment but found that this would itself have a dominant impact. In relation to 31 Park Rd, he did not consider that there would be a significant loss of privacy to the windows on the west, however had concerns over the window on the north. With regards to patio privacy, he noted the loss would be harmful to the living conditions and that the building would be a very dominant presence. Any obscure balcony screens would provide limited benefit as people can look over them and whilst landscaping could assist would not overcome the dominance. No costs were submitted/awarded.</p>

Appeal Decisions between 04/09/2020 and 30/09/2020

Date of Decision	16/09/2020
Ward	Moorview
Application Number	19/02040/ADV
Decision	Appeal Allowed with Conditions
Address of Site	Unit 2, Plymouth Gateway Retail Park Plymouth PL6 8LT
Proposal	2x Surface mount diode LED digital displays
Appeal Process	Written Representations
Officers Name	Mr Macauley Potter
Synopsis of Appeals	<p>Advertisement consent was permitted with a series of safety conditions recommended as it was considered to be in accordance with Policies DEV1, DEV20 and DEV29 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and Sections 9 and 12 of the National Planning Policy Framework 2019. The appeal is made against condition 10 (static images only). Having reviewed the application, and visited the site, the Inspector disagreed with the Council's view that the moving image displays would result in safety concerns for road users. Firstly, the Inspector noted that the front elevation of the building does not appear in the field of view of any drivers unless they deliberately look through the passenger window. This is an unlikely scenario that would render the displays distracting for any meaningful duration. Secondly, the proximity of the displays to the A38 carriageway would prevent them being a distraction to road users. The appeal was allowed and the consent varied with the deletion of condition 10</p>

Appeal Decisions between 04/09/2020 and 30/09/2020

Date of Decision	30/09/2020
Ward	Plymstock
Application Number	20/00532/FUL
Decision	Appeal Allowed
Address of Site	1-3 Kelly Cottages Boringdon Road Turnchapel Plymouth PL9 9TN
Proposal	Change of use of nos.1-2 from single dwelling to two dwellings, works to nos.1-3 including juliette balconies, front and rear dormers, roof alterations and demolition of front extensions (resubmission of 20/00027/FUL)
Appeal Process	Written Representations
Officers Name	Mr Chris Cummings
Synopsis of Appeals	<p>Planning permission was refused for change of use from 2 dwellings to 3 dwellings as it was considered contrary to Policies DEV1 and DEV29 of the Plymouth and South West Devon Joint Local Plan. It was also found to be contrary to guidance in the Development Guidelines Supplementary Planning Document First Review, the Plymouth and South West Devon Supplementary Planning Document November 2019 Consultation Draft and the National Planning Policy Framework 2019. Having reviewed the application and visited the site the inspector disagreed with the Council's view that there would be an unacceptable increase in on-street parking and allowed the appeal. The Inspector noted that the proposal would increase housing density and parking demand and conflicted with the Local Plan and Supplementary Planning Document Guidance, but that there is a shop within 1km and ferry and bus services that connect to the city centre without excessive journey times. It was noted that that new residents using public transport could increase patronage and demand for enhanced connectivity. It was concluded that there would be an increase in parking demand but, with no evidence of accidents or traffic impacts, was acceptable. The Inspector commented there are minor enhancement to character of the buildings and setting of the listed Mansion House. It was also noted that the proposal provided greater efficiency of housing stock at a scale that could be accommodated. These factors indicate that a decision should be taken other than in accordance with the Development Plan and SPD. No cost applications were submitted or awarded.</p>