



#plymplanning

**Oversight and Governance**

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## PLANNING COMMITTEE

Thursday 21 July 2022  
4.00 pm  
Council House, Plymouth

**Members:**

Councillor Darcy, Chair  
Councillor Ms Watkin, Vice Chair  
Councillors Allen, Finn, Goslin, Nicholson, Partridge, Reilly, R Smith, Stevens, Stoneman, Tuffin and Tuohy.

Members are invited to attend the above meeting to consider the items of business overleaf.

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**Tracey Lee**  
Chief Executive

## Planning Committee

### AGENDA

#### PART I – PUBLIC MEETING

**1. Apologies**

To receive apologies for non-attendance submitted by Committee Members.

**2. Declarations of Interest**

Members will be asked to make any declarations of interest in respect of items on this agenda.

**3. Minutes (Pages 1 - 6)**

The Committee will be asked to confirm the minutes of the meeting held on 23 June 2022.

**4. Chair's Urgent Business**

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

**5. Questions from Members of the Public**

The Chair will receive and respond to questions from members of the public submitted in accordance with the Council's procedures. Questions shall not normally exceed 50 words in length and the total length of time allowed for public questions shall not exceed 10 minutes. Any question not answered within the total time allowed shall be the subject of a written response.

**6. Planning Applications for consideration**

The Assistant Director for Strategic Planning and Infrastructure will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990.

**6.1. 58 Devonport Road, Plymouth PL3 4DF (Pages 7 - 14)**

Applicant:	Mr Murat Kaya
Ward:	Stoke
Recommendation:	Grant Conditionally

6.2. 8 Napier Street, Plymouth, PL1 4QX **(Pages 15 - 22)**

Applicant: Mr Charlie Irish  
Ward: Stoke  
Recommendation: Grant Conditionally

**7. Planning Enforcement: (Pages 23 - 24)**

**8. Planning Application Decisions Issued (Pages 25 - 44)**

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued since the last meeting –

- 1) Committee decisions;
- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

Please note that these Delegated Planning Applications are available to view online at:  
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

**9. Appeal Decisions (Pages 45 - 46)**

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:  
<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

**10. Exempt Business**

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) ... of Part I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

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## Planning Committee

Thursday 23 June 2022

### PRESENT:

Councillor Darcy, in the Chair.

Councillor Ms Watkin, Vice Chair.

Councillors Allen, Finn, Goslin, Loveridge (Substituting Councillor Stoneman), Nicholson, Partridge, Mrs Pengelly (Substituting for Councillor Smith) Reilly, Stevens, Tuffin and Tuohy.

Also in attendance: Julie Parkin (Senior Lawyer) and Stuart Wingfield (Head of Development Management), Mike Stone (Planning Officer), Emily Godwin (Planning Officer), Amy Thompson (Planning Officer) & Jake Metcalfe (Democratic Advisor).

The meeting started at 4.00 pm and finished at 6.03 pm.

*Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.*

1. **To Note the Appointment of Chair and Vice Chair for the Municipal Year 2022/ 2023**

The Committee noted the appointment of Councillor Darcy as the Chair of the Planning Committee for the Municipal Year 2022 – 2023 and Councillor Ms Kathy Watkin as Vice-Chair.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Minutes**

Agreed the minutes of the meeting held on 14 April 2022.

4. **Chair's Urgent Business**

There were no items of Chair's urgent business.

5. **Questions from Members of the Public**

There were no questions from members of the public.

6. **Planning Applications for consideration**

The Committee considered the following applications, development proposals by local authorities and statutory consultations submitted under the Town and Country

Planning Act, 1990, and the Planning (Listed Buildings and Conservations Areas) Act, 1990.

**7.1 25 Furneaux Road Plymouth PL2 3ET- 22/00504/FUL**

Stephen Pascoe

Decision:

Application GRANTED conditionally

**7.2 58 Devonport Road Plymouth PL3 4DF - 22/00092/FUL**

Mr Murat Kaya

Decision:

Application deferred to the next Planning Committee.

Councillor Nicholson put forward a motion which had been seconded by Councillor Mrs Pengelly to defer the matter to the next Planning Committee and directing the Local Authority to write to Royal Mail in order to seek clarification of alternative postal box locations.

(The Committee heard from Councillor Cresswell, speaking as Ward Councillor)

The Committee heard from Ms Sarah Rendle speaking in objection)

**7.3 55 Sharrose Road Plymouth PL9 9QF- 21/01905/FUL**

J Hart

Decision:

Application GRANTED conditionally

Councillor Ms Watkin declared an open interest and stood down as Vice-Chair for this item and did not take part in debate.

The Planning Officer advised members of an amendment to condition two. The condition was to instruct the applicant to complete the work to the bottom tier of decking and fencing within 6 months of the granting of the permission.

Councillor Tuffin put forward a motion which had been seconded by Councillor Allen for an additional condition, that permitted development rights affecting the lower garden, level three of the decking be removed and any subsequent development requiring a separate Planning application.

The motion was passed.

The Committee voted to grant conditionally with the amendment and added condition.

(The Committee heard from Councillor Ms Watkin, speaking as  
Ward Councillor)

**7.4 Chelson Meadow Plymouth PL9 7JS - 22/00219/FUL**

PEC Renewables and Plymouth City Council

Decision:

Application GRANTED conditionally

(The Committee heard from Mr Philip Phillips speaking in objection)

(The Committee heard from Mr Alistair Macpherson speaking on  
behalf of the applicant)

8. **Planning Enforcement**

The Committee noted the report.

9. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued for the period 05/04/2022 to 10/06/2022.

10. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate.

11. **Voting Schedule** (Pages 5 - 6)

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## PLANNING COMMITTEE – 23 June 2022

## SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
7.1	25 Furneaux Road, Plymouth PL2 3ET – 22/00504/FUL	Councillors Darcy, Ms Watkin, Allen, Finn, Goslin, Loveridge, Nicholson, Partridge, Mrs Pengelly, Reilly, Stevens, Tuffin & Tuohy (13)				
7.2	58 Devonport Road, Plymouth, PL3 4DF – 22/00092/FUL	Councillors Darcy, Ms Watkin, Finn, Loveridge, Nicholson, Partridge & Mrs Pengelly (7)	Councillors Allen, Goslin, Reilly, Stevens, Tuffin & Tuohy (6)			
7.3	55 Sharrose Road, Plymouth, PL9 9QF – 21/01905/FUL  Added Condition	Councillors Darcy, Finn, Loveridge, Mrs Pengelly, Nicholson, Allen, Goslin, Reilly, Stevens, Tuffin & Tuohy	Councillor Partridge		Councillor Ms Watkin	
7.3	55 Sharrose Road, Plymouth, PL9 9QF – 21/01905/FUL	Councillors Darcy, Allen, Finn, Goslin, Loveridge, Nicholson, Partridge, Mrs Pengelly, Reilly, Stevens, Tuffin & Tuohy (12)			Councillor Ms Watkin	
7.4	Chelson Meadow, Plymouth, PL9 7JS – 22/00219/FUL	Councillors Darcy, Ms Watkin, Allen, Finn, Goslin, Loveridge, Nicholson, Partridge, Mrs Pengelly, Reilly, Stevens, Tuffin & Tuohy (12)				Councillor Nicholson

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# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	22/00092/FUL	<b>Item</b>	01
<b>Date Valid</b>	28.02.2022	<b>Ward</b>	STOKE
<b>Site Address</b>	58 Devonport Road Plymouth PL3 4DF		
<b>Proposal</b>	Alterations to shopfront and removal of a Post Office mailbox inc. replacement glass panel (retrospective)		
<b>Applicant</b>	Mr Murat Kaya		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>25.04.2022</b>	<b>Committee Date</b>	<b>21.07.2022</b>
<b>Extended Target Date</b>	<b>N/A</b>		
<b>Decision Category</b>	Councillor Referral		
<b>Case Officer</b>	Miss Emily Godwin		
<b>Recommendation</b>	Grant Conditionally		



**This application has been referred to Planning Committee by Cllr Laing.**

This application was heard at the June Planning Committee meeting and subsequently deferred in order to provide time for further correspondence between the Lead Officer and Royal Mail.

Royal Mail have responded to the Lead Officer's letter seeking clarification of the Post Box provision in Stoke. In their letter Royal Mail state that a replacement post box has been considered close to the location of the original post box on Devonport Road. They state "Royal Mail will endeavour to install a post box within 12-16 weeks", "When a location has been recommended by the Collections Customer Operations Manager, a representative will be in contact with Plymouth City Council to apply for permission to complete the installation of the post box". Officers note that because post boxes do not require planning consent, this relates to consultation with the Council as part of their statutory duty when installing post boxes.

Notwithstanding the letter as outlined above, the recommendation by officers remains to grant the application conditionally.

### **1. Description of Site**

58 Devonport Road is a mid-terrace property consisting of a hot-food takeaway (Sui Generis) at ground floor with residential uses above. The surrounding area is mixed use in character, mainly comprising of commercial units at ground floor level with residential accommodation on upper floors. The site falls within the Stoke Conservation Area and the Stoke Village local centre.

### **2. Proposal Description**

The proposal is for alterations to shopfront and removal of a Post Office mailbox inc. replacement glass panel (retrospective).

### **3. Pre-application Enquiry**

None.

### **4. Relevant Planning History**

19/00033/FUL - Change of use of 3-bed flat into two 1-bed flats (retrospective) (Refused)

19/01346/FUL - Change of use of 3-bed flat into 2x dwellings (1x 1-bed flat and 1x studio flat) (resubmission of application 19/00033/FUL) (Granted Conditionally)

20/01254/FUL - Change of use of the ground floor (Class A1) to a hot-food takeaway (Class A5) inc. installation of extractor duct to rear (Granted Conditionally)

21/01826/FUL - Replacement Shopfront (retrospective) (Application Returned)

### **5. Consultation Responses**

Designing out Crime Officer - No objections to the proposal from a designing out crime, fear of crime and anti-social behaviour perspective.

Office for Nuclear Regulation - No comments on the application.

Historic Environment - No objections to the application,

### **6. Representations**

The application has been referred to Planning Committee by Cllr Laing

16 Letters of representation were received objecting to the scheme, which drew upon concerns related to the removal of the post box as part of the shop front alterations: These concerns included:

- Detrimental impact of postbox removal on the community and local businesses
- Concerns that the postbox was of historic significance, and the works have an impact on the wider Stoke Conservation Area
- Setting a precedent for the removal of further community assets
- Isolation of residents
- Concerns of the nature of removal - without consideration of the due process

Letters of representation also raised concerns over the use of the property as a hot food takeaway, regarding the operation hours, litter, highways issues in relation to deliveries and the rear service lane, dangers to public safety, smell and noise, bin storage and attraction of pests as well as disorderly behaviour. Officers note that whilst these concerns have been raised, the change of use to a Hot Food Takeaway (Sui Generis) has already been approved at 58 Devonport Road as part of the

approval 20/01254/FUL. As this application relates to alterations to the shopfront, officers are of the view that these works are minor in scale and themselves would therefore be unlikely to lead to any detrimental impact in relation to the above concerns raised.

## **7. Relevant Policy Framework**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the scale and urgency of the climate change emergency, and Plymouth City Council's Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030. Additionally, the following planning documents are also material considerations in the determination of the application: The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

## **8. Analysis**

8.1 This application has been considered in the context of the development plan, the Framework and other material considerations as set out in Section 7. The policies of most relevance to the consideration of this application are: DEV1 (Protecting health and amenity), DEV20 (Place shaping and the quality of the built environment) and DEV21 (Development affecting the historic environment. The key planning consideration is the impact on the character and appearance of the street and wider Conservation Area.

### **8.2 Principle of Development**

8.2.1 Joint Local Plan policies indicate that the proposal is acceptable in principle.

### **8.3 Negotiations Undertaken**

8.3.1 The original plans submitted were considered acceptable and the assessment has been based on the original plans.

### **8.4 Unauthorised removal of post box**

8.4.1 Officers are aware that the main concerns related to this application are regarding the loss of the post box, and the subsequent impacts of its removal from the application site on the local community. It is therefore important to note that the removal of the post box cannot be controlled by the Local Planning Authority, as it falls under Schedule 6 of the Postal Services Act, Royal Mail are able to undertake any works for the provision of the postal service including "(b) inspecting, maintaining, adjusting, repairing, altering or renewing such apparatus which has been so placed, changing its position or removing it."

8.4.2 To this end, any works to post boxes are therefore a separate process to the planning system, and as such the removal of the post box is not a material planning consideration. This means that any impacts as a result of its removal, such as those raised in the letters, cannot be used to provide weight in the determination of the planning application. Therefore, the removal of the post box and associated shop front alterations will be assessed according to the visual impact, impact on amenity and impact on the historic environment.

8.4.3 Furthermore, officers note that comments from the Historic Environment Officer recommended an informative be included for the relocation and/or retention of the post box (despite being out of use at the time of its removal). Officers reiterate that due to the statutory rights of Royal Mail, that the Local Planning Authority do not have control of development relating to post boxes and therefore are unable to enforce that the post box be re-located.

8.4.4 Correspondence with Royal Mail during the course of this application has confirmed that the post box was not in use at the time of its removal, and therefore would be required to be removed from the premises at 58 Devonport Road. Royal Mail contacted the Local Planning Authority, and were notified that planning permission was required for alterations to the shop front, which Royal Mail awaited prior to removing the post box themselves. Consent from the Local Planning Authority was not applied for, the works to the shopfront were undertaken without planning permission. It has however been confirmed by Royal Mail, and the applicant, that the post box has now been returned to Royal Mail.

8.4.5 It is understood by officers that whilst a replacement post box within Stoke Village was requested, Royal Mail declined this request due to there being 5 post boxes within 400m of the previous post box at 58 Devonport Road; this has led to an extension in the final plate time at the nearby box located at Penlee Gardens of 16:45.

## 8.5 Visual Impact

8.5.1 Officers have considered the visual impact of the shopfront alterations against the guidance in the SPD and consider it acceptable.

8.5.2 Guidance in the SPD requires shopfronts to contribute to the character and appearance of the streetscene and should be considered as part of the architectural composition of the building. Following a visit to the site, it was confirmed that the design of the shopfront has not been altered and the works consist of the like-for-like replacement of one glass panel. To this end, officers consider that these works are not out of keeping with the character of the streetscene as the appearance of the shopfront itself has remained the same.

8.5.3 Officers note that the removal of the post box, as part of these alterations is visible from the streetscene and has led to some loss of character for the local area. Whilst the owners of the site did remove this without consent, officers consider that Royal Mail do have permitted development rights, as aforementioned, to remove post boxes and a replacement glass panel would have been considered acceptable if the application had been submitted prior to the works taking place.

8.5.4 Furthermore, where the application site is located within the Stoke Village local centre, officers consider the surrounding area is characterised by similar ground floor uses where shopfronts mainly demonstrate similar designs and are an established feature within the streetscene. As such, the alterations to the existing shop front are considered to be in-keeping with the local pattern of development and therefore will not be detrimental to the overall character of the area.

8.5.5 Furthermore, the SPD requires shop front alterations to be finished with high quality materials and finishes which demonstrate the appropriateness to the character of the property and the surrounding area. Officers merit that the scheme uses the existing wooden framing and consider that as the works are in-keeping with the existing shopfront, they are found to be acceptable on the grounds of visual amenity.

8.5.6 Overall, officers find the works to accord with DEV20 of the Joint Local Plan.

## 8.6 Amenity

8.6.1 Policy DEV1 of the JLP sets out to ensure that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise, vibration and odour disturbance. Officers consider that the works would not lead to any increase in adverse amenity for local residents, workers and visitors and is therefore considered to accord with DEV1.

## 8.7 Impact on the Historic Environment

8.7.1 As the site is located within the Stoke Conservation Area, any proposal must accord with DEV21 of the JLP. Officers have considered the impact on the historic environment and find it to be acceptable.

8.7.2 Concerns raised in submitted letters of representation highlight the historic significance of the shopfront. Concerns highlight that the box appeared to be of a Ludlow wall box style, and its removal has led to a loss of an historical asset within the Stoke Conservation Area.

8.7.3 To this end, consultation with Historic Environment Officers has noted that the postbox was unlikely to be of notable historic significance. As neither the post box, nor the property have been considered as worthy of listing by Historic England, it is considered that the post box did not benefit from additional protection and therefore is not subject to being retained on the grounds of its historic significance.

8.7.4 In terms of the wider shopfront alterations, guidance in the SPD notes that high quality materials and finishes are required for all shop fronts. Their appropriateness to the character of the area and building and the visual relationship with the upper floor and adjacent buildings are all planning considerations. Historic Environment Officers have raised no concerns with the replacement window panel and consider it would preserve the character and appearance of the conservation area. Officers consider that as the existing window panes and materials are being retained that the works accord with DEV21 of the JLP.

## 8.8 Intentional Unauthorised Development

8.8.1 Since August 2015 national planning policy requires consideration to be given as to whether intentional unauthorised development has been carried out. The new policy applies to all relevant planning decisions made by Local Planning Authorities and Planning Inspectors. The policy has been introduced largely as a result of Government concerns about the harm caused by unauthorised developments in the Greenbelt, but applies equally elsewhere.

8.8.2 The policy does not indicate exactly how much weight should be afforded to this in relation to the weight to be given to other material planning considerations. Neither does the policy clarify exactly what evidence is required to demonstrate the unauthorised development has been carried out intentionally.

8.8.3 It is clearly highly undesirable for any development to take place before planning permission has been properly sought, and obtained, in any circumstances. However, it should be noted that this new policy only applies where unauthorised development has taken place with the full knowledge of the person(s) undertaking the work that it lacks the necessary consent. In reality, given the difficulties in interpreting these points, it is considered that little or no weight can be given to this aspect, unless the Council has clearly indicated to the applicant that unauthorised development is being carried out, and that works have then continued beyond that point, or where there is some other compelling evidence that such work has intentionally been carried out.

8.8.4 Neither of these factors appear to apply in this case, and so it is considered that no weight should be afforded to this particular point in the determination of this application.



### **9. Human Rights**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### **10. Local Finance Considerations**

None.

### **11. Planning Obligations**

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations are not sought due to the nature and size of proposal.

### **12. Equalities and Diversities**

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

### **13. Conclusions and Reasons for Decision**

The shopfront alterations are considered to be appropriate for planning approval.

Officers have taken into account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal is in line with the policies as set out in the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019), the Plymouth and South West Devon Supplementary Planning Document (SPD) (2020), and the National Planning Policy Framework 2021.

Officers consider that for the reasons set out in the analysis section, the development does not lead to an adverse impact on the character or appearance of the area, have a significant harmful impact on neighbours, or negatively impact on the historic environment.

The development accords with policy and national guidance and is considered to comply with policies DEVI, DEV20 and DEV21 of the Joint Local Plan, the guidance contained within the Plymouth and SW Devon SPD and the NPPF.

The application is recommended for approval.

### **14. Recommendation**

In respect of the application dated 28.02.2022 it is recommended to Grant Conditionally.

**15. Conditions / Reasons**

The development hereby permitted shall be carried out in accordance with the following approved plans:

**1      CONDITION: APPROVED PLANS**

Existing and Proposed Front Elevation 21012022 - received 21/01/22

Location Plan 21012022 - received 21/01/22

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

**INFORMATIVES**

**1      INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

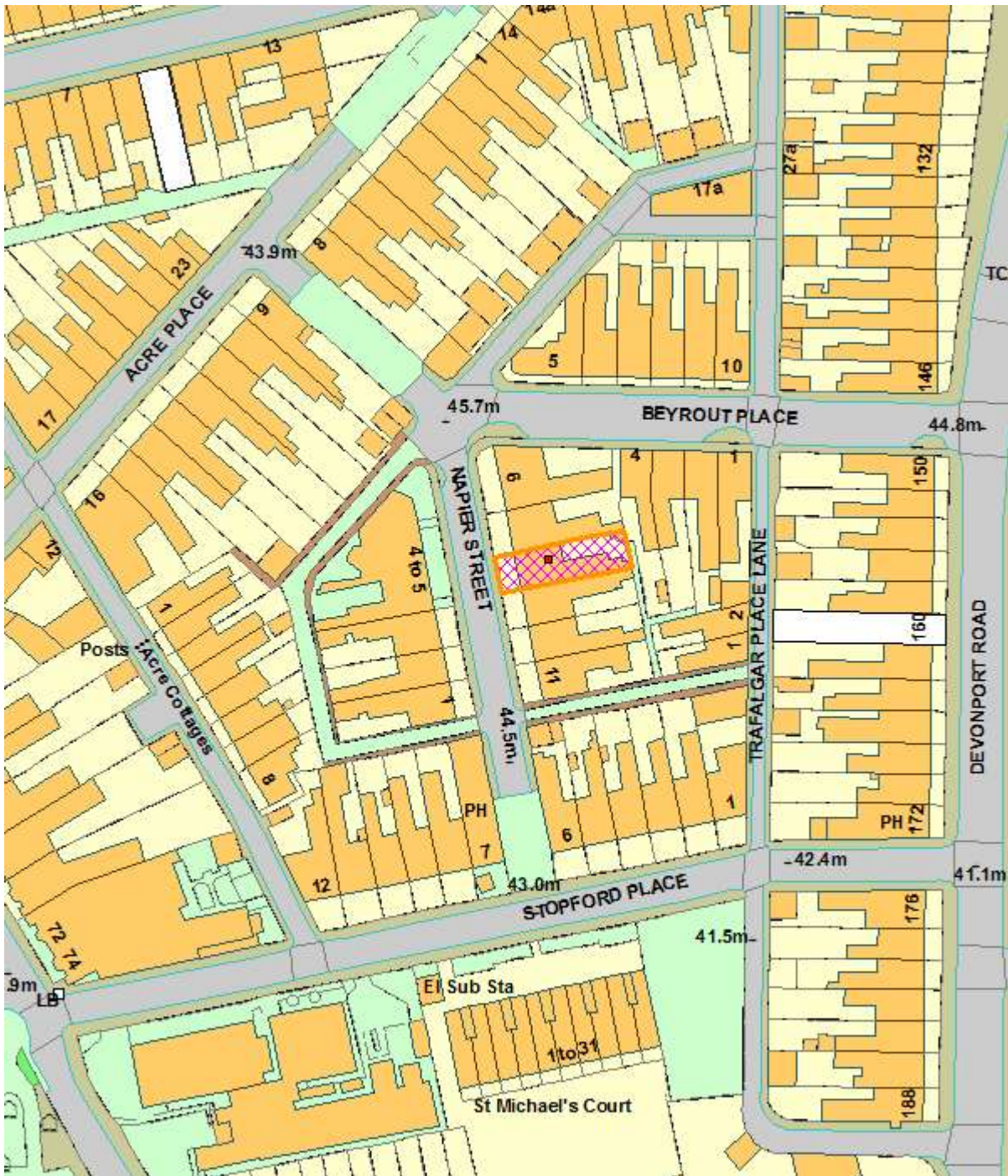
**2      INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way and has granted planning permission.

# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	22/00823/FUL	<b>Item</b>	<b>02</b>
<b>Date Valid</b>	11.05.2022	<b>Ward</b>	STOKE
<b>Site Address</b>	8 Napier Street Plymouth PL1 4QX		
<b>Proposal</b>	Single storey rear extension		
<b>Applicant</b>	Mr Charlie Irish		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>06.07.2022</b>	<b>Committee Date</b>	<b>21.07.2022</b>
<b>Extended Target Date</b>	<b>N/A</b>		
<b>Decision Category</b>	Councillor Referral		
<b>Case Officer</b>	Miss Emily Godwin		
<b>Recommendation</b>	Grant Conditionally		



**This application has been referred to the Planning Committee by Councillor Laing**

**1. Description of Site**

8 Napier Street is a terraced property located in the Stoke Conservation Area and the Stoke ward.

**2. Proposal Description**

The proposal is for a single storey rear extension.

The extension will be approximately 7m deep and 3m wide. It will have a flat roof with an eaves height of 3m as well as a roof lantern, making the highest point of the roof 3.7m in height.

The works are proposed to use materials that are in-keeping with the existing property and the surrounding area.

### **3. Pre-application Enquiry**

None.

### **4. Relevant Planning History**

86/02569/FUL - Conversion of dwelling house from two to three flats (Withdrawn)

88/02352/EXUSE - Flat and Maisonette (application for established use certificate) (Prior Approval Refuse all others)

91/01624/FUL - Change of use and conversion of a flat and maisonette to residential home for seven mentally handicapped people (Refuse)

91/01625/LBC - Conversion of a flat and maisonette to residential home for seven mentally handicapped people (Conservation Area Consent) (Grant)

### **5. Consultation Responses**

Historic Environment - No concerns regarding the application.

### **6. Representations**

Three letters of representation were received and one councillor referral to planning committee.

Concerns raised in the submitted letters of representation include:

- Will alter the character of the building and its rear courtyard in relation to the conservation area
- Reduction in private open space for gardening and recreation

The following non-material planning considerations were also raised as concerns in submitted letters of representation:

- Issues related to the ventilation of the properties
- Details of how the extension will adjoin the neighbouring tenement and concerns of the construction of foundations
- Limits access for maintenance and repair of property
- Attraction of vermin
- Impact on property prices

Officers consider some of these issues to be related to the Party Wall Act 1996. Party Wall considerations are a separate process to the planning system, and for this reason the concerns raised are considered non-material and do not bear weight in the determination of the planning application. One letter of representation queried that the National Trust had not been consulted on the application. Due to the location of the application site within the Stoke Conservation Area, Historic Environment Officers were consulted on the application.

### **7. Relevant Policy Framework**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as on March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the scale and urgency of the climate change emergency, and Plymouth City Council's Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030. Additionally, the following planning documents are also material considerations in the determination of the application: The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

The policies relevant to this application are DEVI Protecting Health and Amenity, DEV 20 Place Shaping and the Quality of the Built Environment and DEV21 Development Affecting the Historic Environment.

## **8. Analysis**

This application has been considered in the context of the development plan, the adopted Joint Local Plan, the Framework and other material considerations as set out in Section 7.

### Principle of Development

Joint Local Plan policies indicate that the proposal is acceptable in principle.

### Negotiations Undertaken

The original plans submitted were considered acceptable and the assessment has been based on the original plans.

### Visual Impact

Officers have considered the visual impact of the development against the guidance in the SPD and consider it acceptable.

The works are proposed to take place entirely to the rear of the property, and so would not be visible from the streetscene. The proposed extension would be sandwiched between two rear tenements, and contained within the boundary wall, and so is unlikely to be visible from any public vantage points. For this reason, officers do not consider the works will have significant visual impact.

Officers consider that works to the rear of properties along Napier Street, and in the surrounding area have taken place, and so the proposal is not thought to be out-of-keeping in relation to the local pattern of development.

Although guidance in the SPD discourages the use of flat roofs, officers consider that in this instance, the flat roof would be heavily screened and is highly unlikely to be visible given the nature of the site. Furthermore, guidance in the SPD guidance relaxes when flat roofs are located to the rear of a property. Therefore, officers find the proposed roof to be acceptable.

Officers merit the inclusion of high quality materials, where aluminium is proposed for the roof lantern and bi-folding door, this is considered by officers to be a suitable choice to reflect the existing property and surrounding area. Furthermore, officers find the use of render acceptable as it will match the finish of the existing property.

To this end, officers find the works to accord with DEV20 of the Joint Local Plan.

### Amenity

Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable.

As aforementioned, the rear extension will be sandwiched between the rear tenements of 7 and 8 Napier Street, of which the rear tenement at 7 Napier Street is not served by any side elevation

windows. The two tenements are a minimum of 9m in depth, which exceeds that of the proposed extension. As such, officers do not consider that the proposed works would be in breach of neighbouring habitable room windows, and therefore would not lead to a harmful reduction in the daylight and outlook received by neighbouring properties.

Officers have assessed the proposed location of windows within the extension and find them to be acceptable. The proposed bi-fold doors will be located on the rear elevation of the extension. Officers noted that during a visit to the site that the rear garden backs onto the rear tenement of 4 Beyrout Place, and the works would be visible from its side elevation windows. Whilst the windows are located opposite the proposed extension, officers consider that the extension will be located at ground floor level, and so any views will be blocked by the rear boundary wall. Due to the only visible windows being at first floor level, officers consider that the bi-folding doors at 4 Beyrout Place would not create any vantage points that would provide opportunities for overlooking due to the angle created by the difference in window level. To this end, officers are of the view that there will be no harmful impact on the privacy of neighbouring properties.

Concerns raised in received letters of representation, has highlighted that the extension would lead to a reduction in the amount of outdoor amenity space. Officers have assessed the impact on occupant amenity cause by the extension and find this to be acceptable, and sufficient outdoor amenity space is retained. The surrounding area is characterised by many small outdoor courtyard areas, and so in the context of the local area is appropriately sized.

Officers therefore find the works to comply with DEVI of the JLP.

### Impact on the Historic Environment

Due to the location of the property within the Stoke Conservation Area, Historic Environment Officers have been consulted on the application.

Overall, comments from Historic Environment did not raise any concerns with the proposed development on the Stoke Conservation Area. Accordingly officers do not consider that there will be any significant impact.

Concerns have been raised regarding the impact of the works on the conservation area; stating that the loss of the courtyard would be harmful to the character of the area and a loss of an intrinsic feature along Napier Street. Whilst officers note that the extension will occupy part of the courtyard, it is considered that the works do not lead to the demonstrable harm of the character of the conservation area. The rear of the courtyard will still be retained, and so officers find these works to be suitable within the context of the conservation area.

### Other Considerations

One letter of representation raises concerns that the proposal will not attract and support wildlife. Officers are of the view that the current rear garden at 8 Napier Street is covered with stone gravel, and so does not provide any local biodiversity benefit. For this reason, officers consider that the extension will not give rise to issues relating to biodiversity.

## **9. Human Rights**

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

## **10. Local Finance Considerations**

None.

## **11. Planning Obligations**

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations are not sought due to the nature and size of proposal.

## **12. Equalities and Diversities**

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

## **13. Conclusions and Reasons for Decision**

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and is therefore recommended for conditional approval.

## **14. Recommendation**

In respect of the application dated 11.05.2022 it is recommended to Grant Conditionally.

## **15. Conditions / Reasons**

The development hereby permitted shall be carried out in accordance with the following approved plans:

### **1      CONDITION: APPROVED PLANS**

Location and Block Plan R22-08-01 - received 11/05/22

Proposed Ground Floor Plan Roof Plan and Proposed Rear Elevation R22-08-10 - received 11/05/22

Proposed Sections R22-08-11 - received 11/05/22

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

### **2      CONDITION: COMMENCE WITHIN 3 YEARS**

The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.



## **INFORMATIVES**

### **1 INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT AND APPROVED PLANS)**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework, the Council has worked in a positive and pro-active way and has granted planning permission.

### **2 INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

### **3 INFORMATIVE: PROPERTY RIGHTS**

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

### **4 INFORMATIVE: COUNCIL CODE OF PRACTICE**

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):  
<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

### **5 INFORMATIVE: SUPPORTING DOCUMENTS**

The following supporting documents have been considered in relation to this application:  
- Design and Access Statement (received 11 May 2022)

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# PLANNING DEPARTMENT

## Enforcement Case Summary Report



<b>PERIOD</b>	JUNE 2022
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### Enforcement Report for Planning Committee.

<b>Cases Outstanding</b>	<b>205</b>
<b>Cases Received</b>	<b>34</b>
<b>Cases Closed</b>	<b>31</b>
<b>Planning Contravention Notices Issued</b>	<b>1</b>
<b>Planning Enforcement Notices Issued</b>	<b>0</b>
<b>Temporary Stop Notices (TSN) issued</b>	<b>0</b>
<b>Advertisement Removal Notice</b>	<b>0</b>
<b>Breach of Condition Notice</b>	<b>0</b>
<b>Untidy Land Notices Issued</b>	<b>0</b>
<b>Prosecutions Initiated</b>	<b>0</b>

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# Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/06/2022	Granted Conditionally	22/00222/FUL	Mr W Storey	Boundary fence and associated works (retrospective)	1 Kennel Hill Close Plymouth PL7 1QE	Mr Macauley Potter
13/06/2022	Granted Conditionally	22/00652/S73	Mr Nigel Yarham	Removal/Variation of conditions 1 and 3 of application 21/02121/FUL relating to cycle parking and retention of garages and out-buildings	1 - 47 (Odds) Alcester Close Plymouth PL2 1EA	Mr Jon Fox
13/06/2022	Granted Conditionally	22/00679/FUL	Mr & Mrs Toms	Demolition of rear conservatory and new rear single storey extension with rear decking and steps	114 Plymstock Road Plymouth PL9 7PJ	Miss Emily Godwin
13/06/2022	Granted Conditionally	22/00718/FUL	Mrs William Newbury	Single storey rear extension, front porch extension and window alterations	8 Greenacres Plymouth PL9 7EW	Miss Emily Godwin
13/06/2022	Granted Conditionally	22/00740/FUL	Mr Philip Toms	Front porch (retrospective)	2 Lands Park Plymouth PL9 9BY	Mr Mike Stone
13/06/2022	Granted Conditionally	22/00746/LBC	Lotti Jullien	Remedial work and lead coping to boundary wall along Admiralty Road adj. to Residence 3/Guardhouse	The Guard House, Unit 4, Royal William Yard Plymouth PL1 3RP	Mr Mike Stone
13/06/2022	Granted Conditionally	22/00752/FUL	Mr Kenny Kennington	Front porch and alterations to front steps	39 Reddington Road Plymouth PL3 6PT	Miss Emily Godwin
14/06/2022	Granted Conditionally	22/00599/FUL	Mr Wayne Howarth	Two storey side and two storey rear extensions, rear balcony and replacement garage	8 Bircham View Plymouth PL6 5PY	Ms Isobel Fardon

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/06/2022	Granted Conditionally	22/00683/FUL	Ministry Of Defence And Amey Defence Services	Removal of 2no. condensing units and installation of 5no. condensing units and infill of 4no. low-level windows	Regimental Training Wing Hoe Road Plymouth	Mr Mike Stone
14/06/2022	Granted Conditionally	22/00806/FUL	Professor Mark Fitzsimons	Conversion of a garage into office workspace (non-commercial) and increase length	54 Compton Avenue Plymouth PL3 5DA	Mr Mike Stone
15/06/2022	Agreed	22/00304/CDM	Berat Veseli	Condition Discharge: Condition 20 of application 21/01687/S73	Bath Street Plymouth PL1 3LT	Mr Chris Cummings
15/06/2022	Granted Conditionally	22/00397/FUL	Mrs Emma Conday	Lower ground floor rear and partial side extension	76 Underlane Plympton Plymouth PL7 1QY	Mr Macauley Potter
15/06/2022	Granted Conditionally	22/00459/FUL	Mr & Mrs Treloar	Single storey side extension and private motor garage	178 Victoria Road Plymouth PL5 1QY	Mr Macauley Potter
15/06/2022	Granted Conditionally	22/00647/FUL	Mr Lee Nethercott	First floor rear extension.	61 Moor Lane Plymouth PL5 1UB	Mr Macauley Potter
15/06/2022	Granted Conditionally	22/00650/FUL	Mr Paul McFarlane	Creation of hardstanding and construction of retaining wall	124 Compton Avenue Plymouth PL3 5DE	Miss Emily Godwin
15/06/2022	Granted Conditionally	22/00696/FUL	Mrs Emily Riddick	Single storey rear extension, raised rear decking and steps and enlargement to front porch	54 Elford Crescent Plymouth PL7 4BT	Ms Isobel Fardon
15/06/2022	Granted Conditionally	22/00714/FUL	Mr & Mrs Richards	Formation of room in roof with front and rear dormers	12 Westwood Avenue Plymouth PL6 7HS	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/06/2022	Granted Conditionally	22/00735/FUL	Mr Ali Khaled	Rear dormer	88 Bellingham Crescent Plymouth PL7 2QP	Ms Isobel Fardon
15/06/2022	Granted Conditionally	22/00776/FUL	Mr Christian Kent	Creation of classroom/family room with new entrance and windows	Home Park Football Ground Outland Road Plymouth PL2 3DQ	Mr Sam Lewis
15/06/2022	Granted Conditionally	22/00782/S73	Mrs Lynn Hall	Variation of Condition 2 (Use Restriction) of application 08/02124/FUL to allow working and professional tenants (retrospective)	48 Pentyre Terrace Plymouth PL4 8RP	Mr Sam Lewis
16/06/2022	Split Decision	22/00468/CDMLB	Mr A Cotterell	Condition Discharge: Conditions 3, 4, 6 & 7 of application 19/00411/LBC	5 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
16/06/2022	Refused	22/00612/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside The Union Rooms - Jd Wetherspoons, 19 Union Street Plymouth PL1 2SU	Ms Bethany German
16/06/2022	Refused	22/00613/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside The Union Rooms - Jd Wetherspoons, 19 Union Street Plymouth PL1 2SU	Ms Bethany German
16/06/2022	Refused	22/00614/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Subway, 7 Derrys Cross Plymouth PL1 2SG	Ms Bethany German
16/06/2022	Refused	22/00615/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Subway, 7 Derrys Cross Plymouth PL1 2SG	Ms Bethany German
16/06/2022	Granted Conditionally	22/00668/FUL	Darren Laphorn	First floor rear extension and relocation of existing bedroom window from rear to side elevation.	57 Goodwin Avenue Plymouth PL6 6RL	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/06/2022	Granted Conditionally	22/00674/FUL	Mr Jordon Rose	Single storey ancillary building.	Flying Starts Nursery University Of St Mark And St John Plymbridge Lane Plymouth PL6 8BH	Mr Paul McConville
16/06/2022	Granted Conditionally	22/00682/FUL	Adam Gregory	Two-storey and part single storey rear extension	5 Trevone Gardens Plymouth PL2 3TH	Ms Isobel Fardon
16/06/2022	Granted Conditionally	22/00751/FUL	Mr J Hobson	Formation of rooms in roofspace including change from hipped to gable roof and front and rear rooflights	18 Longfield Villas Plymouth PL9 7RS	Miss Emily Godwin
17/06/2022	Granted Conditionally	22/00377/S73	Mr Jim Tuggle	Variation of condition 3 of planning permission 17/00178 to allow use of upstairs office (above detached garage) as a residential annexe	2 Wood Park Plymouth PL6 8AW	Mr Jon Fox
17/06/2022	Granted Conditionally	22/00525/FUL	Wm Morrison Supermarkets Ltd	Erection of an enclosed loading shelter	15 Pomphlett Road Plymouth PL9 7BH	Ms Abbey Edwards
17/06/2022	Agreed	22/00574/CDM	Mr J Boston	Condition Discharge: Condition 11 (External Materials) of application 20/01222/S73	Bostons Boat Yard Baylys Road Plymouth PL9 7NQ	Mrs Janine Warne
17/06/2022	Refused	22/00610/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Astor House, 163 Notte Street Plymouth PL1 2AQ	Ms Bethany German
17/06/2022	Refused	22/00616/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Mcdonald's, 100 New George Street Plymouth PL1 1RX	Ms Bethany German



Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/06/2022	Refused	22/00618/FUL	Mr James Browne	Installation of 1no. BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks	Pavement Outside 1-5 Frankfort Gate Plymouth PL1 1QA	Ms Bethany German
17/06/2022	Refused	22/00620/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside 140 Cornwall Street Plymouth PL1 1SW	Ms Bethany German
17/06/2022	Refused	22/00622/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside O/S British Heart Foundation, 60 Cornwall Street Plymouth PL1 1LR	Ms Bethany German
17/06/2022	Refused	22/00624/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Tsb Bank, 162 Armada Way, Plymouth PL1 1LY	Ms Bethany German
17/06/2022	Refused	22/00626/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Toni & Guy, 14 Cornwall Street, Plymouth, PL1 1LP	Ms Bethany German
17/06/2022	Refused	22/00628/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside B&M Store, 31 Cornwall Street Plymouth PL1 1NW	Ms Bethany German
17/06/2022	Refused	22/00630/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Costa, 51-53 New George Street Plymouth PL1 1RJ	Ms Bethany German
17/06/2022	Refused	22/00632/FUL	Mr James Browne	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Plymouth City Council 1St Stop Shop, 71 New George Street Plymouth PL1 1RJ	Ms Bethany German
17/06/2022	Refused	22/00634/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks	Pavement Outside 82-84 New George Street Plymouth PL1 1RX	Ms Bethany German

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/06/2022	Refused	22/00636/FUL	Mr James Browne	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Poundland, 56-58 Royal Parade Plymouth PL1 1DZ	Ms Bethany German
17/06/2022	Refused	22/00638/FUL	Mr James Browne	Proposed installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Co-Op Funeralcare, 61 Exeter Street, Plymouth, PL4 0AH	Ms Bethany German
17/06/2022	Granted Conditionally	22/00706/LBC	MR Chris King	Install an additional mooring chain to secure pontoon MR1168, suspended from a new mooring ring fixed into a granite sett and turn brow platform approx. 30 degrees, which will require 8no new fixings to the top and 6no new fixings to the face	1 Basin, Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
17/06/2022	Granted Conditionally	22/00710/FUL	Mr Bradbury	Single storey side extension and single storey replacement garage	39 Ashwood Close Plymouth PL7 2FU	Ms Isobel Fardon
17/06/2022	Granted Conditionally	22/00771/LBC	Plymouth City Council	Installation of a proposed flue	The Guildhall Royal Parade Plymouth PL1 2EL	Mr Chris Cummings
17/06/2022	Granted Conditionally	22/00773/FUL	Plymouth City Council	Installation of a proposed flue	The Guildhall Royal Parade Plymouth PL1 2EL	Mr Chris Cummings
20/06/2022	Refused	22/00617/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Mcdonald's, 100 New George Street Plymouth PL1 1RX	Ms Bethany German
20/06/2022	Refused	22/00619/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit	Pavement Outside 1-5 Frankfort Gate Plymouth PL1 1QA	Ms Bethany German

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/06/2022	Refused	22/00621/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside 140 Cornwall Street Plymouth PL1 1SW	Ms Bethany German
20/06/2022	Refused	22/00623/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside O/S British Heart Foundation, 60 Cornwall Street Plymouth PL1 1LR	Ms Bethany German
20/06/2022	Refused	22/00625/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Tsb Bank, 162 Armada Way, Plymouth PL1 1LY	Ms Bethany German
20/06/2022	Refused	22/00627/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside 14 Cornwall Street Plymouth PL1 1LP	Ms Bethany German
20/06/2022	Refused	22/00629/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside B&M Store, 31 Cornwall Street Plymouth PL1 1NW	Ms Bethany German
20/06/2022	Refused	22/00631/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Costa, 51 -53 New George Street Plymouth PL1 1RJ	Ms Bethany German
20/06/2022	Refused	22/00633/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Plymouth City Council 1St Stop Shop, 71 New George Street Plymouth PL1 1RJ	Ms Bethany German
20/06/2022	Refused	22/00635/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Sports Direct, 82-84 New George Street Plymouth PL1 1RX	Ms Bethany German
20/06/2022	Refused	22/00637/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Poundland, 56-58 Royal Parade Plymouth PL1 1DZ	Ms Bethany German

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/06/2022	Refused	22/00639/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Co-Op Funeralcare, 61 Exeter Street, Plymouth, PL4 0AH	Ms Bethany German
20/06/2022	Refused	22/00640/FUL	Mr James Browne	Installation of 1no. new BT Street Hub, incorporating 75" LCD advert screens plus the removal of 2no. associated BT kiosks.	Pavement Outside Crowne Plaza Plymouth, Armada Way Plymouth PL1 2HJ	Ms Bethany German
20/06/2022	Refused	22/00641/ADV	Mr James Browne	2no. digital 75" LCD display screens, one on each side of the Street Hub unit.	Pavement Outside Crowne Plaza Plymouth, Armada Way Plymouth PL1 2HJ	Ms Bethany German
20/06/2022	Granted Conditionally	22/00681/TPO	Mr James Simmons	Mature Lime tree located between several blocks of flats. Reduce crown height by approx 5/6m to previous pollard height and reduce spread by 2/3m also to previous pollard cuts.	12 Mills Road Plymouth PL1 4NF	Mr Chris Dawson
20/06/2022	Granted Conditionally	22/00702/FUL	Andrew Mouat	Retrospective change of use of ground floor retail pharmacy (Use Class E) to an educational facility for the Plymouth University School of Society and Culture (Use Class F1)	Endsleigh House 23 - 27 Endsleigh Place Plymouth PL4 6DN	Ms Abbey Edwards
20/06/2022	Granted Conditionally	22/00721/TPO	Mr Steve Carter	T1 Beech - fell due to fungus and replace	29 Kimberly Drive Plymouth PL6 5WA	Emily Browne
20/06/2022	Granted Conditionally	22/00723/TPO	Mr Rob Fenton	Beech (T1) - Fell due to problems with the structural integrity of the tree.	Beech House, 861A Wolseley Road Plymouth PL5 1JX	Mr Chris Dawson
20/06/2022	Granted Conditionally	22/00743/TPO	Mr Martin Payne	T1 Ash Tree fell as it has dieback	2 Staddiscombe Park Plymouth PL9 9LT	Emily Browne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/06/2022	Granted Conditionally	22/00759/TPO	Mr Paul Rayment	Ash (T1) - Dismantle in sections to near ground level. Holly (T2) - Trim back to boundary. Sycamore (G3) - Crown lift to 5m above ground level (AGL). Ash (T4) - Re-pollard. Sycamore (T5) - Crown reduce by 1-2m and crown lift to 5m AGL. Ash (T6) - Pollard at approximately 6-7m AGL. Oak (T7) - Crown lift to 4-5m AGL. Holly T8) - Trim back to boundary. Sycamore (G9a) - Crown reduce by 2m and crown lift to 5m AGL. Ash (G9b) - Dismantle in sections to near ground level. Ash (T10) - Dismantle in sections to near ground level.	Woodland Adj Frensham Avenue And Olympic Way Plymouth	Emily Browne
20/06/2022	Granted Conditionally	22/00766/TPO	Stenhouse	Conifer (T1) - Remove damaged stem on north side to ground level.	Oaklands, 6 Glade Close Plymouth PL6 5JB	Emily Browne
20/06/2022	Granted Conditionally	22/00797/TPO	Mr Christopher Gage	T1 wild cherry - fell and replace	830 Wolseley Road Plymouth PL5 1JR	Mr Chris Dawson
20/06/2022	Refused	22/00799/AMD	Mr Robbie Brown	Non-material Amendment: To alter the rear parking gate arrangement for plots 607-613 and install fences at back of the parking spaces for application 20/01240/REM	Phase 5, Saltram Meadow Plymstock Plymouth	Ms Marie Stainwright
21/06/2022	Granted Conditionally	22/00108/FUL	Charlotte Handy	Proposed workshop, comprising steel framed workshop building, internal and external storage and laydown facilities, access, drainage, utilities, and mechanical and electrical plant	Land At The Southern End Of North Yard Devonport Royal Dockyard Plymouth	Mr Simon Osborne
21/06/2022	Granted Conditionally	22/00676/FUL	Mr & Mrs John & Hilary Northcott	Rear balcony and boundary fence (retrospective) (re-submission of 21/00980/FUL)	19 Reservoir Crescent Plymouth PL9 8NG	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/06/2022	Granted Subject to S106	21/00975/OUT	Lone Eagle Properties Limited	Outline planning application for flexible use building comprising Use Class E(g)(i) office and/or Use Class C1 accommodation (under Part 3 Class V of the General Permitted Development Order 2015 (as amended)); pedestrian and cycle infrastructure; access and parking including reconfiguration of existing car park; drainage; landscaping including amenity space; and electricity substation. Access, layout and maximum building scale (building appearance / internal configuration and landscaping as reserved matters)	1 Brest Road Plymouth PL6 5EP	Mr Chris Cummings
23/06/2022	Granted Conditionally	22/00381/FUL	Sophie Card	Single storey rear extension	111 Pemros Road Plymouth PL5 1LU	Mr Paul McConville
23/06/2022	Refused	22/00524/S73	Wm Morrison Supermarkets Ltd	Variation of Condition 5 (Hours of Operation) of application 18/00408/S73	15 Pomphlett Road Plymouth PL9 7BH	Ms Abbey Edwards
23/06/2022	Granted Conditionally	22/00541/FUL	Plymouth City Council	Extension, remodelling and change of use of farm building to commercial use for events, educational visits and nature information for the general public and provision of new air source heat pumps and PV panels	Poole Farm, Blunts Lane Plymouth PL6 8NF	Mr Jon Fox
23/06/2022	Agreed	22/00566/CDM	Richard Freeman	Condition Discharge: Condition 3 of application 20/01204/FUL	13 Merrivale Road Beacon Park Plymouth PL2 2QG	Mr Daniel Thorning
23/06/2022	Granted Conditionally	22/00829/FUL	Mr Darren Ayres	Ground floor rear and side extension inc. demolition of existing extension and external storage	30 Grand Parade Plymouth PL1 3DJ	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/06/2022	Granted Conditionally	22/00001/FUL	Mr Andrew Sykes	Canopy to front and side elevations (retrospective).	50 Stone Barton Road Plymouth PL7 4LR	Mr Paul McConville
24/06/2022	Granted Conditionally	22/00219/FUL	PEC Renewables And Plymouth City Council	Installation and operation of a Solar Farm (approx. 13 MW) together with all associated works, equipment and necessary infrastructure	Chelson Meadow Plymouth PL9 7JS	Miss Amy Thompson
24/06/2022	Granted Conditionally	22/00494/FUL	Mr Tony Roberts	Installation of new roof level air handling plant and associated ductwork	Becton Dickinson Vacutainer Systems Belliver Way Plymouth PL6 7BP	Mr Paul McConville
24/06/2022	Granted Conditionally	22/00504/FUL	Stephen Pascoe	Replacement of flat roof on existing garage with a dual pitched roof	25 Furneaux Road Plymouth PL2 3ET	Mr Mike Stone
24/06/2022	Granted Conditionally	22/00591/FUL	Mr Guy Speed	Conversion of storage unit (Class B8) to a 2-bed flat (Class C3)	9 Ernesettle Green Plymouth PL5 2ST	Mr Jon Fox
24/06/2022	Granted Conditionally	22/00764/FUL	Mr Joe Barwell	Single storey rear and side extension	20 Caernarvon Gardens Plymouth PL2 2RY	Ms Isobel Fardon
24/06/2022	Granted Conditionally	22/00791/FUL	Mr. Anderson	Single storey rear extension inc. demolition of garage.	6 Treago Gardens Plymouth PL6 7EJ	Mr Macauley Potter
27/06/2022	Granted Conditionally	21/01905/FUL	J Hart	Rear decking (retrospective) (re-submission of 21/00332/FUL)	55 Sharrose Road Plymouth PL9 9QF	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/06/2022	Granted Conditionally	22/00742/ADV	n/a	Advertising 1 fascia sign and 1 projecting sign	Melville Building Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
27/06/2022	Granted Conditionally	22/00745/FUL	ASDA Stores Ltd	Extension of existing chiller, increase of 1no additional van loading bay and extension to van loading canopy and installation of two lane drive through click and collect in store car park	Asda Stores Ltd, Leypark Drive Plymouth PL6 8TB	Mr Jon Fox
27/06/2022	Granted Conditionally	22/00839/FUL	Matt Conway	Replacement front porch, plus cladding to front and side elevation at first floor level	8 Garston Close Plymouth PL9 8JF	Mr Sam Lewis
28/06/2022	Granted Conditionally	22/00716/TPO	Mr Paul Price	T1 Horse Chestnut - Dead wood removal, crown lift lower hanging branches & reduce the lateral branches by unto 2.5metres.G1 Ash tree group - Fell due to severe signs of ash dieback.	12 Pearn Road Plymouth PL3 5JF	Emily Browne
28/06/2022	Granted Conditionally	22/00736/FUL	Mr Paul Hosking	Change of use from training centre to artist studio and residential apartment and building alterations including new windows, roof lights and roof repairs	2 Seymour Mews Plymouth PL4 8RX	Ms Abbey Edwards
28/06/2022	Granted Conditionally	22/00838/TPO	Mr Richard Clarke	Oak (T1) - Reduce height by 3-4m. Sweet Chestnut (T2) - Fell to ground level. Oak (T3) - Reduce laterals on all sides by 3-4m removing 1 lower limb.	42 Glenfield Road Plymouth PL6 7LN	Emily Browne
28/06/2022	Granted Conditionally	22/00841/TCO	Mrs Sarah Harding	Cherry - Remove as estimated to be 50% dead.	Greystones Tamerton Foliot Road Plymouth PL5 4NH	Emily Browne
29/06/2022	Granted Conditionally	21/01590/FUL	Mr John Gregory	Extensions and alterations to warehouse including conversion and extension to provide dock levelling facilities, conversion and extension of pallet store and construction of water tank	280 Ernesettle Lane Plymouth PL5 2SA	Mr Simon Osborne



Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
29/06/2022	Granted Conditionally	22/00741/LBC	Everyman Media Group	Amendments to cinema fit out works and installation of adverts	Melville Building Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
29/06/2022	Agreed	22/01063/CDM	Mr Ed Flood	Condition Discharge: Condition 3 of application 21/02270/FUL10	Land North Of William Prance Road Plymouth Derriford Plymouth	Ms Marie Stainwright
30/06/2022	Granted Conditionally	22/00454/FUL	Mrs Rowan Vines	Removal of rear tenement chimney stack and new rear tenement window and internal alterations to create new bedroom at No.10	10 & 11 Benbow Street Plymouth PL2 1BX	Mr Paul McConville
30/06/2022	Granted Conditionally	22/00543/FUL	Mr Shah	Change of use of rooms behind and above shop to 1no. 1-bed flat and 1no. 2-bed flat	36 Morshead Road Plymouth PL6 5AH	Mr Jon Fox
30/06/2022	Agreed	22/00556/CDM	Plymouth City Council	Condition Discharge: Condition 3 of application 21/00514/FUL	The Former GWR Yealmpton Branch Railway Line West Of Colesdown Hill Plymouth	Mr Chris Cummings
30/06/2022	Granted Conditionally	22/00603/FUL	Mr Nick Atkin	Demolish a collapsing boundary wall, replace with a security fence including pedestrian gate	Millbay Docks, Millbay Road Plymouth PL1 3EF	Ms Bethany German
30/06/2022	Granted Conditionally	22/00731/FUL	Mr Mike Wood	Temporary installation of cabin for three years for use as demonstration hub / storage area	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
30/06/2022	Refused	22/00825/FUL	Garland	Change of use of dwelling to 7-bed HMO (Sui Generis) (retrospective)	31 Ford Park Road Plymouth PL4 6RD	Ms Abbey Edwards
01/07/2022	Granted Conditionally	21/02061/FUL	Mr Tony Searle	Change of use from launderette/coffee shop to cafe (Class E) inc. installation of extraction system (retrospective)	40 Mutley Plain Plymouth PL4 6LE	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/07/2022	Granted Conditionally	21/02181/FUL	Mr & Mrs Hosking	Raise roof height, hip to gable roof conversion, front (west) dormer, single storey side (north) extension and erection of carport and store.	Park House, Baylys Road Plymouth PL9 7NQ	Mr Mike Stone
01/07/2022	Agreed	22/00274/CDM	Coyde Construction	Condition Discharge: Conditions 4 & 5 of application 21/00478/FUL	St Helens Walk Plymouth PL5 4HQ	Mr Jon Fox
01/07/2022	Granted Conditionally	22/00817/FUL	Mr David Shute	Rear extension with lower ground floor level and rear balcony	304 Ringmore Way Plymouth PL5 3RL	Mr Macauley Potter
01/07/2022	Granted Conditionally	22/00854/FUL	Mr Luke Stead	Single storey side extension and associated works	34 Hollycroft Road Plymouth PL3 6PR	Miss Emily Godwin
01/07/2022	Granted Conditionally	22/00870/FUL	Mr & Mrs Glover	First floor side extension	5 Rosewood Close Plymouth PL9 9JB	Mr Sam Lewis
01/07/2022	Refused	22/00908/AMD	Mr Simon Jenvey	Non-material Amendments to 21/01368/S73 including: Juliet balcony added to rear of plots 5 and 18-24 in lieu of window; Adjustments to gate positions, steps and garden paths in line with engineering drawings; Bin store to Plot 16 moved to front of property; Road surface in small areas changed to tarmac; and Pedestrian path opposite Plot 5 moved downwards	Land At Tamerton Foliot Road Plymouth PL6 5DR	Mr Simon Osborne
04/07/2022	Granted Conditionally	22/00443/FUL	Frances Prattent	Alterations to shopfront, additional window to rear elevation and removal of C20th rear extension	24 New Street Plymouth PL1 2NB	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/07/2022	Granted Conditionally	22/00444/LBC	Frances Prattent	Alterations to shopfront, additional window to rear elevation and removal of C20th rear extension	24 New Street Plymouth PL1 2NB	Ms Abbey Edwards
04/07/2022	Agreed	22/00476/CDM	Mr Essy Kamaie	Condition Discharge: Conditions 5, 6, 7, & 8 of application 20/02004/S73	1 Woodland Terrace Greenbank Road Plymouth PL4 8NL	Mr Simon Osborne
04/07/2022	Granted Conditionally	22/00567/FUL	Miss Sharon McNeela	Temporary change of use of land for 3 years for use as a site compound for the storage of materials, plant, office and welfare facilities in connection with the 1 gigabit broadband infrastructure build taking place within Plymouth.	Land At The Rear Of The Range, William Prance Road, Plymouth, PL6 5ZD	Claire Boobier
04/07/2022	Refused	22/00585/FUL	Mrs T Wright	Vehicle hardstand and front garden platform lift	494 Budshead Road Plymouth PL5 4DG	Mr Macauley Potter
04/07/2022	Granted Conditionally	22/00760/FUL	Ms Burke & Mr Saunders	Single storey rear extension	1 Larkhall Rise Plymouth PL3 6LY	Ms Isobel Fardon
04/07/2022	Granted Conditionally	22/00795/TPO	Mr Joe Berryman	European Beech (T1) - Crown raise specified branches at the East of the crown. Work required to decrease excessive shading in garden to East of crown.	31 Hilton Avenue Plymouth PL5 3HS	Mr Chris Dawson
04/07/2022	Granted Conditionally	22/00820/FUL	Mr Paul Cocks	Single storey rear sun room	39A The Knoll Plymouth PL7 4SH	Ms Isobel Fardon
04/07/2022	Granted Conditionally	22/00826/FUL	Dale Evans	First floor side extension	18 Combley Drive Plymouth PL6 8JW	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/07/2022	Granted Conditionally	22/00842/TPO	Mair	Ash (T1) - Pollard at primary unions due to signs of severe ash dieback. Ash (T2) - Pollard at primary unions due to signs of severe ash dieback. Sycamore (T3) - Reduce to monolith above decaying cavity to prevent failure whilst creating a natural habitat.	39 Cornwood Road Plymouth PL7 1AL	Mr Chris Dawson
04/07/2022	Granted Conditionally	22/00897/TCO	Miss Florence Clayton	Pine - Remove before it becomes too large.	Basement Flat, 72 Durnford Street Plymouth PL1 3QW	Mr Chris Dawson
04/07/2022	Granted Conditionally	22/00921/TPO	Schenk	Lime (T1) - Re-pollard at previous pollard points at approximately 30ft. Sycamore (T2) - Reduce via thinning by up to 2m not cutting above a diameter of 50mm, aiming to keep the natural shape of the tree.	Whitefield House, Whitefield Terrace Greenbank Road Plymouth	Mr Chris Dawson
04/07/2022	Agreed	22/01010/AMD	Mr Essy Kamaie	Non-material amendment: Update windows and flat roof over staircases for application 20/02004/S73	1 Woodland Terrace Greenbank Road Plymouth PL4 8NL	Mr Simon Osborne
05/07/2022	Granted Conditionally	22/00312/OUT	Mr Craig Francis	Outline application for erection of 8no. dwellinghouses with all matters reserved.	Former North Prospect Library Greatlands Place Plymouth PL2 3JG	Mr Daniel Thorning
05/07/2022	Granted Conditionally	22/00365/FUL	Mr Michael Hocking	First floor rear extension.	21 George Avenue Plymouth PL7 2DB	Mr Macauley Potter
05/07/2022	Granted Conditionally	22/00697/S73	Mr Darren Wills	Variation of Condition 2 (Approved Plans) of application 16/01641/REM to make changes to dwelling	Plot 24, West Park Primary School, Wanstead Grove Plymouth PL5 2DP	Mr Daniel Thorning
05/07/2022	Granted Conditionally	22/00781/FUL	Mr Josh Francis	Single storey rear extension and raised patio	4 Reddington Road Plymouth PL3 6PS	Miss Emily Godwin

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/07/2022	Granted Conditionally	22/00808/S73	Mr Darren Wills	Variation of Condition 1 (Approved Plans) of application 21/01839/FUL for external alterations	4 Lilford Gardens West Park Plymouth PL5 2LU	Mr Daniel Thorning
05/07/2022	Granted Conditionally	22/00818/FUL	Ms Maria Banbury	Single storey rear extension, incorporating existing sun room with replacement roof, and rear dormer	2 Highbury Crescent Plymouth PL7 4HB	Mr Macauley Potter
06/07/2022	Granted Conditionally	22/00755/FUL	Mr Justin Sandercock	Two-storey side extension and new boundary wall	2 Speedwell Walk Plymouth PL6 5SL	Ms Isobel Fardon
06/07/2022	Granted Conditionally	22/00767/FUL	Mr Shane Scott	Single storey rear/side sunroom extension, plus associated landscape works and privacy screening	26 Pounds Park Road Plymouth PL3 4QR	Mr Sam Lewis
06/07/2022	Agreed	22/00769/CDM	Mr Simon Wagemakers	Condition Discharge: Conditions 7 & 8 of application 17/01339/FUL	Land At Seaton Neighbourhood South Of William Prance Road Plymouth	Mr Alistair Wagstaff
06/07/2022	Granted Conditionally	22/00850/LBC	Ms Emily Jones	Fitting out of the unit for the creation of offices	Unit 18, Mills Bakery Royal William Yard Plymouth PL1 3GE	Ms Bethany German
06/07/2022	Granted Conditionally	22/00851/FUL	Mrs Kat Dickson	Insertion of panoramic window in south west elevation at second floor level	75 Ocean Court, Richmond Walk Plymouth PL1 4QB	Mr Paul McConville
06/07/2022	Refused	22/00853/FUL	Mr R Smith	Detached garage in front garden.	200 Taunton Avenue Plymouth PL5 4EP	Mr Macauley Potter
06/07/2022	Granted Conditionally	22/00862/FUL	Mr & Mrs Bland	Room in roof with rear dormer	667 Wolseley Road Plymouth PL5 1JL	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
06/07/2022	Granted Conditionally	22/00869/FUL	Mr Kevin Tucker	Single storey side extension	177B Woodford Avenue Plymouth PL7 4QT	Ms Isobel Fardon
06/07/2022	Granted Conditionally	22/00919/FUL	Mr & Mrs G Preston	Glazed front porch and single storey rear conservatory	14 Efford Lane Plymouth PL3 6BG	Ms Isobel Fardon
08/07/2022	Granted Subject to S106	21/01038/OUT	PEC Homes	Outline application for 70 affordable net zero energy homes and 1 small commercial unit (flexible use), with all matters reserved except access	Land Off Coombe Way Kings Tamerton Plymouth	Mr Chris King
08/07/2022	Granted Conditionally	22/00709/FUL	Quinn	External alterations	51 Burnett Road Plymouth PL6 5BH	Mr Jon Fox
08/07/2022	Refused	22/00784/FUL	Westcountry Land (Alphington) Ltd	Erection of 5no detached residential dwellings, access, estate road, drainage and landscaping (re-submission of 21/01778/FUL)	Land At Arcadia Road Plymouth PL9 8EG	Ms Abbey Edwards
08/07/2022	Granted Conditionally	22/00793/FUL	Mr Daniel Elmes	Two-storey and part single storey rear extension inc. covered patio	38 Moorland Avenue Plymouth PL7 2DA	Ms Isobel Fardon
08/07/2022	Granted Conditionally	22/00910/FUL	Mr & Mrs Simpson	Rear dormer and attic conversion	45 Rosslyn Park Road Plymouth PL3 4LL	Mr Mike Stone
08/07/2022	Refused	22/00988/AMD	Miss Natasha Brent	Non-material Amendment: Change in the discharge triggers on Conditions 6 and 7 from pre-commencement to pre-DPC for application 19/01856/REM	Elm Cottage Outland Road Plymouth PL2 3DF	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/07/2022	Granted Conditionally	22/00689/FUL	Mr Thomas Pudner	Two-storey side and single-storey rear extension	2 Truro Drive Plymouth PL5 4PB	Mr Jon Fox
11/07/2022	Granted Conditionally	22/00691/TPO	Mrs Emma Forde	Holm Oak (T1) - Crown reduce by 3m to help maintain weight stability of the tree and reduce excessive shading to the property.	2 Somerset Place Plymouth PL3 4BA	Mr Chris Dawson
11/07/2022	Granted Conditionally	22/00794/FUL	Mr & Mrs Smith	Two-storey side extension and single storey front extension	11 Stentaway Drive Plymouth PL9 8TE	Mr Mike Stone
11/07/2022	Granted Conditionally	22/00805/TPO	Wiltshire	Oak (T1) - Reduce entire canopy via thinning by approximately 1.5m and shape, not cutting above a diameter of 50mm, aiming to reduce wind resistance and lateral spread on all sides as evidence of fistulina hepatica found at the base of the tree.	11 Cotton Close Plymouth PL7 1JA	Mr Chris Dawson
11/07/2022	Granted Conditionally	22/00949/TCO	Miss Alina Gutovica	Beech (T1) - Reduction of height by 2.5-3m NGP, cutting no greater than 75mm, lateral reduction on all sides, of 2-2.5m to NGP, cutting no greater than 75mm, lift of crown up to 4m from ground level to NGP. Birch (T2) - Fell due to Basal Decay.	171 Citadel Road Plymouth PL1 2HU	Emily Browne
11/07/2022	Agreed	22/00993/CDM	Mr W Acourt	Condition Discharge: Condition 11 of application 20/01963/S73	Intercity Place Plymouth Station Plymouth PL4 6AB	Miss Katherine Graham

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# Appeal Decisions between 11/06/2022 and 11/07/2022

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
13/06/2022	19/00024/FUL	2019/0029	Appeal Dismissed	APP/N1160/W/19/3235941
<b>Ward</b>				
Plymstock Dunstone				
<b>Address</b>				
14 Middle Down Close Plymouth PL9 9TX				
<b>Application Description</b>				
Erection of 2 garden sheds (Retrospective)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Miss Josephine Maddick		
<b>Synopsis</b>				
<p>The Inspector agreed that the existing sheds have unacceptable adverse effects on living conditions for neighbours and the character and appearance of the locality contrary to Policies DEV1 DEV2 and DEV20. The Inspector did not agree that the appeal proposal would unduly impact upon parking provision contrary to the above policies, notwithstanding this element the appeal was dismissed. No costs were applied for or awarded.</p>				

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