



#plymplanning

Oversight and Governance

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PLANNING COMMITTEE

Thursday 30 October 2025
4.00 pm
Council Chamber, Council House

Members:

Councillor Stevens, Chair
Councillor Penrose, Vice Chair
Councillors Allen, Mrs Bridgeman, Darcy, Freeman, Goslin, Loveridge, McCarty, McNamara, P.Nicholson, M.Smith and Tuohy.

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

This meeting will be webcast and available on-line after the meeting. By entering the Council Chamber, councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

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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 - 4)

The Committee will be asked to confirm the minutes of the meeting held on 18 September 2025.

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 Service 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. 25/00860/FUL - 4 Cundy Close, Plymouth, PL7 4QH (Pages 5 - 12)

Applicant:	Mr R Gibbons & Ms M Price
Ward:	Plympton St Mary
Recommendation:	Grant Conditionally

6.2. 25/00717/FUL - 49-51 North Hill, Plymouth, PL4 8HB (Pages 13 - 32)

Applicant: Mr D Fellows
Ward: Drake
Recommendation: Grant Conditionally subject to S106

6.3. 25/00642/FUL - Former Dispensary, 29 Widey View, Plymouth, (Pages 33 - 50)
PL3 5JQ

Applicant: Mr Martin Jones
Ward: Compton
Recommendation: Grant Conditionally

7. Planning Application Decisions Issued (Pages 51 - 62)

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to them by the Council, will submit a schedule outlining all decisions issued from 09/09/2025 to 29/10/2025 including –

- 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>

8. Appeal Decisions (Pages 63 - 64)

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>

9. 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 18 September 2025

PRESENT:

Councillor Stevens, in the Chair.

Councillor Penrose, Vice Chair.

Councillors Mrs Bridgeman, Goslin, McCarty, McNamara, P.Nicholson, S.Nicholson (Substitute for Councillor Loveridge), Simpson (Substitute for Councillor Freeman) and Tuohy.

Also in attendance: Abbey Edwards (Planning Officer), Kate Saunders (Head of Development Management), Natalie Gloyn (Lawyer), Jake Metcalfe (Democratic Advisor), Councillor Ricketts (Ward Councillor, item 6.1), and Mr Robert Herd (Agent, item 6.1).

The meeting started at 4.00 pm and finished at 4.51 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.

33. **Declarations of Interest**

There were no declarations of interest made.

34. **Minutes**

The minutes of the meeting held on 21 August 2025 were agreed as a correct record.

35. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

37. **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.

38. **25/00852/FUL - 38 North Hill Plymouth PL4 8ET**

(There was a site visit for this application on 17 September 2025)

Applicant: Mr Justin Bryce
Ward: Drake
Decision: Application GRANTED conditionally

Abbey Edwards (Planning Officer) presented the report;

Councillor Ricketts spoke to the application as Ward Councillor;

Mr Robert Herd spoke to the application as the applicant's agent;

Following discussions, the Committee agreed:

- I. To grant the application conditionally, as set out in the report.

For (8)

Councillors: Goslin, McNamara, McCarty, Penrose, Simpson, Stevens, Tuohy and S. Nicholson.

Against (2)

Councillors: Mrs Bridgeman and P. Nicholson

Abstained (0)

Absent / Did Not Vote (3)

Councillors: Allen, Darcy, and M. Smith.

39. **25/00869/FUL - 6 Tor Crescent Plymouth PL3 5TW**

Applicant: Mr David Harris
Ward: Peverell
Decision: Application GRANTED Conditionally

The Committee agreed:

- I. To grant the application conditionally, as set out in the report.

For (10)

Councillors: Goslin, McNamara, McCarty, Penrose, Simpson, Stevens, Tuohy, S. Nicholson, Mrs Bridgeman and P. Nicholson

Against (0)

Abstained (0)

Absent / Did Not Vote (3)

Councillors: Allen, Darcy, and M. Smith.

40. **Planning Application Decisions Issued**

The Committee noted the report from the Assistant Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

41. **Appeal Decisions**

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

42. **Exempt Business**

There were no items of exempt business.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00860/FUL	Item	01
Date Valid	25.07.2025	Ward	PLYMPTON ST MARY
Site Address	4 Cundy Close Plymouth PL7 4QH		
Proposal	Rear extension and external alterations		
Applicant	Mr R Gibbons & Ms M Price		
Application Type	Full Application		
Target Date	19.09.2025	Committee Date	30.10.2025
Extended Target Date	31.10.2025		
Decision Category	PCC Employee		
Case Officer	Mr Matthew Follis		
Recommendation	Grant Conditionally		



This application is being considered by Planning Committee as the applicant is an employee of Plymouth City Council.

1. Description of Site

4 Cundy Close is a two-storey detached dwelling located in a residential area in the ward of Plympton St Mary. The principal elevation of the property faces south fronting Cundy Close and the property benefits from a well-proportioned rear garden which backs onto Boringdon Park Golf Club to the north.

The site lies within a critical drainage area and flood zone 1. There are no designated heritage assets in close proximity to the site.

2. Proposal Description

The proposals seek to construct a rear extension replacing an existing conservatory. The extension will be a single storey dual-pitched structure with a concrete tiled roof and finished in white painted render. The extension covers a floor area of approximately 5.7m by 5.3m, with a height to the eaves of 2.4m and a height to the ridge of 4.5m.

The proposals also include other minor alterations to the property consisting of the re-rendering of the external elevations, replacement garage door, replacement grey upvc windows and doors and replacement guttering and fascias.

3. Pre-application Enquiry

There was no pre-application enquiry submitted prior to the application.

4. Relevant Planning History

05/00899/PRDEV: Rear conservatory (Planning Permission not required)

5. Consultation Responses

Plympton St Mary Neighbourhood Forum were consulted but did not provide a response within the given consultation period.

Natural Infrastructure: The Natural Infrastructure Planning team do not hold an in-principle objection to the proposal; however, a condition to secure the installation of bird boxes is recommended.

6. Representations

None received.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, national development management policies, local finance and any other material considerations. Section 38(5B) of the 2004 Planning and Compensation Act sets out that the determination of any matter under the planning Acts must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly 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, Plymouth City Council's Declaration on Climate Emergency (March 2019) for a carbon neutral city by 2030 and the Climate Emergency Planning Statement (CEPS) 2022. 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) and the Plympton St Mary Neighbourhood Plan 2015 -2034.

8. Analysis

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 key policies this application has been considered under are: DEV1 (Protecting health and amenity), DEV20 (Place shaping and quality of the built environment) and DEV32 Delivering Low Carbon Development of the adopted Joint Local Plan.

2. The key planning issues considered under this application are:

- Design
- Residential amenity
- Climate emergency

8.1 Principle of Development

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

8.2 Negotiations Undertaken

4. The original plans submitted were considered acceptable.

8.3 Design

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

6. The existing two storey detached dwelling is visible from the public highway to the south. While there will also be views of the rear elevation of the property from the adjacent golf club and surrounding fields to the north.

7. The proposed rear extension replacing the existing conservatory would be visible from the north, however due to its scale, design and siting, the extension is not considered to be prominent when viewed from the street scene.

8. In terms of its design, it would be a be a single storey dual-pitched structure with a concrete tiled roof and finished in white painted render. The extension represents a larger structure than the existing conservatory both in terms of height and footprint, though the extension would sit comfortably within the existing site and the ridge height would be lower than the ridge of the existing dwelling. Given the above, and that there are other examples of pitched roof rear extensions in the immediate setting, the extension is considered to be appropriately designed and sited in relation to the host dwelling and immediate setting and would not result in any harm to the character and appearance of the area.

9. The other alterations proposed to the property consisting of the re-rendering of the external elevations, replacement garage door, replacement grey upvc windows and doors and replacement guttering and fascias, would be visible within the street scene from the highway to the south. They are considered to be minor alterations which would not significantly alter the appearance of the dwelling and as such would not lead to any resultant harm to the street scene.

10. Consequently, the proposals are considered to comply with policy DEV20 of the JLP.

8.4 Amenity

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

12. There are neighbouring properties located to the immediate east and west of property.

13. In relation to any overlooking impacts or losses of privacy, it is noted that the rear extension replaces an existing conservatory from which there are likely existing views towards the neighbours to the east and west. The proposed extension does not include any windows or doors on elevations not already including windows or areas of glazing, given this and existing close boarded boundary fences, the proposals are not considered to give rise to any overlooking concerns or significant losses of privacy to the neighbouring properties.

14. While the proposed extension represents a larger structure when compared to the existing conservatory, given that it is a single- storey structure with a dual-pitched roof and is appropriately sited in relation to the neighbouring properties, it is not considered to result in any adverse overbearing or overshadowing impacts, or a loss of outlook. The development does not breach the 45-degree guidance.

15. Given the above, the proposed extension is not considered to result in any adverse neighbour impacts arising from any loss of outlook or privacy or noise disturbances. Consequently, the neighbour impact is considered acceptable, and the proposals would accord with policy DEVI of the JLP.

8.5 Climate Emergency

16. This Climate Emergency Planning Statement responds directly to the Climate Emergency declarations issued across Plymouth and South West Devon and identifies exactly what all new development should do to meet the challenge of climate change. It builds on existing planning policies set out within the Plymouth and South West Devon Joint Local Plan and its supplementary planning document, embraces new standards and proposes new requirements.

17. The submitted Climate Emergency Compliance Form indicates that the proposals will use carbon reduction measures such as locally sourced materials.

18. The application does not relate to parking and therefore officers consider a requirement for electric vehicle charging would not be proportionate.

19. The proposals do not include any on site renewable energy generation and it is noted that it may be possible for solar panels to be included on the east or west roof slopes of the extension. However, it is noted that there are rooflights proposed on each roof slope providing natural light into the dwelling, meaning there is limited roof space to site the solar panels. Given the above and the small scale of the proposals, it is not considered proportionate to request solar PV panels as part of the proposals.

20. Therefore, the proposals are considered to be compliant with policy DEV32 of the Joint Local Plan.

8.6 Ecology

21. A Preliminary Ecological Assessment was submitted to accompany the application. The assessment found no evidence of the building being used by roosting bats, and a European Protected Species license will not be required for the proposals.

22. The Natural Infrastructure officer recommended the installation of two bird boxes which will be secured by planning condition to provide wildlife enhancements in accordance with policy DEV26 of the Joint Local Plan.

8.7 Other Considerations

23. Officers consider that there are no other planning considerations relevant to 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 required.

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 not required due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has therefore 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 development accords with policy and national guidance (specifically JLP Policies DEV1 and DEV20) and will not result in harm to neighbouring amenity or the character and appearance of the area. The proposal is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 25.07.2025 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 Plan 335/01 received 23/06/25
Block Plan 335/02 received 23/06/25
Proposed Plans 335/08 received 23/06/25
Proposed Elevations 335/10 received 23/06/25
Proposed Roof Plan 335/09 received 23/06/25

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.

3 CONDITION: BIRD BOXES

PRE-OCCUPATION

Prior to the occupation of the extension hereby permitted two bird boxes shall be installed within the fabric of the building. Plans for the specification and locations of these within the building are to be submitted to and approved in writing by the Local Planning Authority, the bird boxes shall be retained and maintained as such thereafter.

Reason: In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Joint Local Plan Policies SPT12 & DEV26 and the National Planning Policy Framework (2024) paragraphs 187, 192, 193.

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: CONDITIONAL APPROVAL (NO NEGOTIATION)

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 imposed planning conditions to enable the grant of planning permission.

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: BIODIVERSITY NET GAIN

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, Householder applications are exempt from Biodiversity Net Gain requirements and therefore this application is not subject to the mandatory Biodiversity Gain condition.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00717/FUL	Item	02
Date Valid	22.05.2025	Ward	DRAKE
Site Address	49 - 51 North Hill Plymouth PL4 8HB		
Proposal	Change of use of 1st and 2nd floor offices to residential (Class C3) extensions to the rear and additional floor to create 10 dwellings, extension to retained ground floor office, external alterations and associated works.		
Applicant	Mr D Fellows		
Application Type	Full Application		
Target Date	21.08.2025	Committee Date	30.10.2025
Extended Target Date	25.11.2025		
Decision Category	Councillor Referral		
Case Officer	Ms Abbey Edwards		
Recommendation	Grant conditionally subject to S106		



This application has been referred to the Planning Committee by Councillor Ricketts.

1. Description of Site

This application relates to No. 49-51 North Hill. The building is a three-storey office block with a hipped roof. The building sits at the end of a Victorian terrace, on the junction where Skardon Place joins North Hill. The building was constructed in the mid-1980s in a pigmented yellow/sand colour concrete block. The site includes a parking courtyard to the rear and some areas of landscaping.

The building is in office use, albeit a number of the office units are vacant. The building recently received permission to convert the 1st and 2nd floors to flats, but this permission is yet to be implemented.

The surrounding area is mixed-use in character. This includes a range of commercial units along North Hill (offices, shops, cafes, bars and solicitors), student accommodation and residential

dwellings. Residential is the predominant use in the wider area. The site is within walking distance of Mutley Plain and the City Centre, is well served by public transport and is considered a sustainable location.

2. Proposal Description

This full planning application is for the conversion and extensions to the building to create a mixed-use development comprising of offices at ground floor and 10x residential flats on the upper floors.

Site alterations are proposed, including a reconfigured parking courtyard, cycle/refuse store and landscaping.

3. Pre-application Enquiry

None.

4. Relevant Planning History

24/01278/GPD - Change of use of first and second floor from Office (Class E) to 4no. flats (Class C3) - Deemed decision

02/00952/ADV - Externally illuminated projecting sign - Grant conditionally

01/01674/ADV - Erection of internally illuminated projecting sign - Refuse

85/01329/REM - Erection of three storey office block with associated car parking - Grant conditionally

84/000324/OUT - Outline application to redevelop site by the erection of offices (Regulation 5 proposal) - Grant conditionally

5. Consultation Responses

Highway Authority - No objection subject to conditions

Public Protection Service - No objection subject to conditions

Urban Design - Object to the design of the building

Economic Development - No objection

Housing Delivery - No objection

Low Carbon team - Object to the use of gas boilers

Natural Infrastructure - Further information required

South West Water - Applicant to contact SWW direct in relation to surface water drainage

Environment Agency - No objection

Lead Local Flood Authority - No objection subject to conditions

Designing Out Crime - Advice provided in regard to secure by design

Waste - No comments received

Natural England - Site of Special Scientific Interest (SSSI) Impact Risk Zones - Recreational Impacts (Standing Advice)

6. Representations

Letters of representation have been received both in support and objecting to the application. The responses have been summarised below.

Support:

- Converting underused office space into much needed residential is positive, the plans make good use of space whilst contributing to local housing supply

- There is a high demand for good quality accommodation, particularly in well-connected locations and this proposal would provide much needed homes
- Highly attractive for tenants and a valuable addition to the housing stock
- Inclusion and expansion of the ground floor office contributes positively to the local economy
- Thoughtful and practical development that meets local needs and enhances the community
- There are already 25 vacant business premises in the PL4 area which shows there is not a shortage of commercial space. The proposal would bring meaningful use back to these floors without affecting business viability in the area
- Support the reuse and upgrade of existing buildings wherever possible, it's a more environmentally responsible approach which fits with wider sustainability goals
- Extension to the ground floor office space will provide a more modern, efficient working environment for current and future businesses.
- This is a well-balanced, sustainable development that makes practical and positive use of existing urban space
- Clever Lets offer accommodation to people from all different backgrounds and build the community, there are many tenants struggling to find suitable accommodation within Plymouth due to high demand

Object:

- Post-graduates are likely to buy cars and Skardon Place cannot accommodate additional parking
- Additional refuse lorries in this cul-de-sac will exacerbate issues in Skardon Place
- Additional storey is neither attractive nor in keeping with the adjacent building or buildings on the opposite side of the street
- It is disappointing trees have been severely pruned
- Retail office needed to create opportunities
- North Hill is overly populated with student accommodation and student flats

The application was referred to Planning Committee by a local ward Member, objecting to the application on the basis that Drake Ward is at breaking point in relation to its loss of community assets. The community needs employment space and this application is detrimental to social cohesion and community well-being. North Hill is an employment quarter and should remain that way.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, national development management policies, local finance and any other material considerations. Section 38(5B) of the 2004 Planning and Compensation Act sets out that the determination of any matter under the Planning Acts must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise. For the purposes of decision making, the Plymouth & South West Devon Joint Local Plan (JLP) 2014 - 2034 is part of the development plan for Plymouth City Council. The Plymouth & South West Devon Supplementary Planning Document sets out guidance relating to the implementation of the policies of the JLP.

The relevant policies and/or provisions of the following documents also have the potential to be material to the consideration of the application: National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the Plymouth and South West Devon Supplementary Planning Document (SPD) 2020, the Plymouth and South West Devon Climate Emergency Planning Statement (CEPS) 2022, and the Joint Local Plan Five Year Review Report, 2024.

Following adoption of the Joint Local Plan, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor the Housing

Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the Five-Year Housing Land Supply (5YHLS) assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 12 December 2024 the Ministry of Housing, Communities and Local Government published the HDT 2023 measurement. This confirmed the Plymouth, South Hams and West Devon's joint measurement as 113% and there are no policy consequences.

A 5% buffer is required to be applied for the purposes of calculating a five-year housing land supply at the whole plan level. As a result of the new standard method set out in national planning practice guidance, and the housing provisions of the NPPF, the combined authorities are only able to demonstrate a 2.53year housing land supply. This means that the presumption in favour of sustainable development set out in paragraph 11d applies for decision-making purposes, and that planning permission should be granted unless the specific circumstances set out in sub-points (i) or (ii) in paragraph 11d are satisfied.

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 most relevant policies of the Joint Local Plan to consider include; SPT1 (Delivering sustainable development), SPT2 (Sustainable linked neighbourhood), SPT3 (Provision for new homes), DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise, land and light), DEV7 (Meeting local housing need in the Plymouth Policy Area), DEV9 (Meeting local housing need in the Plan area), DEV10 (Delivering high quality housing), DEV20 (Place shaping and the quality of the built environment), DEV21 (Development affecting the historic environment), DEV26 (Protecting and enhancing biodiversity and geological conservation), DEV28 (Trees, woodlands and hedgerows), DEV29 (Specific provisions relating to transport), DEV31 (Waste management), DEV32 (Delivering low carbon development) and DEV35 (Managing flood risk and water quality impacts).

Need for housing development

8.2 The publication of the updated NPPF on 12th December 2024, alongside new guidance, sets out a new standard method to calculate local housing need with the clear aim of increasing housing delivery nationally. Policy SPT3 (Provision for new homes) of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) (JLP) sets an overall housing requirement for the JLP Plan Area of 26,700 dwellings (net), which is 1,335 per annum for the Plan Period between 2014 and 2034.

8.3 The new standard method, however, identifies a housing need for the Plan Area of 2,643 dwellings per annum. The LPA therefore accepts that, given the provisions of NPPG (Paragraph: 062, Reference ID: 61-062-20190315, Revision Date: 15/03/2019) and paragraph 34 of the NPPF, that SPT3 is now out of date.

8.4 The extent of the shortfall in relation to the 5YHLS is such that significant weight needs to be given to it in the planning balance.

Principle of Development

8.5 Joint Local Plan Policy DEV7 seeks a mix of housing sizes, types and tenure appropriate to the area. Within the policy, there is a particular need identified within Plymouth for smaller dwellings, most suited to younger and older people.

8.6 This application seeks to create 10 residential flats; 8 of these would be single bedroom flats (1 occupant) and two would provide two double bedroom flats (4 occupants). This would directly address Policy DEV7, providing much needed smaller homes, in a sustainable location.

8.7 For developments involving 11 dwellings or more, Policy DEV9 requires a 30% provision of affordable homes. This proposal is for 10 dwellings and does not trigger the Affordable housing policy requirement. Officers note the scheme seeks to convert and extend the existing building to create primarily smaller dwellings and therefore this is not considered to be a deliberate avoidance of the policy.

8.8 The retention, enlargement and refurbishment of the commercial ground floor is welcomed, and this aligns with Joint Local Plan DEV14 which seeks to maintain a flexible supply of employment land.

8.9 The proposal would result in the loss of office space at first and second floors. However, this was permitted through previous application 24/01278/GPD which was granted deemed consent for the conversion of the upper floors of the building to 4 residential flats. Although this permission is yet to be implemented, it presents a material fall-back position when considering this planning application.

8.10 The Applicant has submitted a marketing report which demonstrates the office space was marketed from October 2022 until June 2024. Within this 20-month period, only three of the seven office units were let and these were let at rates below the current market value. The report considers the underperformance to be driven by broader market conditions, including a decline in demand for small office units in this location, increased operating costs for small businesses' including staffing and business rates and a preference for all-inclusive spaces or hybrid/remote working models over traditional long-term leases.

8.11 The Council's Economic Development Officer agrees with the conclusions of the report. The demand for office space within the city is currently for high quality serviced offices. Demand for smaller scale traditional office space is low in comparison, as approaches to hybrid and remote working increase across many of the professional services. It is considered that the Applicant has advertised the property for a reasonable amount of time and has received an insufficient level of interest. On this basis, Economic Development raise no objection to the loss of office space at 1st and 2nd floors.

8.12 Policy DEV19 requires major development proposals to enter into a site related employment and skills plan to support local employment and skills in the construction industry. This is recommended to be secured via condition.

8.13 Officers consider this proposal would provide much needed smaller dwellings, in a sustainable location of the City, where the current demand for small scale office space appears to be low. The proposal would retain the ground floor commercial use, and this would be both extended and refurbished. The principle of development is therefore acceptable.

Design

8.14 Paragraph 135 of the NPPF states planning decisions should ensure that developments 'are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).'

8.15 The Council's Urban Design team support the principle of optimising development through the building's extensions and conversion to mixed residential and commercial uses. However, Urban Design Officers raise concerns with the proposed design, particularly of the roof extension and therefore object to the development in its current form.

8.16 The SPD states 'On public streets and spaces, developments should have active frontages and building entrances should be easy to find, well-defined and clearly visible from the street.' Officers welcome the improvements to the ground floor commercial frontage which will enhance visual

activity and improve its appearance. The separate pedestrian and commercial entrances on North Hill and Skardon Place are well defined and this is also welcomed.

8.17 Alterations to the rear of the site include a reconfigured parking courtyard, a cycle and bin store and timber fence boundary treatment. Officers consider that cumulatively, the development would remove the sense of openness, however, this would to an extent be mitigated by landscaping and the addition of a sedum roof. This would then be considered acceptable.

Roof extension

8.18 The Plymouth and SW Devon SPD states building heights should respond positively to the scale of adjacent buildings, streets and spaces. The size of individual buildings and their elements should be carefully considered, including in relation to [amongst other things] local character, skylines and vistas and views.

8.19 The roof extension would result in the building being taller than the ridge of the Victorian terrace to which it is attached. An urban design case could be made for this, as it is a corner site where some increase in height may be justified if sensitively designed.

8.20 The proposed roof extension, due to its massing, lack of set back and materiality is considered to appear overbearing and bulky. Urban Design have noted concerns around the junction between the roof extension and the adjoining property as it is considered this would be difficult to build and maintain.

8.21 The Applicant had previously considered a mansard style roof, which Officers consider would overcome the concerns, however, this design was not progressed due to the implications for internal space.

8.22 Urban Design Officers have given significant weight to the context of Skardon Place, which is of particular townscape merit, and its scale and character should be respected. As the application building marks the gateway to Skardon Place, it is considered that a more recessive/alternative roof design, such as a mansard, would link better to 45 North Hill, the other gateway corner building framing the entrance to Skardon Place.

8.23 The Applicant disagrees with this, noting that the roof design was carefully considered in light of recently completed schemes such as The Reservoir, Sherwell House and the Purpose Built Student Accommodation (PBSA) scheme currently under construction at 40-42 North Hill; all of which contain contemporary, similar roof styles on corner plots. Although a change to the design has not been agreed, in light of Officer's concerns, the Applicant has changed the colour of the roof extension from black to a lighter grey, which reduces the dominant appearance to some degree. Officers support this change.

8.24 Urban Design Officers welcome the proposed new windows which have a vertical emphasis, including the full height windows at attic level and those on the rear elevation, but object to the remainder of windows which have a horizontal emphasis. These are considered out of character with the best of local streetscape and this application presents an opportunity to rectify this. A suggestion was made in regard to providing accessible balconies to address this.

8.25 Officers have carefully considered the concerns. It is noted that an alternative roof design such as a mansard, could create a more sympathetic and complementary relationship with the immediate neighbouring properties and the wider terrace. Officers acknowledge that similar roof types are used on more recently constructed buildings within the local area and therefore the proposal would not be completely out of keeping with the street scene. It is regrettable that full height windows with a vertical emphasis are not used everywhere on the building as these are a strong feature in this area

of North Hill. However, the existing building is not of any particular merit and overall, the proposal would enhance the commercial ground floor frontage and bring a contemporary refresh to the building. Furthermore, the proposal would optimise development in this sustainable location, bringing a partially vacant building back into use and providing much needed housing. On balance, Officers consider whilst there would be some conflict with Policy DEV20, giving significant weight to the City's lack of 5 year housing supply, Officers do not consider the design of the building a reason to refuse this application.

Historic Environment

8.26 The building is in proximity to the Grade II listed Reservoir and Grade II* Sherwell Church to the south, to the north is the Grade II listed St Matthias Church.

8.27 The proposed development will be a more prominent feature than the existing building when looking northwards or southwards along North Hill, due to its roof design. However, it would predominantly be viewed in the context of The Reservoir PBSA scheme and once completed, 40-42 North Hill PBSA scheme, which are similar in design but larger in scale/ more prominent. Taking this into consideration together with the scale and location of the proposed development, Officers consider the proposal would result in minimal impact on the listed buildings and their setting.

8.28 The building, together with 45 North Hill, marks the entrance to Skardon Place. Officers therefore consider any development on this site would have an impact on properties within Skardon Place, a surviving cul-de-sac constructed circa 1742. Although not listed, many of the properties in Skardon Place are likely to form non-designated heritage assets. Paragraph 216 of the National Planning Policy Framework states a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset. As noted above, whilst it is acknowledged that Urban Design have raised concerns in regard to roof form, this is weighed up against the public benefits of bringing the partially vacant building back into use and providing much needed housing at a time when the City currently can not demonstrate a 5 year land supply. Officers therefore do not consider the impact on the properties within Skardon Place a reason to refuse this application. Nevertheless, it is important that high quality materials are used and these have therefore been conditioned.

Amenity

8.29 All flats meet the minimum floor space standards as set out within the Nationally Described Space Standards. All habitable rooms are served by windows.

8.30 The Plymouth and SW Devon SPD states single aspect flats should generally be avoided. Flats 2 and 6 are single aspect, however, due to their southerly orientation these flats would receive acceptable levels of natural daylight. Daylight and outlook received by the bedrooms within flats 8 and 4 would be poor, but Officers appreciate this is a constrained site and the occupants of these flats would receive good levels of natural daylight and outlook through the full height Juliette balconies serving the main living areas and this is therefore considered acceptable.

8.31 Policy DEV9 requires 20% of the units to meet Building Regulations M4(2) accessibility standard where practicable, however, in the absence of a lift, this is not possible in this case. Officers acknowledge the cost of providing a lift would be prohibitive and therefore whilst unfortunate, giving weight to the lack of 5 year land supply, alongside the positive retention of the office space, Officers do not consider this a reason to refuse.

8.32 No external amenity space is proposed, as the external courtyard would provide parking, refuse and cycle storage. Whilst the SPD requires 75sqm for a development of this size, the guidance accepts this standard can be relaxed where the site is located within an older and more densely developed neighbourhood and where the site is located within proximity to local parks and public

open spaces. The site is adjacent to Drakes Reservoir which provides accessible open space and seating areas. The site is also located within 10 minutes walking distance to Beaumont Park and 25 minutes walking distance to Central Park.

8.33 In terms of impact on neighbouring amenity, this would be greatest on 1 Skardon Place with the introduction of habitable windows on the southern elevation of the application building. The SPD requires a minimum distance of 15m between facing habitable windows for new development. However, given the constraints of the site, it would not be possible to meet this. Officers acknowledge this is a densely developed urban neighbourhood and the separation distances would be consistent with those existing within Skardon Place. Officers therefore consider this acceptable.

8.34 Overall, the proposal provides an acceptable level of amenity and complies with Policy DEV20 of the Joint Local Plan.

Highways

8.35 The Local Highway Authority were consulted on the application and raise no objection. The site is within a sustainable area of the city with good access to public transport links. No. 49-51 North Hill does not fall within a permit scheme boundary, it sits just outside of Zone D which is in operation from Monday to Saturday between the hours of 9am to 7pm. Residents would be unable to obtain resident and visitor parking permits and would therefore not be able to park on-street within the vicinity of the property.

8.36 The residential flats are proposed to be car free development and the existing parking area, accommodating 6 vehicle parking spaces, would serve the retained commercial use.

8.37 The Highway Authority recommend a car parking management plan is conditioned and consider this should allow for flexible use of the parking spaces for residents in the evenings and on weekends, when the office is closed.

8.38 The application proposes 12 cycle spaces and this meets the requirements of the SPD.

8.39 Overall, the proposal is considered to comply with Policy DEV29 of the Joint Local Plan.

Ecology and Biodiversity Net Gain

8.40 A Preliminary Ecological Appraisal and an Ecological Impact Assessment (EclA) were submitted. An assessment of site value and impact to habitats was undertaken and mitigation and compensation measures are recommended within the reports.

8.41 The EclA identifies breeding bird habitat in shrubs and individual trees. Although no further surveys are required, timing restrictions around bird nesting season are recommended.

8.42 Precautionary measures are also recommended for hedgehogs, although the site provides limited potential for these species.

8.43 Site wide mitigation measures are proposed to ensure construction works do not lead to adverse impacts on habitats.

8.44 Ecology enhancements include on site landscaping, which will include native species. Three integrated swift boxes are also proposed to be fitted to the western elevation of the building.

8.45 It is noted that two small trees have been removed. Officers raise no objection to this on the basis that these trees were not subject to a tree preservation order and their loss will be mitigated through the biodiversity net gain requirement.

8.46 With the addition of conditions, the proposal complies with Policy DEV26 and DEV28.

Biodiversity Net Gain

8.47 The proposed works would affect existing on-site habitats. The proposal is therefore subject to the biodiversity net gain requirement.

8.48 Proposed planting includes wildflower planting along the southern site boundary and planting beds adjacent to the cycle store and within the site frontage. A sedum roof is proposed for the cycle/bin store. Due to the constrained urban nature of the site it is unlikely that it would be possible to achieve a 10% net gain and satisfy trading rules on site, particularly given the recent removal of two small trees. As such, off site credits will likely need to be purchased. The final BNG details will need to be submitted and assessed through the statutory biodiversity net gain pre-commencement condition.

8.49 Full landscaping details and a Landscape ecology management plan are recommended to be secured via condition.

Low Carbon

8.50 The application has been assessed against Policy DEV32 (Delivering low carbon development) and the Climate Emergency Planning Statement.

8.51 The application seeks to reuse the existing building rather than demolish and rebuild and this approach is supported in regard to carbon savings.

8.52 The development responds to the energy hierarchy by reducing the energy load and maximising the efficiency of building fabric. This would be achieved through externally and internally insulating the building, providing double glazed windows and a new roof, all of which would enhance thermal efficiency beyond building regulation requirements. Additional measures include air permeability testing of each dwelling and implementing a mechanical ventilation with heat recovery system.

8.53 In line with DEV32.5 solar PV panels are proposed within the roof space and a dedicated battery storage area will be provided. This would achieve a greater than 20% carbon savings than that required by Building Regulations Part L for the dwellings within the additional storey.

8.54 Existing gas boilers would be replaced with modulating boilers distributing heat via a central community loop. These will be designed in accordance with the CIBSE/ADE Code of Practice so it is capable of future integration with the district energy network to meet DEV32.6. Air source heat pumps have been ruled out due to cost.

8.55 The Council's Low Carbon Officer welcomes the solar PV panels and battery storage but objects to the use of gas boilers. It is unknown how long the gas-powered system would remain operational and the emissions impact of this could therefore be significant. This reduces the degree to which the proposal could be considered compliant with the adopted carbon reduction target written into Policy DEV32. This would also fail to comply with M3 of the Climate Emergency Planning Statement which states 'all minor and major development proposals should be served by low or zero carbon space and water heating and where relevant cooling systems, with an emphasis on ground, air and water source heat pumps.'

8.56 Officers consider the proposal would provide measurable benefits in terms of energy efficiency and low carbon development but agree with the Low Carbon team that the use of gas boilers fundamentally goes against the aims of Policy DEV32 which seeks to minimise the use of natural resources. Notwithstanding this, the proposal relates to an existing building, and the scale of

development is relatively modest. On balance, and as the City currently can not demonstrate a 5 year housing land supply, Officers do not consider the continued use of gas boilers within the building a reason to refuse this application.

Drainage and Flooding

8.57 The site is located in Flood Zone 1 and considered to be at a low risk from fluvial and tidal flooding. Surface water flood risk mapping indicates the site is at a low risk from a 1 in 1000 year return period event. Unmanaged surface water run off from this site has the potential to increase flood risk downstream.

8.58 The site is located in a Critical Drainage Area where the Environment Agency considers the existing drainage system to be at or close to capacity increasing the risk of pollution from combined sewer overflows.

8.59 There will be no increase in impermeable area as a result of the development.

8.60 The applicant has submitted a surface water drainage strategy that proposes to discharge surface water to the SWW combined sewer in Skardon Place at an attenuated rate of 1l/s. Attenuation storage is provided using a 7m x 5m x 0.8m deep tank located beneath the parking area. Supporting calculations have been submitted for a 1 in 100 year return period design standard with a 50% allowance in climate change.

8.61 Following review of the submitted information the LLFA have no objection subject to the submission of written approval from SWW for the proposed surface water connection and sufficient capacity within the network for the increase in residential dwellings.

8.62 Other details recommended to be conditioned include a construction environment management plan and details of maintenance and management of the drainage system. Overall, it is considered that the proposal complies with Policy DEV35 of the Joint Local Plan.

HRA

8.63 The site underwent a Habitats Regulation Assessment by the Natural Infrastructure Team, which concluded that the application would have significant effect, without any avoidance or mitigation measures, on European and Internationally Protected sites. However, the effects are within those detailed in the Tamar Estuaries Management Plan and the Yealm Estuary Environment Management Plan and there is no significant impact on the protected sites.

Planning balance

8.64 Paragraph 11 d) and Footnote 8 of the Framework state that, where the policies which are most important for determining the application are out-of-date (including where the Local Planning Authority cannot demonstrate a five-year supply of housing land, or where the Housing Delivery Test ("HDT") indicates that the delivery of housing was substantially below the housing requirement over the previous three years) planning permission should be granted unless at least one of two exceptions set out in sub paras (i) and (ii) are met. Given the significant shortfall in the JLP's 5YHLS assessment, it is considered that the most important policies are out-of-date and therefore, unless either of the exceptions apply, the NPPF says that planning permission should be granted.

8.65 Exception (i) relates to whether the application of NPPF policies that protect a pre-specified list of assets of particular importance provide a strong reason for refusal. These are set out in footnote 7.

8.66 Exception two relates to whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Footnote 9 sets out the NPPF policies that this particularly relates to.

8.67 It is acknowledged that the LPA do not currently have a five-year housing land supply. In this instance the proposal would conflict (in part) with Policies DEV20, DEV32 and the Climate Emergency Planning Statement. The design of the building raises concern in respect of the scale and massing of the roof extension and the proposal seeks to utilise gas boilers. Both of these aspects are attributed a level of moderate harm. The benefits of the scheme are that it would provide 10 dwellings in a sustainable area of the city, close to services and facilities, and would bring a partially vacant building back into use. The proposal would improve the energy efficiency of the building and there would be clear visual improvements to the site's frontage, in particular at ground floor level. The delivery of housing would likely include employment generation during construction and a biodiversity net gain would be achieved. In this instance, Officers consider the harm is outweighed by the benefits when assessed against the framework as a whole. The application is therefore considered acceptable and is being recommended for approval.

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

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended).

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 in respect of green infrastructure have been sought due to the scheme putting pressure on existing green spaces. The sum of £8,051.64 is being sought in respect of playing pitches and this will be secured through the S106 agreement.

Planning obligations in respect of the City's health infrastructure have been sought due to the scheme putting pressure on existing health services including primary care such as general practice, community pharmacy, dental and optometry services and secondary care through hospitals and specialists. The sum of £3,676 is being sought and this will be secured through the S106 agreement.

A management fee of £2,398 has been secured for the administration, monitoring and management of the planning obligations.

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. Officers consider that this application will not cause discrimination based on gender, age or disability.

13. Conclusions and Reasons for Decision

Section 38(6) of the Planning & Compulsory Purchase Act 1990 and the Framework state that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. In this case, the Frameworks' presumption in favour of sustainable development is a material consideration which outweighs the moderate conflict with the development plan, and a decision should thus be taken otherwise than in accordance with it. The application is therefore recommended for conditional approval subject to the signing of a S106 agreement.

14. Recommendation

In respect of the application dated 22.05.2025 it is recommended to Grant conditionally subject to S106.

15. Conditions / Reasons

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

1 CONDITION: APPROVED PLANS

Location Plan I4052025 received 14/05/25
Existing and Proposed Elevations PL006 Rev P2 received 08/09/25
Existing and Proposed Elevations PL007 Rev P2 received 08/09/25
Existing and Proposed Elevations
PL008 Rev P2 received 08/09/25
Proposed Floor Plans PL003 Rev P2 received 08/09/25
Proposed Floor Plans PL004 Rev P2 received 08/09/25
Proposed Roof Plan/Drainage/Site Plan PL005 Rev P2 received 08/09/25

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.

3 CONDITION: PROVISION OF DRAINAGE WORKS

PRE-COMMENCEMENT

No development shall take place until the following details have been submitted to and approved in writing by the LPA:

Written confirmation from SWW for connection to the combined sewer, including agreed surface water discharge rates.

A construction environment management plan incorporating method statements should be submitted to demonstrate how the new drainage system and water environment is protected during the construction and demolition phases.

Details should be submitted of how and when the system is to be managed and maintained, and who is responsible for maintenance.

The development shall be constructed, completed and retained in strict accordance with the approved details including the submitted Surface Water Drainage Statement (re J-3770-01) and plan PL005 REV 02.

Reason:

To safeguard occupant safety and mitigate flood risk in accordance with policies DEV1, DEV2 and DEV35 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 181 and 182 of the National Planning Policy Framework 2024.

Justification: Necessary because of the essential need to ensure the drainage provisions within the development can be adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure and water environment or increase flood risk elsewhere.

4 CONDITION: EMPLOYMENT AND SKILLS PLAN

PRE-COMMENCEMENT

The development hereby permitted shall not commence until an Employment and Skills Plan has been submitted to and approved in writing by the Local Planning Authority.

The Employment and Skills Plan should demonstrate:

How local people and local businesses will benefit from the development in terms of job opportunities, apprenticeship placements, work experience opportunities, business supply chain opportunities and other employment and skills priorities.

The Employment and Skills Plan should cover the groundworks phases as well as the construction phase of the development.

The development shall be carried out in accordance with the approved Employment and Skills Plan.

Reason:

To ensure that local people and businesses benefit economically and to create job opportunities to comply with Policy DEV19 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraphs 8 and 87 of the National Planning Policy Framework 2024.

Justification: To ensure that a plan is in place for local people and businesses to have the opportunity to partake in development from its outset.

5 CONDITION: LANDSCAPE ECOLOGICAL MANAGEMENT PLAN

PRE-DPC LEVEL

The development hereby permitted shall not proceed beyond DPC level until full details of the landscape works together with a Landscape Ecological Management Plan have been submitted to and approved in writing by the Local Planning Authority.

The landscape works shall include:

- i. Soft landscape details:
 - a. Full soft landscape specification; plant species and size (to HTA standards), soil details, planting spec and establishment care.
 - b. The arrangement of proposed soft landscape elements and soil layouts/elevations (min 1:200 scale). Plans should include a planting schedule for reference.
 - c. Planting details (1:20 scale or as appropriate)
- ii. Hard Landscape Details: to provide:
 - a. Drawings identifying the arrangement of proposed hard landscape elements including (but not limited to) paving materials, street furniture and boundary treatment materials (min 1:200 scale)
 - b. Plans should include a specification of the hard landscape materials (e.g. paving materials), street furniture and any boundary treatments.
 - c. Boundary treatment details (1:20 scale or as appropriate) e.g. mesh surrounding car park

All landscape works shall thereafter be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development. Any dead or defective planting shall thereafter be replaced within a period of 5 years.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with JLP policies DEV20, DEV23, DEV26 and DEV28 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 135 and 187 of the National Planning Policy Framework 2024.

6 CONDITION: EXTERNAL DESIGN AND MATERIALS

PRE-EXTERNAL WORKS

Notwithstanding the submitted information, no works to the exterior of the building shall take place until details of all final cladding and elevation design and materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason:

To ensure that the materials specified are robust, attractive and in keeping with the character of the area and that the building's cladding in particular will be specified to minimise the risk of staining and algae growth in accordance with Policy DEV20 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraph 135 of the National Planning Policy Framework 2024.

7 CONDITION: MATERIALS MAINTENANCE SCHEDULE

PRE OCCUPATION

The development hereby permitted shall not be occupied until the applicant has submitted to the Local Planning Authority for approval a management plan for the external maintenance of the building. The said maintenance plan will provide details relating to how all external materials shall be maintained in a good, clean condition and appearance as long as the building remains on the site and how any problems with corrosion, discolouration, weathering or other defects will be rectified promptly. The development shall be maintained thereafter in accordance with the approved management plan.

Reason:

To ensure that the appearance of the buildings remains satisfactory throughout their lifetime and that the buildings are in keeping with the standards of the vicinity in accordance with Policy DEV20 of the Plymouth & South West Devon Joint Local Plan (2014-2034) and paragraph 135 of the National Planning Policy Framework.

8 CONDITION: DISTRICT ENERGY

PRE-INSTALLATION

Prior to the installation of the heating and cooling system, the following details shall be submitted to and approved in writing by the Local Planning Authority:

1. A report identifying how the development has been designed to be compatible with and allow future connection to a local district energy network in line with current best practice.
2. Details of the technical specification of the heating and cooling system for the building which is capable of connection to district heating and cooling network including, compliance with the relevant standards including CIBSE CPI.2 and PCC technical connection packs, space for ancillary plant in the plant room.
3. Location of the future connection point at the edge of the site or publicly accessible area, including interconnecting and valved pipework to this point from the building, including a plan showing detail of valved pipework and connection roots from the edge of the building to the plant room.

Once approved the development shall be completed and implemented in full accordance with the approved details and be permanently retained thereafter.

Reason:

To ensure that the development is in accordance with Policy DEV32 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraph 166 of the National Planning Policy Framework 2024.

9 CONDITION: CAR PARKING MANAGEMENT STRATEGY

PRE-OCCUPATION

The dwellings hereby permitted shall not be occupied until a Car Parking Management Strategy has been submitted to and approved in writing by the Local Planning Authority. The said Strategy will provide details relating to the allocation of parking, measures relating to the control/use of all spaces to allow the sharing of spaces and the associated method of enforcement. Details shall also include the number of EV charging points proposed and where they will be positioned.

From the date of the first occupation of any unit within the development the applicant shall operate the approved Car Parking Management Strategy in perpetuity.

Reason:

To ensure that the use of all car parking spaces within the development are properly managed and thereby ensure that each of the uses within the building are adequately served in terms of off-street car parking provision in accordance with Policy DEV29 of the adopted Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

10 CONDITION: LOW CARBON MITIGATION

PRE-OCCUPATION

Prior to the installation of Solar PV panels, details of their location and design shall be submitted to and approved in writing by the Local Planning Authority. The panels shall be provided prior to first use of the development hereby approved and shall then remain in situ in perpetuity, replacing or repairing them when necessary.

Moreover, the development shall be carried out and completed in accordance with the submitted Energy Statement submitted 16th Sep 2025.

Reason:

In order to promote on-site renewable energy systems and ensure a reduction in carbon emissions in line with policy DEV32 of the Plymouth & South West Devon Joint Local Plan 2014-2034, paragraph 7.3 of the Plymouth and South West Devon Climate Emergency Planning Statement (2022) and paragraph 163 of the National Planning Policy Framework 2024.

11 CONDITION: AS-BUILT SAP ASSESSMENT

PRE-OCCUPATION

The development hereby permitted shall not be occupied until an as-built SAP Assessment has been submitted to and approved in writing by the Local Planning Authority. The SAP assessment shall demonstrate that the scheme has achieved regulated carbon emissions levels of 20% less than that required by Building Regulations Part L.

Reason:

To ensure that the scheme provides sustainable and low carbon development in line with policy DEV32 of the Plymouth and South West Devon Joint Local Plan 2014-2034, the Plymouth and South West Devon Climate Emergency Planning Statement (2022) and paragraph 163 of the National Planning Policy Framework 2024.

12 CONDITION: CYCLE PROVISION

PRE-OCCUPATION

The dwellings hereby permitted shall not be occupied until Cycle storage provision for 12no. bicycles has been laid out within the site in accordance with approved plan PL003 REV 02.

The secure area for storing bicycles shall thereafter be maintained in accordance with the approved details and remain available for its intended purpose in perpetuity and shall not be used for any other purpose.

Reason:

In order to promote cycling as an alternative to the use of private cars in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

13 CONDITION: BIN STORAGE

PRE-OCCUPATION

The development hereby approved shall not be occupied until the bin storage area shown on the approved plan PL003 REV 02 has been made available for use. This area shall remain available for its intended purpose and shall not be used for any other purpose. Bins shall be stored in this area at all times except for collection day.

Reason:

To prevent street clutter and polluting effects from refuse storage in accordance with policies DEV1, DEV2, and DEV31 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and Section 12 and 15 of the National Planning Policy Framework

14 CONDITION: ECOLOGICAL ENHANCEMENTS

The development shall be undertaken and completed in strict accordance with the mitigation measures and enhancements as set out in Chapter 5 of the submitted Ecological Impact Assessment dated 2025-32.

The enhancement measures, including three swift boxes to be fitted to the western elevation, shall be installed prior to first occupation of any of the dwellings hereby approved and these measures shall be thereafter retained.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policies SPT12, DEV26 and DEV28 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraphs 125, 135, 187 and 193 the National Planning Policy Framework 2024.

15 CONDITION: TREE RETENTION

COMPLIANCE

No retained tree or hedgerow shall be cut down, uprooted or destroyed, nor shall any tree be pruned other than in accordance with the approved plans [Proposed Floor Plans PL003 REV 02]. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations.

Any trees or hedgerow which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

In this condition "retained tree or hedgerow" means an existing tree or hedgerow which is to be retained in accordance with the approved plans and particulars.

Reason:

To ensure that trees or hedgerows are retained and not adversely effected by construction including in the longer term, in accordance with Policies DEV26 and DEV28 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 135, 136, 187 and 193 of the National Planning Policy Framework 2024.

INFORMATIVES

1 **INFORMATIVE: (CIL LIABLE) DEVELOPMENT LIABLE FOR COMMUNITY INFRASTRUCTURE CONTRIBUTION**

The Local Planning Authority has assessed that this development will attract an obligation to pay a financial levy under the Community Infrastructure Levy Regulations 2010 (as amended). Details of the process can be found on our website at www.plymouth.gov.uk/CIL. You can contact the Local Planning Authority at any point to discuss your liability calculation; however a formal Liability Notice will only be issued by the Local Planning Authority once "planning permission first permits development" as defined by the CIL Regulations. You must ensure that you submit any relevant forms and get any pre-commencement details agreed before commencing work. Failure to do so may result in surcharges or enforcement action.

Further information on CIL can be found on our website here:

<https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructurelevy>

More information and CIL Forms can be accessed via the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

2 **INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

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 with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 **INFORMATIVE: BIODIVERSITY GAIN PLAN REQUIRED**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Plymouth City Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

4 INFORMATIVE: PARKING PERMITS

The application building is not listed as an address that can apply to have a parking permit to park. Therefore, attention should be drawn to the fact that residents will be unable to obtain resident and visitor parking permits for surrounding resident parking zones.

5 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>

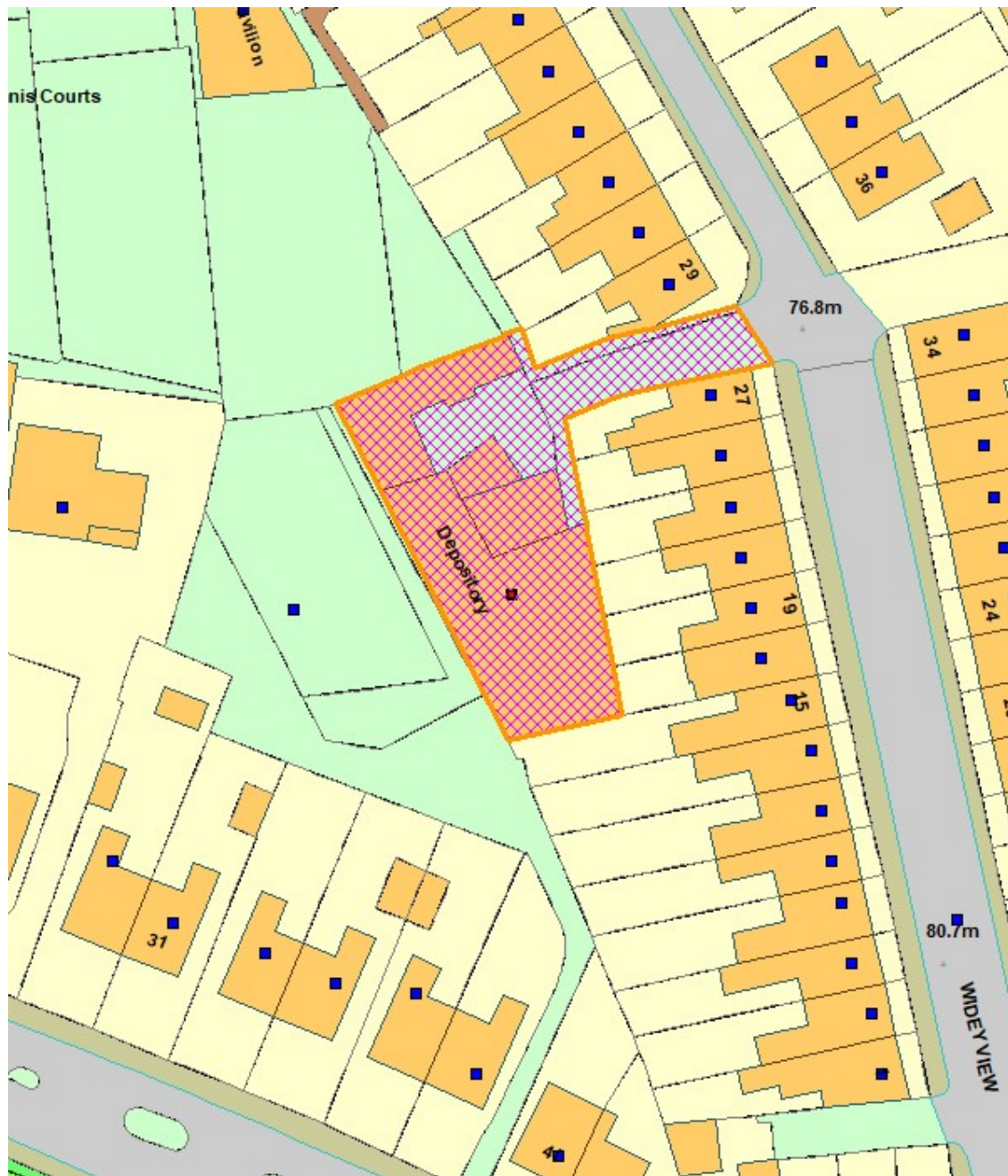
6 INFORMATIVE: PROPERTY RIGHTS

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.

PLANNING APPLICATION OFFICERS REPORT



Application Number	25/00642/FUL	Item	03
Date Valid	07.05.2025	Ward	COMPTON
Site Address	Former Dispensary 29 Widey View Plymouth PL3 5JQ		
Proposal	Change of use of storage (Class B8) buildings and associated land to single dwelling (Class C3) and associated works		
Applicant	Mr Martin Jones		
Application Type	Full Application		
Target Date	02.07.2025	Committee Date	30.10.2025
Extended Target Date	31.10.2025		
Decision Category	Councillor Referral		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Councillor Tippetts.

1. Description of Site

The application site, Former Dispensary, 29 Widey View comprises of a collection of buildings most recently used for Storage (Class B8). Vehicular access to the site is via Widey View and Briar Road. The site is surrounded by residential properties along Higher Compton Road, Widey View and Briar Road.

The site is located within the Compton Ward of the city.

2. Proposal Description

The proposal is for a change of use of storage (Class B8) buildings and associated land to single dwelling (Class C3) and associated works.

3. Pre-application Enquiry

There was no pre-application enquiry.

4. Relevant Planning History

18/00334/FUL - Demolition of existing buildings and erection of block of four flats and a pair of semi-detached houses (Application Withdrawn).

5. Consultation Responses

Local Highway Authority - No in-principle objections to the development, subject to conditions.

Public Protection Service - No objections subject to conditions.

Economic Development - No objections.

Natural Infrastructure - No objections subject to conditions.

South West Water - No comments.

Environment Agency - No response received.

Residential Waste - No response received.

Lead Local Flood Authority - No objection subject to the submission of a site-specific flood risk assessment.

Natural England - Advise that a HRA assessment should be undertaken to determine the impact on designated sites.

Natural England SSSI IRZ - Standing advice provided.

6. Representations

Letters of objections have been received alongside one ward councillor referral. The following concerns have been raised:

- Location of windows resulting in a loss of privacy and amenity, including into garden space
- A residential dwelling would intensify the use through continuous occupation, noise, light
- Greater infrastructure demands
- Not in-keeping with the character of the area
- Increased noise levels during construction and occupation, there is currently no noise associated with the B8 use.
- Development will worsen existing traffic and parking issues, and impact on safety
- Rear access to Widey View will be blocked by parking associated with the dwelling
- Reduced accessibility for residents, children and emergency services.
- Likelihood of protected species including bats on site
- Insufficient parking on-site for the needs of the property
- Parking demand during the construction phase

The following non-material concerns were raised:

- Reduction in property value
- Civil matters including encroachment of existing guttering

These concerns are non-material in the context of the planning process and therefore have no bearing on this recommendation.

One ward councillor referral was received, raising the following issues:

- Loss of privacy
- Out of character with the neighbourhood
- Conflict with the Joint Local Plan

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, national development management policies, local finance and any other material considerations. Section 38(5B) of the 2004 Planning and Compensation Act sets out that the determination of any matter under the Planning Acts must be made in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise. For the purposes of decision making, the Plymouth & South West Devon Joint Local Plan (JLP) 2014 - 2034 is part of the development plan for Plymouth City Council. The Plymouth & South West Devon Supplementary Planning Document sets out guidance relating to the implementation of the policies of the JLP.

The relevant policies and/or provisions of the following documents also have the potential to be material to the consideration of the application: National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), National Design Guidance, the Plymouth and South West Devon Supplementary Planning Document (SPD) 2020, the Plymouth and South West Devon Climate Emergency Planning Statement (CEPS) 2022, and the Joint Local Plan Five Year Review Report, 2024.

Following adoption of the Joint Local Plan, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG) of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the Five-Year Housing Land Supply (5YHLS) assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change. On 12 December 2024 the Ministry of Housing, Communities and Local Government published the HDT 2023 measurement. This confirmed the Plymouth, South Hams and West Devon's joint measurement as 113% and there are no policy consequences.

A 5% buffer is required to be applied for the purposes of calculating a five-year housing land supply at the whole plan level. As a result of the new standard method set out in national planning practice guidance, and the housing provisions of the NPPF, the combined authorities are only able to demonstrate a 2.53year housing land supply. This means that the presumption in favour of sustainable development set out in paragraph 11d applies for decision-making purposes, and that planning permission should be granted unless the specific circumstances set out in sub-points (i) or (ii) in paragraph 11d are satisfied.

8. Analysis

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.

2.The relevant policies are: DEV1 (Protecting health and amenity), DEV2 (Air, water, soil, noise, land and light), DEV7 (Meeting local housing need in the Plymouth Policy Area), DEV9 (Meeting local housing need in the Plan Area), DEV10 (Delivering high quality housing), DEV14 (Maintaining a flexible mix of employment sites), DEV20 (Place shaping and the quality of the built environment), DEV26 (Protecting and enhancing biodiversity and geological conservation), DEV29 (Specific provisions relating to transport), DEV31 (Waste management), DEV32 (Delivering low carbon development), DEV35 (Managing flood risk and water quality impacts), SPT2 (Sustainable linked neighbourhoods and sustainable rural communities) and SPT3 (Provision of new homes).

3.The primary planning considerations in this application are: the principle of development, visual impact, impact on neighbouring amenity, occupant amenity, meeting local housing needs, transport, waste, the impact on protected species, the climate emergency and drainage.

Need for Housing Development

4.The publication of the updated NPPF on 12th December 2024, alongside new guidance, set out a new standard method to calculate local housing needs with the clear aim of increasing housing delivery nationally. Policy SPT3 (Provision for new homes) of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) (JLP) sets an overall housing requirement for the JLP Plan Area of 26,700 dwellings (net), which is 1,335 per annum for the Plan Period between 2014 and 2034.

5.The new standard method, however, identifies a housing need for the Plan Area of 2,643 dwellings per annum. The LPA therefore accepts that, given the provisions of NPPG (Paragraph: 062, Reference ID: 61-062-20190315, Revision Date: 15/03/2019) and paragraph 34 of the NPPF, that SPT3 is now out of date. The extent of the shortfall in relation to the 5YHLS is such that significant weight needs to be given to it in the planning balance.

Principle of Development

6.Policy SPT2 sets out that sustainable linked neighbourhoods should have reasonable access to a vibrant mixed use centre, community services and facilities and are well served by public transport, walking and cycling opportunities.

7.Letters of representation have raised concerns that to change the use of the site to a dwellinghouse to be out of keeping with the established character of the area. Given that the application site sits within a well-established residential area, which is characterised by various styles and sizes of properties, officers do not consider that the conversion of a vacant building to a single residential property is out of keeping with the local area.

8.The site is well located in terms of sustainability, with a number of supporting community facilities in close proximity. In terms of location, officers find this to be acceptable and within reasonable access to services and amenities.

9.DEV14 of the JLP provides some policy protection for existing employment sites, including vacant sites whose lawful use is for employment purposes, and requires proposals for change of use to meet certain requirements. In respect of this site, DEV14 (1)(iii) requires that there is no reasonable prospect of the site being used for employment use in the future. Correspondence was received from the agent stating that "the property was advertised for sale by a local agent and the only interest in the property was for a residential conversion. The site is surrounded by residential properties and the site is no longer suitable for B8 storage". The Council's Economic Development Team have reviewed this information and consider that given the scale of the site and residential surroundings, sufficient evidence has been provided to comply with DEV14 of the JLP.

10. Officers raise no in-principle objections to residential development at this site, subject to current national and local planning policy as set out below.

Design

11. Officers have assessed the visual impact of the proposed external alterations in accordance with Policy DEV20 and consider them to be acceptable.

12. External alterations to the property are limited to the installation and alteration of windows and other minor works. Officers consider that these works would not be an out-of-character addition to the property and would not result in visual harm to the wider streetscene. To this end, the scheme accords with DEV20 of the JLP.

Occupant Amenity

13. Officers have assessed the proposed floor plans and note that all bedrooms and habitable rooms will be served by windows providing sufficient access to natural light.

Outlook

14. However, officers note that due to the internal floor levels, the windows as existing and those proposed within the southern building conversion will have a sill height of approximately 1.9m above floor level, resulting in minimal opportunities for outlook. During the course of the application, officers have raised concerns that the level of outlook would be constrained, amended plans were subsequently received which include the provision of an additional window to the north elevation.

15. Whilst it is regrettable that further outlook opportunities could not be secured at the site, officers appreciate that due to the dense pattern of development this would be difficult to achieve whilst also maintaining sufficient privacy for surrounding properties. Furthermore, officers consider that the conversion of the western portion of the site would provide an adequate level of outlook, and some outlook will be provided within the lounge/kitchen/diner.

Space Standards

16. The Nationally Described Space Standards (NDSS) outline the minimum internal floor areas for new dwellings and conversions. The proposal comprises of a 4-bedroom dwelling, containing one double and three single bedrooms. The minimum internal floor space requirement for a 4-bedroom 5-person two-storey dwelling is 97 square metres which the proposed development far exceeds.

Internal Layout

17. The existing built form of the application site has two distinct, but attached, sections of the building which would make up the habitable space of the dwelling. Officers note from the proposed plans that the property would be served by two kitchens and two living areas. Although it is not uncommon for properties of this size to be served by multiple shared facilities, correspondence from the agent has confirmed that the property is intended to be used as a single dwelling. Officers are satisfied that there is internal access to the entire property, and have set out a condition ensuring that the space shall not be severed, and no portion of the building shall function independently to the main dwelling without consent from the Local Planning Authority.

18. In addition, officers note that by virtue of their size, other spaces within the dwelling would not be acceptable to be used as bedrooms such as the office room and pantry/utility room. The application has been assessed on the basis of providing a four-bedroom dwelling and as such officers have conditioned to restrict the bedrooms to those only as shown on the approved plans.

Outdoor Amenity Space

19. Table 11 of the SPD set out the minimum recommended standard of outdoor amenity space for a detached dwelling is 100 square metres. The proposed dwelling would be served by a large hardstanding area to the front of the property that exceeds these requirements, and is intended to be used as an external amenity area, alongside providing access to the garage. Officers are confident that given the size of the hardstand, it could comfortably accommodate vehicle movements associated with the dwelling and retain sufficient useable areas for amenity. In addition, the application site is located within five minutes walking distance to Hartley Park, providing additional outdoor amenity space that is easily accessible from the application site.

20. Overall, officers appreciate the level of outlook is limited in some areas of the property. However, taking into account the property's large internal area and outdoor amenity space officers are satisfied that the proposal would provide an adequate level of occupant amenity. Subject to conditions as outlined above, the application is considered to be in line with DEV10 of the JLP.

Neighbouring Amenity

21. The site and surrounding area are characterised by residential properties. Public comments raise concerns that the dwelling would intensify the use of the property, leading to continuous noise and light compared to the existing storage use of the site. Officers acknowledge that a residential property would create a level of noise and light by way of the occupancy, however it is not considered that the impacts of one dwellinghouse would be of a level which would result in a significant level of disruption, particularly when compared to a storage use which typically may be associated with increased comings and goings and on-site vehicle manoeuvres. Officers also consider that the storage and distribution is a long-established historic use, not subject to planning controls. Therefore, the hours of opening and any delivery timings are not restricted by planning conditions and so operations at the site could cause disruption early in the morning and later in the evening. With this in mind, Officers are satisfied that the conversion to create one dwelling within an established residential area would not result in an unacceptable level of noise or disturbance, or light pollution, particularly when considering the B8 use of the site.

22. Letters of representation have also raised concerns that the proposed windows would result in a harmful level of overlooking into neighbouring windows and gardens, and would lead to a loss of privacy for neighbours.

23. The windows proposed on the east elevation would be located opposite the rear elevation windows of residential properties along Widey View, given the street layout the separation distances between windows varies between 10.9m and 18.3m. The agent submitted amended plans which included details of the floor height in relation to the cill levels, and also introduced obscure glazing to some windows within the east elevation of the southern building. East and south elevation windows' cill height would be approximately 1.9m above the floor level. By virtue of their high-level siting, and the obscure glazing applied to some windows officers do not raise concerns that these windows would result in harmful levels of overlooking to neighbouring properties' habitable windows nor garden space.

24. Window alterations are also proposed within the east elevation of the western section of the site. Here, the window separation distances to the closest windows of properties opposite on Widey View is between 15.4m-16.6m. Guidance in the SPD requires that habitable windows facing directly opposite one another should be a minimum of 21m apart. Whilst this distance is not met by the proposal, officers note the dense pattern of development that characterises the site and surrounding area where it is not uncommon for the proximity between habitable room windows to be below the distance outlined in the SPD. Officers also note that the windows will provide some opportunities for overlooking to the gardens of properties along Widey View, however given the established density, officers consider that mutual overlooking into gardens already exists for these properties. As such, whilst a loss of privacy would occur, officers take an on-balance view that this would not be so harmful as to warrant the refusal of the application.

25. An additional window is proposed in the north elevation of the property. Officers do not raise privacy concerns with this window, considering that views would be directed to the outdoor space of the property and the rear gardens of properties on Briar Road approximately 19m away. Amended plans also show the intention to incorporate a controlled view louvre to the west elevation window to limit overlooking to the dwelling to the west. Officers are satisfied that the louvre provides a solution to improve privacy whilst retaining a level of outlook for future occupants. All other windows on the west elevation are proposed to be obscured, with clear opening windows proposed at high level. Officers raise no concerns with these windows from an amenity perspective and have secured the relevant window treatments via planning condition.

26. Officers do not envisage the proposal will result in a loss of daylight or outlook to neighbouring properties. No extensions are proposed, so the scale and massing of the property will remain the same. Permitted development rights have been restricted to prevent any unreasonable impact from taking place in the future.

27. A phase I contaminated land assessment has been submitted which concludes that no further contamination investigations are required. The Council's Public Protection Service (PPS) have been consulted on the application and raise no concerns, subject to a condition to report unexpected contamination.

28. Public comments also highlight that there is likely to be increased levels of noise during construction, and disruption due to increased parking demand for construction. Officers have included an informative outlining the Council's Code of Practice.

29. To this end, officers consider that the impact of the proposed development on neighbouring amenity would not be so harmful as to warrant the refusal of the application and subject to recommended conditions is considered to accord with DEVI of the JLP.

Highways Considerations

30. The Local Highway Authority (LHA) have provided comments on the application and raise no in-principle objections.

31. Representations received note that there does not appear to be a significant level of on-site parking for the demands of the property. The proposed dwelling would be provided with four bedrooms, giving rise to an associated parking demand of three spaces in line with the indicative parking standards as outlined in the SPD. The LHA find there to be sufficient space to the front of the dwelling and the large garage to accommodate the required levels of car and cycle parking.

32. Officers note concerns that the proposal would result in additional pressure on the highway network, lead to issues of highway safety and would reduce accessibility for residents, children and emergency services. The LHA note that there are no changes proposed to the access arrangement which is currently provided for by the driveway. The former B8 use is considered to have generated a higher level of trips than that expected of a single dwelling and so there would be a reduction in the number of vehicle movements in to and out of the site.

33. Public comments have also raised concerns that vehicles would block the rear access to Briar Road. Officers understand that the access to the site is via a private drive/road, and therefore any concerns arising from parking along this road are a civil matter, falling outside the planning process. The parking provision on site is considered to be sufficient for the expected parking demand for the property.

34. The LHA consider the site to be self-sufficient in its parking needs and secure, covered cycle storage could be provided within the garage. The proposed development is not considered to give rise to any additional traffic and transport impacts over and above that previously established by the former use and for these reasons, the LHA would not wish to raise any in-principle objections to the proposed development.

35. In line with section 8 of the SPD, the LHA highlight that one EV charging point should be provided to serve the dwelling, with the provision of such being secured via planning condition. In addition, officers have conditioned that the garages shall remain ancillary to the residential dwellinghouse.

Natural Infrastructure

36. Letters of representation had raised concerns that the proposal would impact upon protected species. During the course of the application, the Council's Natural Infrastructure (NI) team requested the submission of a nest and roost assessment due to the presence of protected trees in the surrounding area, and that the building has been vacant.

37. A covering letter from a qualified ecologist was submitted which detailed the survey of the main barn. Whilst a bat dropping was recorded within the main barn, the letter details that there is poor availability on site to offer suitable crevice roosting opportunities within the timber structure and so the proposed works would have a negligible impact on suitable roosting locations. The letter recommends the works taking place under a precautionary method of works, this approach is supported by the NI team, and has been secured via condition alongside mitigation and enhancements in line with the recommendations of the ecologist's letter.

38. The authority has concluded that the adverse effects from the proposal are wholly consistent with and inclusive of the effects detailed in the Tamar Estuary Estuaries Management Plan and the Yealm Estuary Environmental Management Plan. The authority's assessment is that the application complies with this strategy and that it can therefore be concluded that there will be no adverse effect on the integrity of the designated sites identified above.

39. Subject to conditions, officers are satisfied the proposal is in accordance with DEV26 of the JLP.

Refuse

40. Details of the location of bin storage demonstrate an ample bin storage solution located within the curtilage of the dwellinghouse. Officers have recommended a condition that space for refuse storage is provided on site, where bins shall be stored at all times except for collection days to ensure compliance with DEV31 of the JLP.

Drainage

41. The application site is located within Flood Zone 1 and is considered to be at low risk from fluvial and tidal flooding. Flood Map for Planning indicates that the site is at risk from surface water flooding at a 1 in 100 year return period event.

42. The site is located in a critical drainage area where the Environment Agency considers the existing drainage system to be at or close to capacity.

43. Initial comments were received from the Lead Local Flood Authority (LLFA), raising no objections. However, the LLFA note that a new door on the east side of the property would be installed at a lower threshold which has the potential to expose the property to a risk of surface water flooding. The LLFA therefore requested a Flood Risk Assessment including the scale and depth of anticipated surface water flooding. Amended plans were submitted increasing the door threshold and finished floor levels on the east elevation. Upon review of this information, the LLFA raise no objections. Officers have included an informative relating to the risk of surface water flooding that may affect the proposed site.

44. Overall, the scheme is in accordance with DEV35 of the JLP.

Climate Emergency

45. Officers have assessed the details as submitted within the Climate Emergency Compliance Form. It is regrettable that the proposal does not seek to change the existing heating system, nor incorporate low or zero carbon energy generation. However, given that the proposal would re-use an existing building which is far superior in terms of carbon emissions, and that electric vehicle

charging provision has been conditioned; officers consider the scheme to be in line with DEV32 of the JLP and the CEPS (2022).

Biodiversity Net Gain

46. The application is exempt from the mandatory requirement to deliver 10% biodiversity net gain under the 'de minimis' exemption as it is a proposed change of use with minimal alterations that would impact on habitat.

Planning balance

47. Paragraph 11 d) and Footnote 8 of the Framework state that, where the policies which are most important for determining the application are out-of-date (including where the Local Planning Authority cannot demonstrate a five-year supply of housing land, or where the Housing Delivery Test ("HDT") indicates that the delivery of housing was substantially below the housing requirement over the previous three years) planning permission should be granted unless at least one of two exceptions set out in sub paras (i) and (ii) are met. Given the significant shortfall in the JLP's 5YHLS assessment, it is considered that the most important policies are out-of-date and therefore, unless either of the exceptions apply, the NPPF says that planning permission should be granted.

48. Exception (i) relates to whether the application of NPPF policies that protect a pre-specified list of assets of particular importance provide a strong reason for refusal. These are set out in footnote 7.

49. Exception (ii) relates to whether any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. Footnote 9 sets out the NPPF policies that this particularly relates to.

50. It is acknowledged that the LPA do not currently have a five-year housing land supply, however, in this instance no conflict has been identified against the development plan. The proposal is considered sustainable development, providing a new dwelling in an accessible location, close to services and facilities, providing a good standard of accommodation whilst not prejudicing the amenity of existing residents or the wider area. The application is therefore considered acceptable and is being recommended for approval.

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. The proposal is considered sustainable development, providing a new dwelling in a sustainable location, close to services and facilities, and providing an acceptable standard of accommodation whilst, on balance, not prejudicing the amenity of existing residents. The application is therefore considered acceptable and is being recommended for approval.

14. Recommendation

In respect of the application dated 07.05.2025 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Site Location Plan and Proposed Site Block Plan PL.01 received 28/04/25
Proposed Ground Floor Plan PL.02 received 28/04/25
Proposed and Existing West Elevation PL.09 Rev B received 22/07/25
Proposed and Existing Garage Elevations PL.10 received 07/05/25
Proposed and Existing East Elevation PL.07 Rev B received 17/06/25
Planning Consultation Confirmations Drawing PL.10 received 17/06/25
Typical External Louvre Detail PL.10 received 15/09/25
Proposed First Floor Plan PL.03 Rev A received 22/07/25
Proposed and Existing North Elevation PL.06 Rev A received 22/07/25
Proposed and Existing South Elevation PL.08 Rev A received 22/07/25

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.

3 CONDITION: CAR PARKING PROVISION

PRE-OCCUPATION

The dwelling hereby permitted shall not be occupied until space has been laid out within the site in accordance with the approved plan for a minimum of 3 cars to be parked and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway and enter and leave the site safely, so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

4 CONDITION: EV CHARGING

PRE-OCCUPATION

The dwelling hereby permitted shall not be occupied until 1 no. electrical vehicle charging point has been installed and is connected and in working order. The electrical vehicle charging point shall thereafter remain available in perpetuity for its intended purpose and shall not be used for any other purpose.

Reason:

To assist in the lowering the carbon footprint of the development in accordance with Policy DEV29 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 115 and 117 of the National Planning Policy Framework 2024.

5 CONDITION: ECOLOGICAL ENHANCEMENT MEASURES

PRE-OCCUPATION

The dwelling hereby permitted shall not be occupied until the ecological enhancement measures as detailed in the letter "Ecology Assessment of 29 Widey View", prepared by Halpin Robbins Ecological and Environmental Services, namely; 2no. Bird boxes and 1no. Bat box have been installed within the fabric of the building. These measures shall be thereafter retained.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policies SPT12, DEV26 and DEV28 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraphs 125, 135, 187 and 193 the National Planning Policy Framework 2024.

6 CONDITION: BIN STORAGE

PRE-OCCUPATION

The dwelling hereby permitted shall not be occupied until space has been laid out within the site for refuse storage. This area shall remain available for its intended purpose and shall not be used for any other purpose. Bins shall be stored in this area at all times except for collection day.

Reason:

To prevent street clutter and polluting effects from refuse storage in accordance with policies DEV1, DEV2, and DEV31 of the Plymouth & South West Devon Joint Local Plan 2014-2034 (2019) and paragraph 135 of the National Planning Policy Framework 2024.

**7 CONDITION: LAND QUALITY- REPORTING OF UNEXPECTED
CONTAMINATION**

COMPLIANCE

In the event that contamination is found at any time when carrying out the approved development that was not previously identified; it must be reported in writing immediately to the Local Planning Authority.

Development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until this condition has been complied with in relation to that contamination.

An investigation and risk assessment shall be undertaken subject to the approval in writing of the Local Planning Authority, and where remediation is necessary a remediation scheme shall be prepared subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report shall be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason:

To ensure that risks from land contamination to the environment, future users of the land and neighbouring land are minimised, to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; and to avoid conflict with Policies DEV1 and DEV2 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and Paragraphs 125, 187, 196 and 197 of the National Planning Policy Framework 2024.

8 CONDITION: ECOLOGY

COMPLIANCE

The development hereby permitted shall be carried at all times under a precautionary method of works as set out within sections "Precautionary method of works for bats" and "precautionary method of works for birds" as detailed in the letter "Ecology Assessment of 29 Widey View", prepared by Halpin Robbins Ecological and Environmental Services.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policies SPT12, DEV26 and DEV28 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and paragraphs 125, 135, 187 and 193 the National Planning Policy Framework 2024.

9 CONDITION: SINGLE DWELLING USE

COMPLIANCE

The dwelling hereby permitted shall only be occupied as a single dwelling. No parts of the development shall be severed to operate independently.

Reason:

The independent use of different parts of the premises would be likely to produce conditions unacceptable to the Local Planning Authority; this condition is in accordance with policies DEV1, DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraphs 135 and 198 of the National Planning Policy Framework 2024.

10 CONDITION: BEDROOMS

COMPLIANCE

Only the rooms indicated as bedrooms on the approved plans shall be used as bedrooms, unless the Local Planning Authority gives written approval to any variation of this requirement.

Reason:

The number of bedrooms proposed in the application is considered to be the maximum that can reasonably be accommodated at the site. The proposed layout, together with the use of the remaining rooms for communal facilities, has been assessed and considered acceptable in planning terms and any other arrangement would need to be assessed on its merits. This condition is in accordance with policies DEV1 and DEV10 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and paragraphs 135 and 198 the National Planning Policy Framework 2024.

11 CONDITION: OBSCURE GLAZING AND WINDOW LOUVRE

COMPLIANCE

For the avoidance of doubt, notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the window/s labelled as obscured glazed on the approved plans, shall at all times be obscured (with an obscurity rating of not less than level 4).

In addition, the proposed window louvre to the Lounge/Kitchen/Diner window on the west elevation as shown on approved plan "Proposed and existing west elevations" (PL.09 REV B) shall be installed in accordance with the submitted details "Typical External Louvre Detail" (PL.10), prior to first occupation and shall be retained in perpetuity.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy DEV1 of the adopted Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraph 135 of the National Planning Policy Framework 2024.

12 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

COMPLIANCE

Notwithstanding the provisions of Article 3 and Classes A, AA, B, C, D, E and F of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements, improvements or other alterations shall be carried out to the dwelling hereby approved without the express consent in writing of the Local Planning Authority. This includes alterations to or insertion of windows and any alterations to the roof.

Reason:

The Local Planning Authority considers that in order to protect neighbouring amenity and the quality of the built environment such changes would need to be made the subject of a separate application to be considered on its merits in accordance with Policies DEVI, DEV10 and DEV20 of the Plymouth & South West Devon Joint Local Plan 2014-2034 and paragraphs 135 and 198 of the National Planning Policy Framework 2024.

13 CONDITION: ANCILLARY USE

COMPLIANCE

The proposed garages within the dwelling hereby permitted shall only be used for purposes incidental or ancillary to the primary residential use of the property, 29 Widey View, PL3 5JQ.

Reason:

Whilst the proposal for such ancillary use is acceptable to the Local Planning Authority, the independent use of different parts of the premises would be likely to produce conditions unacceptable to the Local Planning Authority; this condition is in accordance with policies DEVI, DEV10 and DEV29 of the Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraphs 135 and 198 of the National Planning Policy Framework 2024.

14 CONDITION: FINISHED FLOOR LEVELS

COMPLIANCE

The first floor finished floor level of the southern element (main barn) of the dwelling hereby permitted shall be of a height that ensures the clear windows on the south and east elevations remain at least 1.7m above floor level. This floor level shall be retained for the lifetime of the development.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy DEVI of the adopted Plymouth and South West Devon Joint Local Plan 2014-2034 and paragraph 135 of the National Planning Policy Framework 2024.

INFORMATIVES

1 **INFORMATIVE: (£0 CIL LIABILITY) DEVELOPMENT DOES NOT ATTRACT A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION**

The Local Planning Authority has assessed that this development, although not exempt from liability under the Community Infrastructure Levy Regulations 2010 (as amended), will not attract a levy payment, due to its size or nature, under our current charging schedule. The Levy is subject to change and you should check the current rates at the time planning permission first permits development (if applicable) see www.plymouth.gov.uk/cil for guidance.

Further information on CIL can be found on our website here:

<https://www.plymouth.gov.uk/planninganddevelopment/planningapplications/communityinfrastructurelevy>

More information and CIL Forms can be accessed via the Planning Portal:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5

More detailed information on CIL including process flow charts, published by the Ministry of Housing, Local Communities and Government can also be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy>

2 **INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)**

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 with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

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: BATS AND BIRDS**

Bats and birds are protected under the Wildlife & Countryside Act 1981 and the Countryside and Rights of Way Act 2000, it is an offence to deliberately or recklessly disturb them or damage their roosts or habitat. Therefore, close inspection of the buildings should be undertaken prior to the commencement of works to determine if any bats or birds reside in the roofspaces. No works should occur while birds are nesting which may be at any time between the month of March to September inclusive; if bats are present works should cease until the applicant has obtained further advice from Natural England on 0845 601 4523 or email wildlife@naturalengland.org.uk. Further advice on bats is available from The Bat Conservation Trust 0845 1300 228.

6 INFORMATIVE: BIODIVERSITY NET GAIN EXEMPTION DE MINIMIS

In accordance with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, this application is exempt from mandatory BNG as the development is subject to the de minimis exemption (development that does not impact a priority habitat and impacts less than 25sqm of habitat).

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/09/2025	Grant Conditionally	25/00918/S73	Mr Robert Buttress	Variation of Condition 3 (Privacy Screen) of application 24/00423/FUL for the use of hit and miss fencing instead of an obscure glazed system	16 Boringdon Terrace Plymouth PL9 9TQ	Miss Emily Godwin
09/09/2025	Grant Conditionally	25/00936/FUL	Mr & Mrs J Marney	Single storey rear extension, steps and associated works	16 Church Road Plymstock Plymouth PL9 9AH	Joanna Churchill
09/09/2025	Grant Conditionally	25/00943/FUL	Mr Steve Snelling	Partial conversion of ground floor from Class E to 1no. flat (Class C3), inc. partial demolition of rear store	69 Devonport Road Plymouth PL3 4DL	Mr Sam Lewis
11/09/2025	Grant Conditionally	25/00870/FUL	Mr Darren Powell	Rear single extension with balcony over and access steps to garden	12 Chelwood Grove Plymouth PL7 2AX	Luke Valentine
12/09/2025	Approved	25/01029/TCO	Burdette	T1 - Ash - Re-pollard at previous points leaving the tree standing at 4m	5 Compton Park Road Plymouth PL3 5BU	Alan Rowe
12/09/2025	Approved	25/01040/TCO	Mr Simon	(T1) Ash - remove dead wood and reduce lateral growth growing towards property to leave 5 metre lateral crown . (T2) Sycamore - reduce lateral growth growing towards property to leave 7 metre lateral crown growth. (T3) Bay - whole crown reduction to leave 3 metres above ground. (T4) Magnolia- whole crown reduction to 5 metre above ground level.	79 Fore Street Plympton Plymouth PL7 1NA	Alan Rowe

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/09/2025	Agreed Condition Details	25/00835/CDM	Mr Warren Kressinger-Dunn	Condition Discharge: Condition 6 (Details of external materials; walls, soffits, fascia, rainwater goods and dormers), Condition 9 (Roof design and external materials), Condition 10 (Windows and doors) and Condition 11 (Ecological mitigation (bird boxes)) of application 24/00920/FUL	Vine Hotel, 5 Admirals Hard Plymouth PL1 3RJ	Miss Emily Godwin
12/09/2025	Non-material Minor Amendment Agreed	25/01086/AMD	Mark Lovell	Non-material amendment of application 24/01381/S73: Extend gabion retaining walls and alterations to the fencing layout	Brickfields Sports Centre 80 Madden Road Plymouth PL1 4NE	Mr Daniel Thorning
12/09/2025	Grant Conditionally	25/00951/TPO	Mr Aaron Sargent	Hawthorn tree - 2m reduction	27 Owen Drive Plymouth PL7 4RN	Alan Rowe
12/09/2025	Grant Conditionally	25/00955/FUL	Mr Charlie Crilly	Single storey rear and side extension with associated works including new steps and rear terracing	39 Linketty Lane West Plymouth PL3 5RY	Ethan Bell
12/09/2025	Grant Conditionally	25/01030/TPO	Skitt	G1 - Group of tree including x2 Beech & 1 Pittosporum - Reduce in height by 2m leaving the trees standing at 6m and reduce lateral growth on southern canopy only by 1.5m leaving branches standing at 2m.	19 Lopwell Close Plymouth PL6 5BP	Alan Rowe
12/09/2025	Grant Conditionally	25/01039/TPO	Mr George Campbell	(T1) Ash - Cut down to ground level.	6 Blue Haze Close Plymouth PL6 7HR	Alan Rowe
12/09/2025	Grant Conditionally	25/01047/TPO	Dendy	T1 - Monterey Pine, dismantle to ground level. T2 - dead tree, fell. T3 - dead tree, fell. T826 - Ash, reduce to a 4m habitat stump. CPT 1 - Mixed species, crown lift where overhanging Montpellier Road to comply with The Highways Act 1980. T's 193, 669, 670 & G827 - Sycamore, remove major hazardous deadwood only.	St Boniface Close Plymouth	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
15/09/2025	Agreed Condition Details	25/01018/CDMLB	Mr Robin Smithyman	Condition Discharge: Condition 3 (Window and Door Details) of application 24/01226/LBC	Flat 5, 2 Elliot Terrace Plymouth PL1 2PL	Miss Emily Godwin
15/09/2025	Agreed Condition Details	25/01037/CDMLB	Parnell	Condition Discharge: Condition 3 (Window Details) and Condition 4 (Rainwater Goods Details) of application 25/00555/LBC	Middleton Lodge 14 The Square Plymouth PL1 3JX	Miss Emily Godwin
16/09/2025	Approved	25/01032/TCO	Plymouth City Council	Tree Works	Civic Centre, Armada Way Plymouth PL1 2AA	Alan Rowe
16/09/2025	Approved	25/01069/TCO	Mrs Sheila Patterson	T1 Oak - Re-reduce to previous reduction points approximately 1.5m-2m to allow more light into garden	Kumara, Station Road Tamerton Foliot Plymouth PL5 4LD	Alan Rowe
16/09/2025	Grant Conditionally	25/00430/FUL	Mr Sultan Ahmed	Change of use of ground floor Welcome Hall to gymnasium (Class E) and change of use of former offices on first and second floors to 2no. 2-bed flats, 2no. 1-bed flats and 1no. studio flat	4 Fore Street Devonport Plymouth PL1 4DW	Mr Macauley Potter
16/09/2025	Grant Conditionally	25/00977/FUL	Mr Cassidy	Rear extension and associated works	28 Petersfield Close Plymouth PL3 6QP	Joanna Churchill
16/09/2025	Grant Conditionally	25/01028/TPO	Mr Daniel Lewis-Skinner	Hazel - Reduce the side growth of the Hazel tree across the back boundary of the property of 9 Cot hill by between 2-3 meters to bring back in line with the boundary wall, Additional crown reduction and thinning of 2-3 meters off the top.	9 Cot Hill Plymouth PL7 1SB	Alan Rowe
16/09/2025	Grant Conditionally	25/01038/FUL	Mr Shane Jones	Erection of outbuilding with raised platform (retrospective)	57 Saltburn Road Plymouth PL5 1PA	Libby Hyndman

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/09/2025	Grant Conditionally	25/01062/TPO	Mr Owain Gibby	Sycamore(T2)- Re-pollarded back to previous points. Horse chestnut(T8) - Re-pollarded. The same works is requested to both trees, where we are looking to reduces the crown on the sycamore at the rear of the property by circa 5m and the front by circa 2m.	7 - 7C Queens Gate Lipson Plymouth PL4 7PP	Alan Rowe
17/09/2025	Grant Conditionally	25/00574/FUL	Mr David Davidson	Removal of combustible cladding materials and replace with non-combustible materials, and the installation of new sprinkler system.	Block A, B And Studio, 163 Notte Street Plymouth PL1 2AQ	Ms Abbey Edwards
18/09/2025	Grant Conditionally	25/00813/LBC	Mr William Phillips	Replacement chimney stack	5 Penlee Gardens Plymouth PL3 4AN	Joanna Churchill
18/09/2025	Grant Conditionally	25/00820/FUL	Mr Chapman	Demolition of garage and re-construction of new enlarged garage	50 Harewood Crescent Plymouth PL5 3PT	Mr Matthew Follis
18/09/2025	Grant Conditionally	25/01008/FUL	Mrs Katheryne Jones	Single storey rear extension.	3 Octans Way Sherford PL9 8FR	Joanna Churchill
18/09/2025	Grant Conditionally	25/01022/FUL	Mrs Deborah Rose	Change of use from dwellinghouse (Class C3) to 4-bed HMO (Class C4)	185 Beaumont Road Plymouth PL4 9EQ	Mr Sam Lewis
18/09/2025	Grant Conditionally	25/01055/FUL	Tania Ferreira	Change of use from dwellinghouse (Class C3) to 2no. flats (Class C3)	23 Stentaway Close Plymouth PL9 8TD	Mr Sam Lewis
19/09/2025	Grant Conditionally	25/00774/FUL	Mr Isaac Honey	Proposed first floor side extension, single storey rear extension	183 Beverston Way Plymouth PL6 7EQ	Mr Matthew Follis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
19/09/2025	Grant Conditionally	25/00852/FUL	Mr Justin Bryce	Erection of two storey extension to extend adjacent purpose built student accommodation (24/00646/FUL)	38 North Hill Plymouth PL4 8ET	Ms Abbey Edwards
19/09/2025	Grant Conditionally	25/00869/FUL	Mr David Harris	Demolition of existing rear extensions, new rear single storey extension and rear raised terrace.	6 Tor Crescent Plymouth PL3 5TW	Joanna Churchill
19/09/2025	Grant Conditionally	25/00974/FUL	Mr Steve Edwards	Part single storey part two storey rear/side extension with raised balcony	6 Cressbrook Close Plymouth PL6 8RX	Libby Hyndman
22/09/2025	Refuse	25/00874/FUL	Mr Tim Wilkinson	Front Roof dormer	23 Amados Drive Plymouth PL7 1TS	Mr Matthew Follis
23/09/2025	Grant Conditionally	25/00900/FUL	Mr Sullivan	Change of use from 5-bed HMO (Class C4) and flat (Class C3) to 8-bed HMO (Sui Generis), second floor rear extension to tenement, rear dormer window and associated works	5 Oxford Terrace Oxford Street Plymouth PL1 5AS	Miss Emily Godwin
23/09/2025	Grant Conditionally	25/01010/S73	Mr Matthew Litobarski	Variation of Condition 1 (Approved Plans) of application 22/01857/FUL to allow for a change in the external wall finish and remove parapet walls.	19 Selkirk Place Plymouth PL5 3BY	Mr Matthew Follis
23/09/2025	Grant Conditionally	25/01045/FUL	Mr Peter Spreadborough	Installation of an Electric Vehicle Charger via a Pavement Channel	20 Furneaux Road Plymouth PL2 3ES	Ethan Bell
24/09/2025	Agreed Condition Details	25/01016/CDM	University Hospitals Plymouth NHS Trust	Condition Discharge: Conditions 4 (Unexpected Contamination) of application 25/00123/FUL.	Derriford Hospital Derriford Road Plymouth PL6 8DH	Joanna Churchill

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/09/2025	Grant Conditionally	25/00895/FUL	Mr & Mrs Taggart	Loft conversion with rear and side hip to gable ends, a side dormer and front dormer (part retrospective)	40 Venn Grove Plymouth PL3 5PH	Ethan Bell
25/09/2025	Agreed Condition Details	25/01033/CDMLB	Mr Andy Collins	Condition Discharge: Condition 3 (Rainwater Good to be Agreed) for application 25/00680/LBC	2A Roborough Close Plymouth PL6 6AH	Mr Matthew Follis
25/09/2025	Grant Conditionally	25/00658/FUL	Mr David Whittingham	Proposed two-storey side extension and single storey front extension	8 David Close Plymouth PL7 2BQ	Mr Matthew Follis
25/09/2025	Grant Conditionally	25/00969/FUL	Mrs Emily Grant	Demolition of porch and garage, construction of a new porch, single-storey rear extension, carport, raised patio, landscaping, and related works	2 Hartley Park Gardens Plymouth PL3 5HU	Joanna Churchill
25/09/2025	Grant Conditionally	25/00983/FUL	Mr Ryan Diggle	Alterations to existing rear patio, including an overall enlargement and an increase in height	29 Whiteford Road Plymouth PL3 5LU	Ethan Bell
25/09/2025	Grant Conditionally	25/00990/FUL	Tesco PLC	External ramp	2 Woolwell Crescent Plymouth PL6 7RF	Libby Hyndman
25/09/2025	Grant Conditionally	25/01007/FUL	Mr Grant & Ms Hicks	Single storey rear extension, extension to decking, and extended dropped kerb	72 Efford Road Plymouth PL3 6NG	Libby Hyndman
25/09/2025	Grant Conditionally	25/01080/FUL	Torr	Single storey extension to west to provide loading bay and external stair	Unit K, Wallsend Industrial Estate Cattedown Road Plymouth PL4 0RW	Ms Abbey Edwards

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
26/09/2025	Grant Conditionally	25/01023/FUL	Dan & Hannah Paull	Outbuilding to rear of garden (eaves height 2.3m and ridge height 3.5m)	109 Egguckland Road Plymouth PL3 5JS	Joanna Churchill
29/09/2025	Grant Conditionally	25/01020/FUL	Mr Paul Bennett	Change of use from general industrial units (Class B2) to Golf Driving Range Simulator/Leisure Centre (Class E)	Units 13 And 16, Burrington Business Park Plymouth PL5 3LX	Mr Macauley Potter
29/09/2025	Grant Subject to S106 Obligation - Full	24/00915/FUL	Mr Johnny Fraser	Two new build detached dwellings with double garages and the formation of a public footpath	Land To The West 123 Fort Austin Avenue Plymouth PL6 5NR	Mr Jon Fox
29/09/2025	Refuse	25/01072/FUL	Mr M Timmins	Use of land for storage purposes (Class B8), office building and covered storage racks (retrospective)	Land Rear Of 101 - 113 Channel Park Avenue Plymouth PL3 6LL	Mr Macauley Potter
30/09/2025	Approved	25/00812/TCO	Healy	G001 - Re-pollard back to previous pollard points.	Flat 1, 1 Craigie Drive Plymouth PL1 3JB	Alan Rowe
30/09/2025	Approved	25/01092/TCO	Mr Roger Greenway	T1 Cedar - Crown raise to 5m garden side, cut back 1-2m street side and entrance pathways and remove deadwood greater than 50mm in crown	6 Albemarle Villas Plymouth PL1 5QZ	Alan Rowe
30/09/2025	Grant Conditionally	25/00527/FUL	Mr John Carter	Demolition of central chimney stack	9 The Mews Plymouth PL1 5NY	Joanna Churchill
30/09/2025	Grant Conditionally	25/01025/ADV	Mr E Grandison	13 No. non-illuminated signs: 7 No. non-illuminated fascia signs, 4 No. non-illuminated A0 poster frames, 2 No. non-illuminated post mounted signs	77 St Modwen Road Plymouth PL6 8LH	Mr Matthew Follis

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
02/10/2025	Non-material Minor Amendment Agreed	25/01269/AMD	Mr Neal Hiscocks	Non-material Amendment: Remove reference to plot 1 from condition 15 of application 24/01124/FUL and replace with plot 2 (first paragraph only).	Land At Newnham Road (inc. The Curtilage Of No.53 Newnham Road) Plymouth PL7 4AW	Mr Macauley Potter
02/10/2025	Grant Conditionally	24/01309/FUL	Kay	Replacement of synthetic playing pitch, including perimeter fence and floodlighting. Provision of covered spectator seating (214 seats) and equipment storage container.	Plymouth Marjon University Derriford Road Plymouth PL6 8BH	Mr Daniel Thorning
02/10/2025	Grant Conditionally	25/00897/FUL	Mr Saadi	External seating area	Anglia House, 10 Derrys Cross Plymouth PL1 2SH	Mr Sam Lewis
02/10/2025	Grant Conditionally	25/00973/FUL	Plymouth City Council	Replacement of existing pontoon and access bridge with larger pontoon and extended access bridge, repairs to the bridgehead and associated works	70 Lawrence Road Plymouth PL9 9SJ	Miss Amy Thompson
02/10/2025	Grant Conditionally	25/01041/FUL	Mr Drew Colenso	New fire escape exit and associated external stairs. Alterations to visitor entrance and exit.	National Marine Aquarium Rope Walk Plymouth PL4 0LF	Joanna Churchill
02/10/2025	Refuse	25/01063/FUL	IVC Evidensia	Provision of external alterations/equipment and additional car parking in association with use of building as animal hospital (Use Class E).	26 William Prance Road Plymouth PL6 5WR	Mr Daniel Thorning
03/10/2025	Grant Conditionally	25/00996/FUL	Mrs Bik Fun Lee	Change of use of chinese takeaway with residential accommodation to single dwelling	58 Pasley Street Plymouth PL2 1DR	Mr Macauley Potter
03/10/2025	Grant Conditionally	25/01013/FUL	Mr Stephen Roche	Installation of EV charger to facilitate pavement channel charging	49 Beatrice Avenue Lipson Plymouth PL4 8QB	Ethan Bell

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
03/10/2025	Grant Conditionally	25/01071/FUL	Kallis	Reduction in number of flats (Class C3) from 5no. to 2no.	11 Radford Road Plymouth PL1 3BY	Mr Sam Lewis
03/10/2025	Grant Conditionally	25/01081/LBC	James Harris	Alteration to internal opening (retrospective)	44 New Street Plymouth PL1 2ND	Joanna Churchill
07/10/2025	Grant Conditionally	25/00953/FUL	Mr Matthew Trenchard	Demolition of outbuildings and change of use and conversion of former Public House to create 8-bed HMO (Sui Generis) and ancillary works	Stonemasons Arms 142 Albert Road Plymouth PL2 1AQ	Mr Daniel Thorning
08/10/2025	Grant Conditionally	25/00910/FUL	Mr Charlie Foster	Installation of pitched roof including raising of ridge height and front and rear dormers, single storey rear extension and associated works	31 Diamond Avenue Plymouth PL4 8QD	Joanna Churchill
08/10/2025	Grant Conditionally	25/01000/S73	Mr Mark Tucker	Variation of Condition 1 (Approved Plans) of application 25/00683/FUL to alter the design of the extension to a conservatory with different dimensions	58 Weston Park Road Plymouth PL3 4NW	Ethan Bell
08/10/2025	Grant Conditionally	25/01075/FUL	Mr I Harvey	Single storey rear extension	21 Hurst Close Plymouth PL9 9LP	Ethan Bell
08/10/2025	Grant Conditionally	25/01084/FUL	Ms Gina Kallis	Single storey rear extension	7 Lyndrick Road Plymouth PL3 5TA	Ethan Bell
09/10/2025	Grant Conditionally	25/00586/FUL	Ms D Forshaw	Replace fire-damaged roof	77 Union Street Plymouth And 1 Martin Street Plymouth PL1 3NE	Miss Emily Godwin

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/10/2025	Grant Conditionally	25/01035/FUL	Mr Andrew Mudge	Change of use from a former chapel (F1) to dwellinghouse (C3)	128 Underwood Road Plymouth PL7 1TD	Mr Daniel Thorning
09/10/2025	Grant Conditionally	25/01044/FUL	Mr Matthew Lauri	Single storey front/side/rear extension with associated works	7 Elford Crescent Plymouth PL7 4BT	Libby Hyndman
09/10/2025	Grant Conditionally	25/01083/ADV	Mr Christian Constantine	3no illuminated signs (retrospective) and illuminated totem sign	182 Billacombe Road Plymouth PL9 7HE	Joanna Churchill
09/10/2025	Grant Conditionally	25/01097/FUL	Mrs Katie Ashton	Single storey extension to rear elevation	22 Boston Close Plymouth PL9 7NR	Ethan Bell
10/10/2025	Tree Split Decision	25/01054/TPO	Mr Phil Rowe	Carry out all works as detailed in tree survey	George Hotel, 399 Tavistock Road Plymouth PL6 7HB	Alan Rowe
10/10/2025	Approved	25/01094/TCO	Mr Lister	T1 - Reduce asymmetrical crown on Magnolia tree in rear garden by 2m in height and 2m in spread.	13 Fitzroy Terrace Fitzroy Road Plymouth PL1 5PX	Alan Rowe
10/10/2025	Grant Conditionally	25/00923/FUL	Mr Ben Shearn	Change of use, internal and external alterations to building to create 16-bed aparthotel	10 Catherine Street Plymouth PL1 2AD	Ms Abbey Edwards
10/10/2025	Grant Conditionally	25/01085/TPO	Mrs Mary Elms-Jenvey	Oak (T1) - Requires pruning to remove over hanging on properties	55 Wembury Road Plymouth PL9 8HE	Alan Rowe

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
10/10/2025	Grant Conditionally	25/01093/TPO	Carr	Comp 1. Mixed broadleaf and conifers - Reduce western aspect of canopies that are encroaching on to neighbouring properties to provide 2m clearance. 1x Oak - Prune away from building to achieve 2 metres clearance.T0465 1x Lime- Prune away from building to achieve 2 metres clearance.T0031 1x Cherry - Reduce the northern stem over the parking bays, opposite building B5 the veranda, by 2-3m.	Mount Gould Hospital Mount Gould Road Plymouth PL4 7QD	Alan Rowe
10/10/2025	Grant Conditionally	25/01095/TPO	Hall	T1- Silver Birch. 2m reduction and crown raise by removal of the 2 lowest limbs at approximately 6ft	46 Reddicliff Road Plymouth PL9 9NF	Alan Rowe
10/10/2025	Grant Conditionally	25/01096/TPO	Mr Justin Dure	G1 Holm Oaks X5- re-pollard to previous lower pollard points leaving trees at approx. height of 4m and a width of 4m. Also to reduce several limbs back further (red line marked)	5 Morley Close Plymouth PL7 2FB	Alan Rowe
13/10/2025	Permission Granted in Principle	25/01021/PIP	Chris Wildman	Development of 6no. residential flats	Service Station, Blandford Road Plymouth PL3 6HT	Mr Macauley Potter
13/10/2025	Grant Conditionally	25/01301/ADV	Plymouth City Council	Advertisement hoardings in association with work to the Civic Centre.	Civic Centre, Armada Way Plymouth PL1 2AA	Joanna Churchill
14/10/2025	Grant Conditionally	25/00158/FUL	Messrs Adamiw & Lyons	Proposed 4 new dwellings	Land Adj. Holtwood, Plymbridge Road Plymouth PL6 7LF	Cody Beavan
14/10/2025	Grant Conditionally	25/00556/FUL	Mr Shane Anderson	Additional storey on the rear tenement.	178 Albert Road Plymouth PL2 1AL	Mr Matthew Folлис

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
14/10/2025	Grant Conditionally	25/00824/FUL	Mr J Lacroix	Demolition of rear garage/store and erection of single storey side/rear extension.	93 Beaumaris Road Plymouth PL3 5SA	Ethan Bell
17/10/2025	Agreed Condition Details	25/01207/CDMLB	Frances Prattent	Condition Discharge: Condition 5 (Pipework Boxing Details) of application 25/00573/LBC	24 New Street Plymouth PL1 2NB	Mr Sam Lewis
17/10/2025	Grant Conditionally	25/01053/FUL	Mr Leon Hall	Single storey side and rear extensions with associated steps and alteration works	27 Barningham Gardens Plymouth PL6 6HJ	Libby Hyndman
20/10/2025	Grant Conditionally	25/00141/FUL	Fr P Cobb	Link extension, cladding, window and door alterations, balcony to existing presbytery, installation of ramp and associated external works	70 Westeria Terrace Plymouth PL2 3LR	Miss Emily Godwin

Planning Appeal Decisions between 09/09/2025 and 20/10/2025

Date of Decision	23/09/2025
Ward	Plympton St Mary
Application Number	25/00019/OUT
Decision	Appeal Dismissed
Address of Site	11 St Marys Road Plymouth PL7 4PT
Proposal	Outline application for the erection of 1no. self-build dwelling with all matters reserved for future submission
Appeal Process	Written Representations
Officers Name	Mr Macauley Potter
Synopsis of Appeals	Outline permission was refused for the erection of 1no. self-build dwelling with all matters reserved on the grounds of impact to the street scene character contrary to policies DEV10 and DEV20 of the Joint Local Plan. The inspector agreed that the proposed development would be harmful to the character and appearance of the area. The adverse impacts of the development would significantly and demonstrably outweigh the benefits when assessed against the Framework policies taken as a whole. The proposed development would not therefore benefit from the presumption in favour of sustainable development, found at paragraph 11 of the Framework. The appeal was therefore dismissed.

Planning Appeal Decisions between 09/09/2025 and 20/10/2025

Date of Decision	08/10/2025
Ward	Compton
Application Number	25/00541/FUL
Decision	Appeal Dismissed
Address of Site	34 Mutley Plain Plymouth PL4 6LD
Proposal	Change of use of retail unit (Class E) to restaurant/takeaway (Sui Generis), inc. installation of rear flue
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the change of use of a commercial unit to a hot food takeaway. Officers considered that the scheme would have a negative impact on the local food environment, in breach of JLP policy DEV6, due to the site's proximity to two secondary schools. Following an appeal made by the applicant, the Inspector agreed with Officers, dismissing the appeal due to the impact that the scheme would have on the local food environment - noting the existing proliferation of takeaways in the area.No applications were made for costs by either side and no costs were awarded by the Inspector.