



#plymplanning

Oversight & Governance
Chief Executive's Department
Plymouth City Council
Ballard House
Plymouth PL1 3BJ

Please ask for Helen Rickman/ Jamie Sheldon
T 01752 398444/ 01752 304001
E helen.rickman@plymouth.gov.uk/
jamie.sheldon@plymouth.gov.uk
www.plymouth.gov.uk/democracy
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PLANNING COMMITTEE

Thursday 13 September 2018
4.00 pm
Council House, Plymouth

Members:

Councillor Stevens, Chair
Councillor Tuohy, Vice Chair
Councillors Corvid, Derrick, Mrs Johnson, Kelly, Loveridge, Morris, Nicholson, Mrs Pengelly, R Smith, Tuffin and Winter.

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

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Tracey Lee
Chief Executive

Planning Committee

AGENDA

PART I – PUBLIC MEETING

1. Apologies

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

2. Declarations of Interest

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

3. Minutes (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 19 July 2018.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

1.1. 1 Fortescue Place, Plymouth, PL3 5HT - 18/01054/FUL (Pages 7 - 14)

Applicant:	Mr Roger Greenaway
Ward:	Compton
Case Officer:	Mr Mike Stone
Recommendation:	Grant Conditionally

6.2 22 Langhill Road, Plymouth, PL3 4JH 18/01226/FUL **(Pages 15 - 24)**

Applicant: Mrs Connick & Mr Cox
Ward: Peverell
Case Officer: Mr Macauley Potter
Recommendation: Grant Conditionally

6.3 Land Adjacent 3A St. Anne's Road, Plymouth, PL6 7LW - 18/01149/FUL **(Pages 25 - 44)**

Applicant: Mr S Larson
Ward: Moorview
Case Officer: Miss Amy Thompson
Recommendation: Grant Conditionally

7. Planning Application Decisions Issued (Pages 45 - 72)

The Assistant Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued since the last meeting, 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 73 - 76)

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 19 July 2018****PRESENT:**

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Corvid, Derrick, Johnson, Kelly, Loveridge, Morris, Neil, Nicholson, Mrs Pengelly and Winter and Bridgeman (substituting for Councillor Rebecca Smith).

Apologies for absence: Councillor Rebecca Smith (Councillor Mrs Bridgeman substituting).

Also in attendance: Jamie Sheldon (Democratic Advisor), Peter Ford (Head of Development Management) and Julie Parkin (Senior Lawyer).

The meeting started at 4.00 pm and finished at 7.30 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.***23. Declarations of Interest**

The following declarations of interest were made in accordance with the code of conduct:

Name	Minute Number and Item	Reason	Interest
Councillor Andrea Loveridge	Minute 28 6.1.Colebrook House 51 Newnham Road Plymouth PL7 4AW - 17/02471/FUL	As a Plympton St Mary Councillor involved in the application.	Personal
Councillor Patrick Nicholson	Minute 28 6.1.Colebrook House 51 Newnham Road Plymouth PL7 4AW - 17/02471/FUL	As a Plympton St Mary Councillor involved in the application.	Personal
Councillor Patrick Nicholson	Minute 30 White Lady Road Plymouth PL9 9GA - 17/02456/FUL	As the applicant is known to him.	Personal

24. **Minutes**

Under this item Councillor Nicholson raised that his and Councillor Loveridge's apologies were given at the previous meeting held on 28 June 2018 due to having an interest in one of the items.

Agreed the minutes of the meeting held on 28 June 2018.

25. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

27. **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.

28. **Colebrook House 51 Newnham Road Plymouth PL7 4AW - I7/02471/FUL**

Mr David Matthews

Decision:

Application GRANTED conditionally.

(Councillor Loveridge and Councillor Nicholson were not present for this item due to an interest declared)

(The Committee heard from Councillor Patrick Nicholson, Plympton St Mary Councillor)

(The Committee heard from the applicant)

29. **Units 9 & 10 Sherwell House 30 North Hill Plymouth PL4 8ET - I8/00830/FUL**

Sherwell House Management Ltd

Decision:

Application REFUSED.

(Councillor Loveridge and Councillor Mrs Pengelly were not present for this item).

(The Committee heard from the applicant)

30. **White Lady Road Plymouth PL9 9GA - 17/02456/FUL**

St Mary's Church Preschool

Decision:

Application REFUSED because in the opinion of the Planning Committee the proposed use of the site as a pre-school and after school club would lead to conditions on White Lady Road that would be prejudicial to highway safety and the free flow of traffic, contrary to policy CS28.2 of the Core Strategy of Plymouth's Local Development Framework, policy DEV31 of the Plymouth and South West Devon Joint Local Plan and paragraph 32 of the National Planning Policy Framework 2012. Furthermore in the opinion of the Planning Committee the applicant's suggestion of a travel plan to mitigate the impact to highway safety is not considered a practical and implementable option.

(Councillor Stevens motion to refuse seconded by Councillor Kelly).

(A Planning Committee site visit was held on 18 July 2018 in respect of this application).

(The Committee heard from Councillor Michael Leaves, Plymstock Radford Councillor).

(The Committee heard from Councillor Ken Foster, Plymstock Radford Councillor).

(The Committee heard representations against this application).

(The Committee heard from the applicant).

31. **Allotment Gardens Prince Maurice Road Plymouth PL4 7LL - 18/00432/FUL**

Mr Gary Stirling

Decision:

Application Granted conditionally subject to S106 delegated to Service Director to refuse if timescales not met.

(Councillors Winter, Mrs Bridgeman, Nicholson, Loveridge and Mrs Pengelly were not present for this item).

(A Planning Committee site visit was held on 18 July 2018 in respect of this application).

(The Committee heard representations against this application).

(The Committee heard from the applicant).

32. **Planning Application Decisions Issued**

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

33. **Appeal Decisions**

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

34. **Exempt Business**

There were no items of exempt business.

Schedule of Voting

*** Please note ***

A schedule of voting relating to the meeting is attached as a supplement to these minutes

PLANNING COMMITTEE – 19 July 2018

SCHEDULE OF VOTING

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	Colebrook House 51 Newnham Road Plymouth PL7 4AW - 17/02471/FUL	Councillors Kelly, Neil, Corvid, Derrick, Morris, Stevens, Tuohy, and Winter.	Councillors Mrs Johnson, Mrs Pengelly and Mrs Bridgeman.		Councillors Nicholson and Loveridge.	
6.2	Units 9 & 10 Sherwell House 30 North Hill Plymouth PL4 8ET - 18/00830/FUL	Councillors Kelly, Mrs Bridgeman, Mrs Johnson, Nicholson, Neil, Corvid, Derrick, Morris, Stevens, Tuohy, and Winter.				Councillors Loveridge and Mrs Pengelly.
6.3	White Lady Road Plymouth PL9 9GA - 17/02456/FUL The Chair proposed a motion to refuse the application based on policy CS28(2), highway safety. Having being seconded by Councillor Kelly it was put to the vote.	Councillors Kelly, Mrs Bridgeman, Mrs Johnson, Nicholson, Neil, Corvid, Derrick, Morris, Stevens, Tuohy and Winter.				Councillors Loveridge and Mrs Pengelly.
6.4	Allotment Gardens Prince Maurice Road Plymouth PL4 7LL - 18/00432/FUL	Councillors Kelly, Mrs Johnson, Neil, Corvid, Derrick, Morris, Stevens and Tuohy.				Councillors Mrs Bridgeman, Nicholson, Loveridge, Mrs Pengelly and Winter.

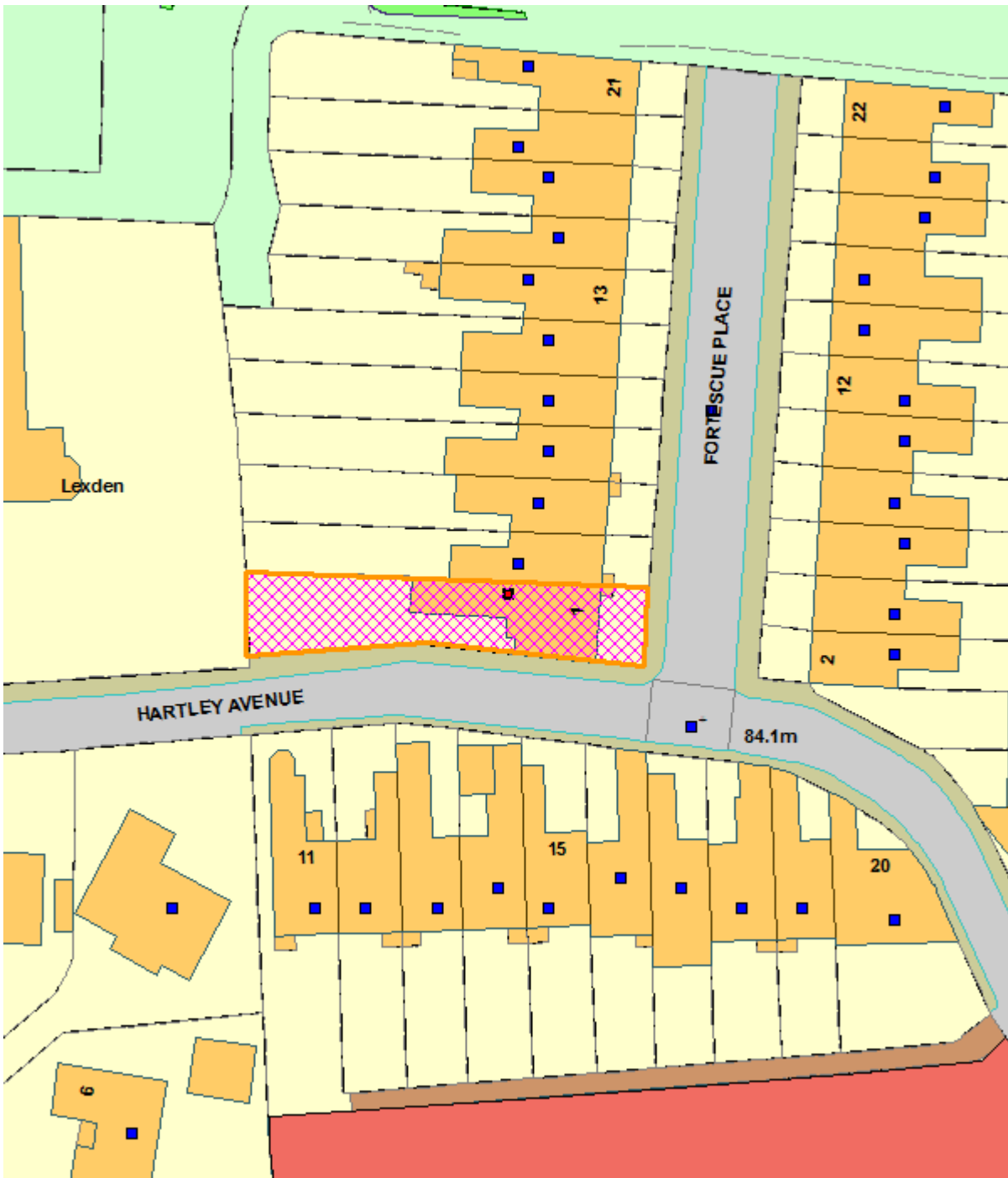
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PLANNING APPLICATION OFFICERS REPORT



Application Number	18/01054/FUL	Item	01
Date Valid	13.06.2018	Ward	COMPTON

Site Address	1 Fortescue Place Plymouth PL3 5HT		
Proposal	Hip to gable roof with rear dormer (resubmission of 17/00902/FUL)		
Applicant	Mr Roger Greenaway		
Application Type	Full Application		
Target Date	08.08.2018	Committee Date	13.09.2018
Extended Target Date	17.09.2018		
Decision Category	Member/PCC Employee		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



This application has been referred to the Planning Committee because the applicant is an employee of Plymouth City Council.

1. Description of Site

The application property is a two-storey end terraced dwellinghouse at the junction of Fortescue Place and Hartley Avenue in the Higher Compton and Mannamead neighbourhood. Fortescue Place is a short cul-de-sac of 22 houses arranged in two terraces either side of the road.

2. Proposal Description

Hip to gable roof with rear dormer (resubmission of 17/00902/FUL).

3. Pre-application enquiry

A post-refusal meeting was held with the applicants that highlighted the refusal reason and how it could be addressed.

4. Relevant planning history

17/00902/FUL - Hip to gable roof with rear dormer – Refused, the size of the dormer was considered to be too large in this location.

5. Consultation responses

None required.

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, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- * For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- * For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at an advanced stage of preparation having now been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is based on up to date evidence. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision, particularly if there are no substantive unresolved objections. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

Other material considerations include the policies of the Framework itself and the guidance in the National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application:

- * Development Guidelines SPD (First Review) (Adopted May 2013).

8. Analysis

1. This application has been considered in the context of the development plan, the draft JLP, the Framework and other material policy documents as set out in Section 7.

2. The application turns upon policies CS02 (Design) and CS34 (Planning application considerations) of the Adopted Core Strategy of Plymouth's Local Development Framework 2006-2021, policies DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment) of the JLP, the aims of the Council's Development Guidelines Supplementary Planning Document First Review (2013), and the National Planning Policy Framework (NPPF) 2012. The primary planning considerations in this case are the impact on the character and appearance of the area and the impact on neighbour amenity.

3. Hip to gable roof conversion.

The subject property is an end terraced dwelling with a hipped pitched roof that matches the roof on the other end terraced property opposite. Changing one side would impact on the symmetry of the streetscene. However, hip to gable conversions can be carried out under householder permitted development rights, subject to conditions, so this would override any concerns about the adverse impact on the character of the area. The applicants have indicated that they will use materials to match the existing roof, in line with SPD guidance and therefore a condition has been added to formalise this.

4 .Rear dormer

Paragraph 2.2.55 of the SPD states that:

“Proposals for dormer windows will be considered based on their impact on the dwelling, the street-scene and neighbours’ amenity. Dormer windows should not dominate a building and should sit comfortably within the roof space.”

5. Paragraph 2.2.56 continues:

“Dormer windows should relate well to the building with respect to materials, scale, shape and angle of roof.”

6. In the 2017 application, the case officer considered that the size of the proposed dormer would appear dominant in this prominent corner location. The current proposal reduces the size of the dormer in line with SPD guidance and is now considered to be acceptable.

7. Hip to gable roof conversion.

As stated above this can be carried out under permitted development. The property is at the corner of the street so the new gable would face the rear elevations of properties in Hartley Avenue some distance away. The case officer does not consider that there would be any significant harm in terms of loss of light or overbearing appearance from the development.

8. Rear dormer

No side windows are proposed. The property has a long rear garden and the distance to the property behind would be over 21 metres distant. This is Lexden, a large detached property set in its own grounds with tall mature trees on the boundary. Given the distance, the good levels of screening and the fact that a similar scheme could be carried out under permitted development, the case officer considers that the proposed dormer is acceptable.

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

Not applicable.

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.

No planning obligations have been sought in respect of this application.

12. Equalities and Diversities

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

13. Conclusions and Reasons for Decision

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with policy and national guidance and specifically LDF Core Strategy policies CS02 (Design) and CS34 (Planning applications considerations), policies DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment) of the JLP, the Development Guidelines Supplementary Planning Document (First Review) and paragraph 14 of the NPPF which states that development proposals that accord with the development plan should be approved without delay. The application is recommended for approval.

14. Recommendation

In respect of the application dated 13.06.2018 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**

Site Location Plan 13062018 - received 13/06/18

Block Plan 13062018 - received 13/06/18

Proposed First Floor and Loft Plans 13062018 - received 13/06/18

Proposed Rear Elevation 13062018 - received 13/06/18

Reason:

For the avoidance of doubt and in the interest of good planning, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the National Planning Policy Framework 2018.

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: MATCHING MATERIALS**

The materials to be used in the construction of the external surfaces of the rear dormer hereby permitted shall match those used in the main house.

Reason:

To ensure that the materials used are in keeping with the appearance of the existing building and the character of the area in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 124, 127, and 130 of the National Planning Policy Framework 2018.

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**

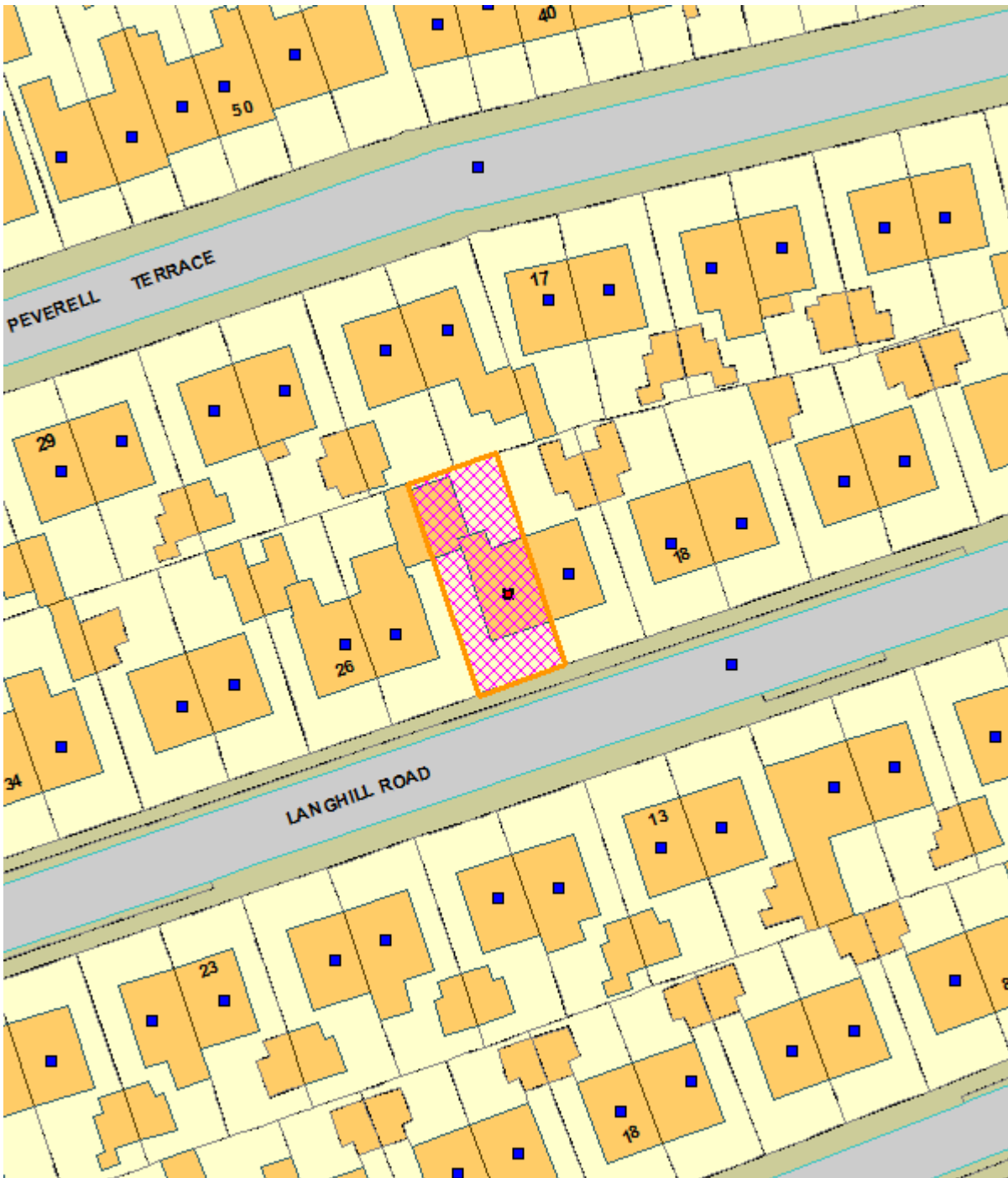
In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

PLANNING APPLICATION OFFICERS REPORT



Application Number	18/01226/FUL	Item	02
Date Valid	18.07.2018	Ward	PEVERELL

Site Address	22 Langhill Road Plymouth PL3 4JH		
Proposal	Rear and side extensions, and loft conversion with hip to gable and rear dormer		
Applicant	Mrs Connick And Mr Cox		
Application Type	Full Application		
Target Date	12.09.2018	Committee Date	13.09.2018
Extended Target Date	20.09.2018		
Decision Category	Member/PCC Employee		
Case Officer	Mr Macauley Potter		
Recommendation	Grant Conditionally		



This application is brought to Planning Committee because the applicant is an employee of Plymouth City Council.

1. Site Description

22 Langhill Road is a semi-detached two storey dwelling located within the Peverell/Home Park area of Plymouth. The property follows a building line of the same design along Langhill Road. Langhill Road leads on to Hyde Park Road (a Class C Classified Road). The property is finished in brown pebble dashed render and red brickwork (front elevation). 22 Langhill Road is situated outside of the Central Park Area Action Plan.

2. Proposal Description

The proposal seeks permission for a ground floor rear extension and side garage extension and a loft conversion with hip-to-gable and rear dormer. The rear extension measures approximately 5.6 metres in width, 4.4 metres in depth and 3.2 metres in height. The elevation facing the boundary with no. 20 extends out from the rear elevation by 1.7 metres before angling away to a maximum depth of 4.4 metres and is 0.4 metres off the boundary wall with no. 20. The rear extension features a roof lantern, rear patio doors (on an angled elevation facing north east) and a rear window. The materials of the roof and windows will consist of dark grey polyester coated aluminium fascia and trim. The materials of the walls are proposed western cedar cladding.

The proposed loft conversion will feature a hip-to-gable roof conversion minor external alteration in the form of a small window on the west elevation and the introduction of slate tiles on this side elevation to match the roof. The proposed rear dormer measures approximately 5.6 metres in width, 1.7 metres high and 3.4 metres in depth. The materials of the proposed dormer consist of western cedar cladding (to match proposed extension) and dark grey polyester coated aluminium windows and fascia and trim to the dormer roof.

The garage will extend from its existing 5 metre length to 9 metres with a width of 2.5 metres. There will be parking provision for 2 vehicles in tandem on the driveway which itself has a minimum 4.8 metre x 2.5 metre space inside with some additional room to the rear which meets standing advice.

Under the proposed works there is access to the main property via a doorway entrance into the garage and via the bi-fold patio doorway entrance on the proposed rear extension.

3. Pre-application enquiry

None.

4. Relevant planning history

No planning history at this address.

5. Consultation responses

Highway Authority - No objections

6. Representations

There are a total of 4 letters of objection. These letters collectively cite the following issues:

- adverse impact on parking,
- loss of light and privacy,

- not in-keeping with other dwellings in the building line, and
- building work noise.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (2018) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- o For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- o For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at an advanced stage of preparation having now been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is based on up to date evidence. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision, particularly if there are no substantive unresolved objections. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application:

- o Development Guidelines Supplementary Planning Document.
- o The Town and Country Planning (General Permitted Development) (England) Order 2015.

8. Analysis

1 This application has been considered in the context of the development plan, the approved Plymouth and West Devon Local Plan, the Framework and other material policy documents as set out in Section 7.

2 The application is relevant to policies CS02 (Design) and CS34 (Planning Application Considerations) of the Local Development Framework Core Strategy and DEV1(1) (Protecting Health and Amenity) and DEV20 (Place shaping and the quality of the built environment) of the emerging Joint Local Plan, as well as and the aims of the Council's Development Guidelines Supplementary Planning Document 1st review (2013), and the National Planning Policy Framework (2018). The primary planning considerations in this case are its impact on neighbouring amenity and the impact on the character and appearance of the area.

Design and Impacts on Amenity

3 Addressing the first part of the proposal the Development Guidelines SPD (paragraph 2.2.51) states that an extension at the rear of a dwelling is usually less visible than a side or front extension; however it can sometimes be seen from public areas. A rear extension should be in keeping with the main dwelling and the character of the area. An extension that follows an unusual layout may affect the character of the area and will therefore need careful consideration. Officers consider the proposed extension to be subservient to the main dwelling and not visible from public spaces. The proposed rear extension will feature modern materials such as western cedar cladding in mid-brown and slate cladding of which will both be similar in appearance to the existing material colours used on the original dwelling. One letter of objection has been received from no. 20 regarding loss of light. Officers consider that due regard has been given to minimising potential loss of light to the neighbouring property as the design of the rear extension is angled away from the boundary line and is considered to comply with the 45 degree guidance rule as set out in paragraphs 2.2.33-2.2.39 of the Development Guidelines SPD. It is important to note that the 1.7 metre side elevation next to the boundary can extend out 3 metres under permitted development. Whilst the rear extension does exceed the 3 metres allowed under permitted development, the triangular footprint of the extension is such that the parts that extend more than 3m are at least 1.75m away from the boundary shared with the neighbouring house to the east.

4 As the roof extension is a hip-to-gable extension and the applicant has agreed to use obscure glazing on the proposed new west elevation window (to be secured by condition), the roof extension would benefit from Permitted Development Rights. The western cedar (timber) cladding proposed does, however, differ in appearance from the materials used in the construction of the exterior of the existing dwelling house, and this necessitates a planning application. In this context, however, officers consider this material to be suitably high quality and consider it acceptable. Despite a neighbour objection at no. 24 for this part of the proposal, were this application to be refused the applicant could simply go ahead with this part of the proposal with a minor change to the materials to comply with Class B. It is important to note that the cubic content created from the dormer and hip-to-gable would equate to approximately 39 cubic metres (dormer = 15.23 & hip-to-gable = 23.81) and therefore in compliance with paragraph d(ii) of section B.1 of Class B of Schedule 2 of Permitted Development Rights.

5 With regard to character and appearance, Officers consider that the proposed design is not prominent from street scene in terms of scale, massing, style, layout and appearance.

6 One letter of objection was raised citing privacy as a concern. Officers consider there to be no significant privacy concerns for both the applicant and surrounding neighbours. The rear extension would feature bi-fold patio doors and a rear window facing the garden. The garden is surrounded by a boundary wall (as well as some vegetation in the north east corner) which obscures a significant amount of visibility from respective neighbouring gardens to the north, east and west. As there would be an obscure glazing condition on the proposed window on the west elevation officers consider there to be no significant overlooking concerns (if at all) for both no. 22 and 24 (note that this window would be situated above the loft staircase).

Car Parking

7 Two letters of objection were received regarding parking in the street. The Highway Authority was consulted and have no objections to the parking arrangement, noting that the driveway width is as existing and the property would still retain three parking spaces. Officers consider there to be no significant adverse impact (if at all) resulting from the proposed garage alterations. There will be parking provision for two vehicles outside the proposed garage which itself has a space inside with some additional room to the rear.

8 The proposal is considered to comply with policies CS02 (Design) and CS34 (Planning Application Considerations) of the Local Development Framework Core Strategy as well as DEV1 (Protecting Health and Amenity) and DEV20 (Place shaping and the quality of the built environment) of the emerging Joint Local Plan.

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

None required

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. The proposal has considered the proposed benefits to accommodate an elderly dependent relative.

13. Conclusions and reasons for decision

Officers have taken account of the NPPF (2018) and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal accords with the Council's adopted planning policy, supplementary planning documents and national guidance, and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 18.07.2018 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**

Site Location Plan 12072018 - received 12/07/18

Block Plan 12072018 - received 12/07/18

Proposed Plans, Elevations and Sections DWG 2 of 2 - received 17/08/18

Reason:

For the avoidance of doubt and in the interest of good planning, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the National Planning Policy Framework 2018.

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: OBSCURE GLAZING

Notwithstanding the detail shown on the approved plans, or the provisions of Section 55(2) of the Town and Country Planning Act 1990, or 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 at second floor level in the west elevation of the proposed roof extension, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 as permitted by article 4 paragraph 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

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 NEGOTIATION**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and paragraphs 186 and 187 of 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.

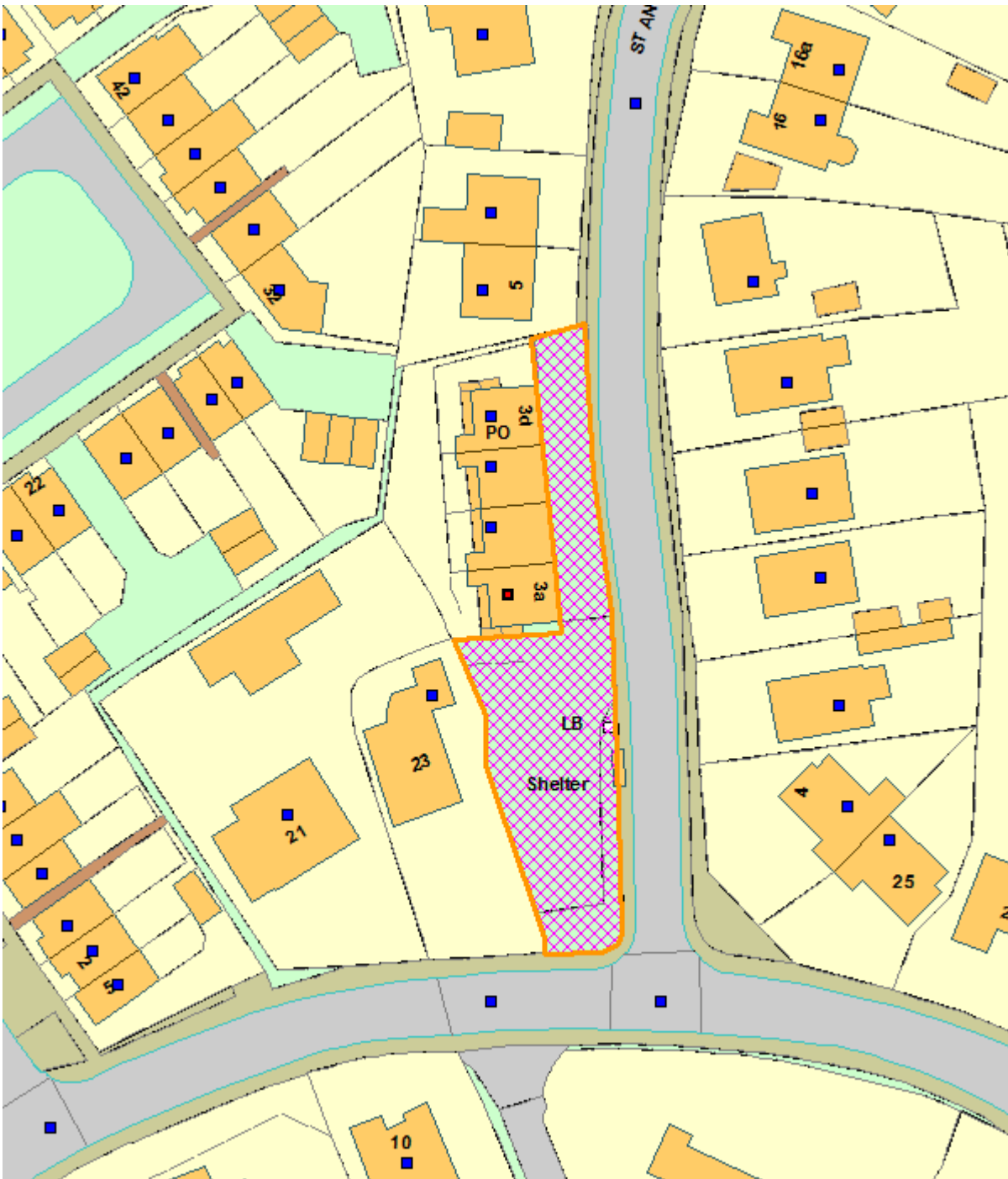
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PLANNING APPLICATION OFFICERS REPORT



Application Number	18/01149/FUL	Item	03
Date Valid	29.06.2018	Ward	MOORVIEW

Site Address	Land Adjacent 3A St Annes Road Plymouth PL6 7LW		
Proposal	Erection of 4 bed detached dwelling with ancillary double garage and amenity areas		
Applicant	Mr S Larson		
Application Type	Full Application		
Target Date	24.08.2018	Committee Date	13.09.2018
Extended Target Date	19.09.2018		
Decision Category	Member referral		
Case Officer	Miss Amy Thompson		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Councillor Chris Mavin.

1. Description of Site

The application site is a private car park located on the corner of St Anne's Road and Glenfield Road in the Glenholt area of the City. The car park serves an existing three storey block of seven flats with three shop units on the ground floor.

2. Proposal Description

The proposal seeks to erect a four bedroom detached dwelling with ancillary double garage and amenity area on an existing private car parking area. The proposal includes the

reconfiguration of the existing car parking to create 12 marked out spaces. Two of these spaces would be provided for use by the new dwelling and would be in the form of a double garage, accessed from the main car park.

3. Pre-application Enquiry

This application was the subject a DES pre-application enquiry which considered the acceptability of a dwelling in this location. The principle was supported by the Council and that the loss of parking would be a key consideration with any future application.

4. Relevant Planning History

None.

5. Consultation Responses

Local Highway Authority - No objection subject to recommended conditions.

Public Protection Service - No objection subject to recommended conditions.

Natural Infrastructure Team - No objection subject to recommended conditions.

6. Representations

73 letters of objections and 2 petitions (one with 81 signatures and the other had 364 signatures) were received. The main concerns raised were:

Parking/ Highway

- Lack of parking will exacerbate existing on street parking problems.
- Lack of disabled parking and reduced access for disabled users to shops
- Reduced visibility splay at the junction for Glenfield Road/ St Annes Road.
- Impact on safety of pedestrians and vehicles using the car park due to cramped layout
- Residents of flats lose the right to park in car park.
- The proposed garages would not be used for parking of a vehicle and would result in a further increased in parking issues.
- Shared parking strategy would be unworkable.
- Access for emergency service will be restricted.
- Access to shop storage restricted due to parked cars.

Design

- Out of keeping with area which is mainly bungalow.

- Loss of historic hedge resulting in loss of birds and wildlife
- Overdevelopment of small site
- Loss of fire escape for residents and shop units
- Loss of access to storage rooms.

Amenity

- Loss of light and privacy to neighbouring residential property.
- Disruption and obstruction during construction of development.
- Air pollution to occupiers from living next to car park.

Community

- Insufficient parking will reduce footfall and have detrimental impact on local businesses and community as local residents rely on local businesses
- No benefit for the local community.

Due to amended plans being received the proposal was re-advertised for a 14 day period and eight additional letters of objections were received which raised similar concerns as noted above.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan comprises of the Local Development Framework Core Strategy (Adopted April 2007).

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the Core Strategy and other Plymouth Development Plan Documents as the statutory development plan for Plymouth once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For Plymouth's current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the

closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

- For the JLP which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at an advanced stage of preparation having now been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations. It is considered to be a sound plan, consistent with the policies of the Framework, and is based on up to date evidence. It is therefore considered that the JLP's policies have the potential to carry significant weight within the planning decision, particularly if there are no substantive unresolved objections. The precise weight will need to be determined on a case by case basis, having regard to all of the material considerations as well as the nature and extent of any unresolved objections on the relevant plan policies.

Other material considerations include the policies of the Framework itself, guidance in National Planning Practice Guidance (NPPG). Additionally, the following planning documents are also material considerations in the determination of the application: -

- Development Guidelines Supplementary Planning Document
- Sustainable Design Supplementary Planning Document

8. Analysis

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

8.1.2. The principle issues in relation to this application are considered to be the Highways and Parking matters, Ecology and Biodiversity, Design and Layout considerations, Residential Amenity, and Contamination.

8.1.3. Therefore this planning application turns upon policies CS01 (Development of Sustainable Linked Communities); CS02 (Design); CS15 (Overall Housing Provision); CS16 (Spatial Distribution of Housing Sites); CS19 (Wildlife); CS22 (Pollution); CS28 (Local Transport Considerations) and CS34 (Planning Application Considerations) of the Local Development Framework Core Strategy.

8.1.4. Additionally, this planning application turns upon policies SPT1 (Delivering sustainable development); SPT2 (Sustainable linked neighbourhoods and sustainable rural communities); SPT3 (Provision for new homes); DEV1 (Protecting health and amenity); DEV2 (Air, water, soil, noise and land); 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); DEV28 (Protecting and enhancing biodiversity and geological conservation); DEV30 (Trees, woodlands and hedgerows) and DEV31 (Specific provisions relating to transport) of the Plymouth and South West Devon Joint Local Plan.

Principle of Development

8.2.1. The proposal seeks to erect a detached four bedroom property with associated double garage and amenity area on part of an existing car parking area. The existing private car parking area is informally used and not marked out to show the designated spaces. The car park serves the existing three storey block of flats which contains seven units and three ground floor shop units. It is noted that there is a small number of non-residential uses within this area but the character of the area is primarily residential.

8.2.2. In principle, the erection of a residential dwelling on this site is considered to be acceptable given that the character of the immediate neighbourhood is primarily residential. The application site itself is set within an established residential area, and would be of a comparable size to the neighbouring developed plots. It is therefore considered that the principle of the development is acceptable.

8.2.3. The development is therefore considered to accord with policies within policies CS01, CS02, CS05, CS15 and CS34 of the LDF Core Strategy, policies SPT2, DEV1, DEV7, DEV10 and DEV20 of the Joint Local Plan the paragraph 14, 17, 49 and 53 of the NPPF for providing sustainable development of an appropriate scale in a suitable location.

Character and Appearance of the Area

8.3.1. The Sustainable Design Supplementary Planning Document highlights the varied characteristics of Plymouth's neighbourhoods and the need for development to reflect local distinctiveness, including urban setting, density and layout. The Supplementary Planning

Document states that new development should normally reflect the existing scale and massing of its surroundings. The existing block sizes, plot sizes, and street patterns should influence the layout.

8.3.2. The site is situated on the prominent corner of St Annes Road and Glenfield Road with the surrounding properties being made up of a mixture of bungalows, detached two storey dwellings and a block of flats. The properties in the area vary in design, style, scale and materials with no singular distinctive style within the locality.

8.3.3. The proposal seeks to erect a two storey detached dwelling with a pitched roof and detached sloping roof garage. The proposed dwelling would have two front facing facades, addressing the roads to south and east. The dwelling would be set approximately 8 metres from the pavement edge on Glenfield Road and approximately set back 1 metre from the pavement edge on St Annes Road. The proposed walls of the dwelling would be white rendered with stained timber cladding and grey windows and doors. The proposed garage would be set behind the proposed dwelling and adjacent St Annes Road.

8.3.4. Considering the varying design and scales of properties within the locality the proposed design of the dwelling and detached garage is considered acceptable and would not have a detrimental impact on the existing street-scene or be visually intrusive. Officers consider the proposed development would not be out of character of the area or demonstrably harm the pattern of development.

8.3.5. The development is therefore considered to accord with policies within policies CS01, CS02, CS15 and CS34 of the LDF Core Strategy, policies SPT2, DEV10 and DEV20 of the Joint Local Plan.

Local Highway Authority

8.4.1. The primary highway concern in respect of this proposal relates to the potential loss of car parking on the site serving both the residential and ground floor commercial units.

8.4.2. The proposal for the new dwelling includes the reconfiguration of the existing car parking to create 12 marked out spaces. Two of these spaces would be provided for use by the new dwelling and would be in the form of a double garage, accessed from the main car park.

8.4.3. A Transport Statement has been submitted to support the proposal. It states that the existing car park is large enough to accommodate 10/11 cars. The proposal seeks to provide 10 spaces on the main car park including the two spaces dedicated to the proposed dwelling. The remaining eight spaces would be used by the flats within the existing building which accords with maximum parking standards.

8.4.4. It is proposed that two additional spaces are marked out at the northern end of the site where an existing vehicle crossover exists providing car parking within the site at the rear of the footway. It is noted within the Transport Statement that while car parking for a single vehicle does occasionally already take place in this location, the proposal would formalise the use of these spaces to ensure that two vehicles can be parked. These spaces would generally be used as parking for the retail units.

8.4.5. The existing dropped kerb for the main car park is approximately 8.5 metres in width and it is proposed to reduce the overall width of dropped kerb to 4m in width which would provide an additional 4.5m of full kerb height reinstated along this section. This would, in effect, provide additional kerbside parking on front of the shops.

8.4.6. The Statement indicates that there will be no loss of car parking serving the seven existing apartments located above the shops, whilst two dedicated spaces will be provided to serve the proposed four bedroom dwelling.

8.4.7. With regard to the commercial units it has been suggested that most of this car parking takes place on-street which is unrestricted and that by reducing the width of the existing vehicular crossover to the parking area an additional on-street space will be created along with a further off-street space at the northern end.

8.4.8. However The Local Highway Authority have stated that it is likely that many customers of the retail units would use the existing off-road car parking area as the residential units would generate demand for car parking at different times to the commercial units. The Transport Statement also indicates that car parking demand for the residential elements is likely to be greatest during the evening, when the demand for car parking for the retail units would be at its lowest. On the basis that this practice is already likely to occur the Highway Authority have recommended a condition be attached relating to a Car Parking Management Strategy which would formalise the sharing of the car parking area between the retail and residential uses through appropriate signing and lining.

8.4.9. The application includes adequate parking provisions for the proposed dwelling and the existing residents of the flats and shop units and is therefore acceptable in principle, subject to conditions. The development therefore accords with policies CS28 and CS34 of the Core Strategy and DEV31 of the Joint Local Plan.

Design, Layout and Amenity

8.5.1. The DCLG Technical housing standards - nationally described space standard (March 2015), supported by the Joint Local Plan, sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

8.5.2. The proposal offers approximately 112sqm of internal amenity space. The national minimum internal floor space for a four bedroom, two storey property is 97sqm. Therefore the proposal complies with the national standards for a four bedroom, two storey property.

8.5.3. The closest residential dwelling to the application site is 23 Glenfield Road, which is a detached bungalow situated to the northwest of the site and is separated by a hedged boundary. The rear of proposed dwelling would be approximately 6 metres away from the front of number 23 Glenfield Road at its closest point.

8.5.4. Concerns have been raised regarding the loss of light to the neighbours at 23 Glenfield Road. The officer visited the neighbouring site and it was noted that there was a habitable bedroom window on the front elevation that would be most at risk to the loss of light due to the proposed dwelling. Having considered the position of the property, the orientation of the site and the existing hedged boundary it was considered that the loss of light to the bedroom window would not be detrimental enough to warrant a refusal of this application.

8.5.5. It is considered that the proposal would not have a detrimental impact on the neighbour's privacy as there are no proposed windows on the western elevation that would cause any overlooking into habitable room windows or amenity areas. The only windows proposed on the western elevation is at ground floor level and serve a bathroom, and a condition will be added to ensure that this window is obscure glazed. It is noted that there are a tall hedged boundary between the application site and the neighbours at 23 Glenfield Road. If this was to be removed there would be overlooking from the neighbours property into the proposed amenity area of the proposed dwelling. It is therefore considered necessary to attach a condition to ensure that this boundary treatment is kept and maintained to protect privacy.

8.5.6. It is also noted that the windows proposed on the eastern and northern elevation would not directly look into the neighbours habitable room windows on the opposite side of the street at 4 St Annes Road and the block of flats to the rear. The properties to the east are approximately 21 metres away from the eastern elevation of the proposed dwelling and are separated by the main road. The block of flats to the rear are approximately 22 metres away from the rear of the proposed dwelling and have no habitable room windows overlooking the proposed dwelling. Paragraph 2.2.23 of the Development Guidelines Supplementary

Planning Document states that habitable room windows facing directly opposite one another should normally be a minimum of 21 metres apart, therefore this proposal complies with this guideline.

8.5.7. The Development Guidelines SPD states that "in order to protect the outlook of neighbouring properties, the minimum distance between a main habitable room window and a blank wall, should normally be at least 12 metres". The proposed dwelling is not situated directly in front of any neighbouring habitable room windows, it is therefore considered that the proposal would not have a detrimental impact on neighbours outlook.

8.5.8. The Development Guidelines SPD standard for external amenity space for a detached dwelling is 100m², the proposed dwelling exceeds this guideline.

8.5.9. Having considered the internal layout of the dwelling and window positions will ensure that sufficient light levels will be afforded to future occupiers.

Drainage

8.6.1. The submitted information states that surface water shall be disposed of sustainably by soakaway, subject to confirmation by percolation testing. Foul drainage shall be connected to the mains sewerage system.

8.6.2. The Glenholt site is in Flood Zone 1 and is not located within a Critical Drainage Area. It is considered that the development will not be at risk of flooding nor present an increased risk of flooding elsewhere.

8.6.3. The principle of the drainage proposal is considered acceptable and accords with policy CS21 of the Core Strategy and policy DEV37 of the Joint Local Plan.

Natural Infrastructure

8.7.1. A Preliminary Ecological Appraisal has been submitted dated 5th June 2018 which concludes that "The development will result in a loss of hard-standing, amenity grassland and scattered broadleaved trees and has the potential to impact upon nesting birds, if left unmitigated. If the mitigation and enhancement recommendations are followed, then it is highly likely that there will be no negative impacts on ecological features of interest as a result of the new development. Furthermore, it has the potential to increase biodiversity on site post-development, by providing some of the following:

- Roosting opportunities within the new bat tubes in the new property;

- Nesting opportunities for birds in the new bird box/ house sparrow terrace on the new property;
- Nesting opportunities for native solitary bee species within the new bee brick provision;
- Nesting and foraging habitat for birds within new blocks of native shrubs and hedgerow; and
- Foraging habitat for mammals such as hedgehogs within the amenity Grassland".

8.7.2. A condition would therefore be added to ensure the development complies with the mitigation and enhancement measures set out in the submitted Preliminary Ecological Appraisal.

8.7.3. There are two silver Birch trees on site, with one being shown to be retained, it is however noted that it is within close proximity to the proposed house. The Tree Officer has no objection to the removal of the trees as long as new planting takes place to mitigate their loss. The Tree Officer has also stated that the hedgerow needs to be retained and protected during construction. A pre-commencement condition will be added to ensure that details of tree planting and a landscape plan with a tree protection plan be submitted to ensure the hedgerow is protected during construction and to clarify whether one or two of the trees is to be removed and how their loss will be mitigated for onsite.

8.7.4. Officers consider that the proposal accords with Policies CS18 and CS19 of the Core Strategy and Policies SPT11, DEV28 and DEV30 of Joint Local Plan

Public Protection Service

8.8.1. The Phase I Contaminated Land Survey carried out by John Grimes Partnership (Ref: 14802/R1 Date: 14th June 2018) is accepted by the Public Protection Service and has therefore recommended that a condition be added requiring that any unexpected contamination found on site will need to be reported to the Local Planning Authority.

8.8.2. The Public Protection Service has also recommended that due to the potentially noisy and disruptive activities involved in this development a condition should be added to control the hours of working. However, working hours are set out in the Council's Code of Practice for Construction and Demolition Sites which developments in the city need to adhere to, it is not considered necessary to add a condition restricting construction working hours.

8.8.3. Conditions will be imposed to ensure the proposal accords with policy CS22 of the Core Strategy and DEV2 of the Joint Local Plan.

Other Issues

8.9.1. Due to concerns raised by the officer of disability access, the loss of the hedgerow and fire escape the plans were amended. The amended plans included a dedicated disabled car parking space within the car park, amended the layout of the car park to allow for a fire escape route to lead from the shop units onto the car park and relocated the garage so that it was situated on the eastern edge of the car park away from the existing hedge to ensure that it was retained.

8.9.2. In summary, officers are of the view that the proposed design and layout of the premises has worked well with the site to provide a premises that will afford a good standard living for future occupiers whilst at the same time protecting existing residents amenity. The proposal therefore accords with polices CS01, CS02, CS15, CS16 and CS34 of the Core Strategy and Polices SPT2, DEV1, DEV2, DEV10 and DEV20 of the Joint Local Plan.

9. Housing Supply

Paragraph 73 of the NPPF stipulates that "Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old"

Paragraph 11 of the NPPF states that "plans and decisions should apply a presumption in favour of sustainable development" including applications involving the provision of housing. It also states (paragraph 11(d):"Where there are no relevant development plan policies, or policies which are most important for determining the planning application are out-of-date [the planning authority should] granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

For the reasons set out in the Authority's Annual Monitoring Report, when measured against the housing requirement in the adopted development plan (the Core Strategy), Plymouth cannot demonstrate at present a deliverable 5 year land supply for the period 2017-22 against the housing requirement set out in the Core Strategy which was set prior to the economic downturn. Plymouth can however identify a net supply of some 4,163 dwellings which equates to a supply of 2.17 years when set against the housing requirement as determined by the requirements of the NPPF or 1.8 years supply when a 20% buffer is also applied.

It should be noted, however, that the Local Planning Authority is at an advanced stage in the preparation of the Plymouth and South West Devon Joint Local Plan. The pre-submission version of the JLP has been formally approved by Plymouth City Council, West Devon Borough Council and South Hams District Council and has since been submitted to the Planning Inspectorate for Examination, pursuant to Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations.

Nonetheless, the council's current position on this matter is that the pre submission draft JLP sets out that a five year supply of deliverable housing sites can be demonstrated for the whole plan area, for the Plymouth Policy Area and for the Thriving Towns and Villages Policy Area, when measured against the new housing requirements set out in the JLP. Guidance on the amount of weight to be applied to the JLP is contained elsewhere in this report. It should, however, be considered that since the five year land supply elements of the JLP are likely to attract significant representation which are to be considered at the Examination into the JLP, only limited weight should be given to the emerging five year land supply position.

As Plymouth cannot demonstrate a 5 year supply when set against the housing requirement as set out in the adopted Core Strategy, the city's housing supply policy should not be considered up-to-date. Paragraph 11 of the NPPF is therefore engaged and substantial weight must be accorded to the need for housing in the planning balance when determining housing applications.

Due to the need to accelerate housing delivery a 2 year consent rather than a 3 year consent has been secured by condition. This is in accordance with Strategic Objective 10(8) (Delivering Adequate Housing Supply) and paragraphs 10.34, 17.1 and 7.13 of the Core Strategy and policy SPT3 of the Plymouth and South West Devon Joint Local Plan

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 not required 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 while the letters of objection have raised concerns of the proposed development not considering the elderly or disabled users of the shop units in regards to access and fire escape the plans have been amended to include a disabled parking off street car parking space and suitable fire escape route that would be of a sufficient width for disabled users.

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 policies SPT1 (Delivering sustainable development); SPT2 (Sustainable linked neighbourhoods and sustainable rural communities); SPT3 (Provision for new homes); DEV1 (Protecting health and amenity); DEV2 (Air, water, soil, noise and land); 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); EV28 (Protecting and enhancing biodiversity and geological conservation); DEV30 (Trees, woodlands and hedgerows); DEV31 (Specific provisions relating to transport); and DEV37 (Managing flood risk and water quality impacts) of the emerging Joint Local Plan, as well as Policies CS01, CS02, CS15, CS16, CS18, CS19, CS21, CS22, CS28, and CS34 of the Local Development Framework Core Strategy, and national guidance and is therefore recommended for conditional approval. It is considered that the use of Joint Local Plan policies can be given moderate weight when determining this application as the policies used are similar to those used in the current development framework.

14. Recommendation

In respect of the application dated 29.06.2018 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

- Tree Constraints Plan 05085-TCP-2018 - received 29/06/18
- Arboricultural Impact Assessment 05085-AIA.LIP-2018 - received 29/06/18
- Existing Site Plan SAR BPC 00 00 DR A 020 002 - received 29/06/18
- Proposed Double Garage SAR BPC 00 00 DR 050 005 - received 29/06/18
- Site Location Plan SAR BPC XX XX DR A 000 001 - received 29/06/18
- Sketch Site Layout Proposal SK003 - received 17/08/18
- Proposed House Plans and Elevations SAR BPC 00 ZZ DR A 050 004 Rev P2 received 17/08/18

Reason:

For the avoidance of doubt and in the interest of good planning, in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and the National Planning Policy Framework 2018.

2 CONDITION: TREE PLANTING/MITIGATION

PRE-COMMENCEMENT

No works or development shall take place until full details the proposed mitigation for the loss of the trees on site and landscaping works, including details of all proposed tree planting, tree protection plan, landscaping plan and the proposed times of planting and have been approved in writing by the Local Planning Authority and all tree planting shall be carried out in accordance with those details and at those times.

Reason:

To ensure that satisfactory landscaping works are carried out in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and policy DEV30 of the emerging Joint Local Plan.

Justification: To ensure tree planting and landscaping can be properly incorporated within the development proposals.

3 CONDITION: COMMENCE WITHIN 2 YEARS

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

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004 and in accordance with Core Strategy Objective 10(8) (Delivering Adequate Housing Supply) and Policy SPT3 of the Plymouth and South West Devon Joint Local Plan

4 CONDITION: REINSTATEMENT OF FOOTWAY

PRE-OCCUPATION

The new dwelling shall not be occupied until the redundant section of footway crossover has been removed and the footway reinstated.

Reason:

In the interests of public safety, convenience and amenity in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV31 of the emerging Plymouth and South West Devon JLP March 2017 and paragraphs 91,102, 108 and 110 of the National Planning Policy Framework 2018.

5 CONDITION: CAR PARKING PROVISION

PRE-OCCUPATION

The new residential unit shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority, 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 so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, Policy DEV31 of the emerging Plymouth and South West Devon JLP March 2017 and paragraphs 91,102, 105, 108 and 110 of the National Planning Policy Framework 2018.

6 CONDITION: TREE/HEDGEROWS TO BE RETAINED/PROTECTED

No retained hedgerow (specifically the hedgerow on the western boundary of the site) shall be cut down, uprooted or destroyed, nor shall any retained hedgerow be topped or lopped, other than in accordance with the prior written approval of the Local Planning Authority. Any pruning approved shall be carried out in accordance with BS 3998: 2010 Tree Work Recommendations. If any retained hedgerow is removed, uprooted, destroyed or dies, a replacement tree or hedgerow shall be planted and that tree or hedgerow shall be of such size and species and shall be planted at such a time and in a position to be agreed with the Local Planning Authority.

The erection of barriers and ground protection for the retained hedgerow shall be undertaken in accordance with Section 6.2 of BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason:

To ensure that trees or hedgerows retained are protected during construction work and thereafter are properly maintained, if necessary by replacement, in accordance with Policies CS18 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 124, 127, 170, and 175 of the National Planning Policy Framework 2018.

7 CONDITION: UNEXPECTED CONTAMINATION

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 future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 170, 178-183 of the National Planning Policy Framework 2018.

8 CONDITION: CAR PARKING MANAGEMENT STRATEGY

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Car Park Management Strategy (dated 15th August 2018) for the site.

Reason:

To enable vehicles used by occupiers of the residential units or visitors to the retail units to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007 and Policy DEV31 of the emerging Plymouth and South West Devon JLP March 2017.

9 CONDITION: BIODIVERSITY

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall be carried out in accordance with the Preliminary Ecological Appraisal (dated 5th June 2018) for the site.

Reason

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Core Strategy policies CS01, CS19, CS34, Joint Local Plan Policies SPT11 & DEV28 and Government advice contained in the NPPF 2018 paragraphs 8, 170, 174, 175

10 **CONDITION: OBSCURE GLAZING**

Notwithstanding the provisions of Article 3 and Class A of Part 1 to 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), the windows serving the bathroom in the west elevation shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the adjacent dwelling in accordance with Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraph 127 of the National Planning Policy Framework 2018.

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.

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 paragraphs 186 and 187 of the National Planning Policy Framework the Council has worked in a positive and proactive way with the Applicant including pre-application discussions and has negotiated amendments to the application to enable the grant of planning permission.

3 **INFORMATIVE: KERB LOWERING**

Before the accesses hereby approved are first brought into use it will be necessary to secure dropped kerbs and footway crossings with the consent of the Local Highway Authority. The applicant should contact Plymouth Highways for the necessary approval. Precise details of all works within the public highway must be agreed with the Highway Authority.

4 **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.

5 **INFORMATIVE: CODE OF PRACTICE**

The site is located in a residential area and in close proximity to sensitive receptors. Therefore the applicant will need to adhere to the Public Protection Service Code of Practice. The aim of this informative is to prevent or control any nuisance or negative impact on the environment and residential amenity arising from any work carried out. A copy of the Public Protection Service, Code of Practice for Construction and Demolition is available via the council website.

Planning Applications Determined Since Last Committee

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/07/2018	Granted Conditionally	17/02187/LBC	Mrs Lynne Lloyd	Roof repairs, replacing artificial slates	Fursdon House Blunts Lane Plymouth PL6 8BE	Miss Amy Thompson
09/07/2018	Agreed	18/00715/CDM	Mrs Rebecca Miller	Condition Discharge: Conditions 3 & 4 of application 17/01915/FUL	Land At Bond Street/Bampfylde Way Plymouth	Mrs Karen Gallacher
09/07/2018	Granted Conditionally	18/00730/TPO	Mr B McCallion & Miss S Rodgers	Beech - reduce height by 2-3m and lateral branches on northern side by 2-3m to balance tree.	Entrance To Manor Park 5 Woodlands Lane Plymouth PL6 8AS	Mrs Jane Turner
09/07/2018	Refused	18/00790/AMD	Mrs L Doidge	Non-material Amendment: East elevation: new window. North elevation: Bi-fold doors in existing garage door opening. South elevation: amended window to bathroom, and door canopy for application 09/00835/FUL	Hellensleigh Cobb Lane Plymouth PL9 9BQ	Mr Simon Osborne
09/07/2018	Granted Conditionally	18/00822/ADV		Hanging sign to be displayed to the front elevation of the property	The Customs House Parade Plymouth PL1 2JL	Mr Macauley Potter
09/07/2018	Granted Conditionally	18/00825/FUL	Mr & Mrs O'Brien	Two-storey side extension	59 Shortwood Crescent Plymouth PL9 8TH	Mrs Alumeci Tuima
09/07/2018	Refused	18/00826/FUL	Mr Michael Whelan	Ground and first floor front extension.	28 Mirador Place Plymouth PL4 9HE	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/07/2018	Granted Conditionally	18/00572/FUL	Mr Darren Ware	Rear extension & re-roofing of garage	Kathleven, 296 Dean Cross Road Plymouth PL9 7AZ	Mrs Alumecci Tuima
10/07/2018	Granted Conditionally	18/00619/FUL	Mr Adam Dawe	Demolition of rear garden wall adjacent to lane (to create parking area), installation of garage door and pedestrian door and single storey rear extension	3 St James Place East Plymouth PL1 3AS	Mr Chris Cummings
10/07/2018	Granted Conditionally	18/00691/FUL	Messers Williams and Coles	Change of use from offices (Class B1) to 4x apartments (Class C3)	Pryn Court, 9 Craigie Drive Plymouth PL1 3JB	Mr Alan Hartridge
10/07/2018	Granted Conditionally	18/00692/LBC	Messers Williams and Coles	Change of use from offices (Class B1) to 4X apartments (Class C3)	Pryn Court, 9 Craigie Drive Plymouth PL1 3JB	Mr Alan Hartridge
10/07/2018	Granted Conditionally	18/00839/FUL	Mr & Mrs Quin	Extension and loft conversion with rear dormer	67 Underlane Plymstock Plymouth PL9 9LA	Mr Macauley Potter
11/07/2018	Granted Conditionally	17/02138/S73	Mr & Mrs Jones	Variation of condition 1 of application 13/01076/FUL to reposition garage, add a new timber fence on western boundary, and make changes to new dwelling including provision of new open canopy roof on southern end.	Fursdon House Blunts Lane Plymouth PL6 8BE	Miss Amy Thompson
11/07/2018	Granted Conditionally	18/00735/FUL	Mr & Mrs Mathew Julian	Single storey extension	26 Great Churchway Plymouth PL9 8LB	Mrs Alumecci Tuima
11/07/2018	Granted Conditionally	18/00779/FUL	Mr Trevor Quaintance	Installation of no.2 portapac compactor units	Pilgrim Halls Of Residence 41 Gibbon Street Plymouth PL4 8BT	Mr Chris Cummings

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/07/2018	Granted Conditionally	18/00845/FUL	Mr & Mrs Smith	Conversion of garage to living accommodation and single storey rear extension	46 Bridge View Plymouth PL5 1FJ	Miss Amy Thompson
11/07/2018	Granted Conditionally	18/00852/LBC	Mr Ryan O'Connell	PV Panels on roof	11 Penlee Gardens Plymouth PL3 4AN	Mr Chris Cummings
11/07/2018	Granted Conditionally	18/00861/FUL	Miss Kate Baker	22 parking spaces, landscaping and a fence (associated to consent 14/00135/FUL)	Land Off Towerfield Drive Plymouth	Mr Chris King
11/07/2018	Granted Conditionally	18/00868/TPO	Mr Brian Kirsh	Various tree reduction works including the felling of 2 Cherry (T4 and T9) as detailed in the proposed works schedule by Woodgates trees. 2 additional Cherry to be removed (T3 and T5).	Admirals Gate 1-56 Raglan Road Plymouth PL1 4NQ	Mrs Jane Turner
11/07/2018	Refused	18/00882/FUL	Mr & Mrs Sapkota	Change of use of lower ground floor to a self-contained flat and formation of off road parking (resubmission of application 18/00332/FUL)	31 Ladysmith Road Plymouth PL4 7NL	Mrs Alumeci Tuima
11/07/2018	Agreed	18/00922/CDM	Mr Tim Lewis	Condition Discharge: Condition 31 of application 15/00858/OUT	Former Chaucer Primary School, Chaucer Way Plymouth	Mr Thomas Westrope
11/07/2018	Granted Conditionally	18/00992/ADV	Cardtronics	Non-illuminated ATM signage (retrospective)	87 Henderson Place Plymouth PL2 2AD	Mr Sam Lewis
11/07/2018	Refused	18/01048/AMD	Mrs Rebecca Miller	Non-material Amendment: Changes to finished levels of Pitch 2 for application 17/01915/FUL	Land At Bond Street/Bampfylde Way Plymouth	Mrs Karen Gallacher

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
11/07/2018	Granted Conditionally	18/01083/ADV	Co-operative Food	Illuminated and non-illuminated signage	45 Whiteleigh Green Plymouth PL5 4DE	Mr Mike Stone
12/07/2018	Granted Conditionally	18/00524/FUL	Mr Sam Lichfield	Change of use of two-storey flat into two flats	28 Devonport Road Plymouth PL3 4DH	Mr Jon Fox
12/07/2018	Granted Conditionally	18/00991/FUL	Cardtronics	Installation of ATM (retrospective)	87 Henderson Place Plymouth PL2 2AD	Mr Sam Lewis
13/07/2018	Granted Conditionally	18/00719/FUL	Mr Paul Friend	Change of use from non-residential institution (Class D1) to retail (Class A1)	3 Hornchurch Road Plymouth PL5 2TQ	Mrs Alumeci Tuima
13/07/2018	Granted Conditionally	18/00760/FUL	Miss Rebecca Hayward	Change of use from light industry (Class B1) to assembly and leisure (Class D2)	Unit 8, Riverside Business Park New Passage Hill Plymouth PL1 4SN	Miss Amy Thompson
13/07/2018	Granted Conditionally	18/00858/LBC	Mr Tim Marler	Internal alterations	3 Osborne Place Lockyer Street Plymouth PL1 2PU	Mrs Alexandra Pickstone
13/07/2018	Granted Conditionally	18/00870/FUL	Dr B Shewring	Single storey rear extension, loft conversion and proposed outbuilding.	5 Moreton Avenue Plymouth PL6 5AZ	Mrs Alumeci Tuima
13/07/2018	Granted Conditionally	18/00884/TPO	Mr Gary Westwell	1X Hawthorn: reduce whole crown by 2-3m to natural growth points (amendment agreed 21/6/18).	27 Owen Drive Plymouth PL7 4RN	Mrs Jane Turner
13/07/2018	Granted Conditionally	18/00886/FUL	Mr Pook	Proposed single storey rear and side extension	150 Beacon Park Road Plymouth PL2 2QR	Mrs Alumeci Tuima

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/07/2018	Granted Conditionally	18/00893/TPO	Mr Nick Hawkins	T1 Sycamore - FellT2, T3, T4 and T5 4x Ash - Prune and thin the crown, removing overhanging branches back to property boundary line. approximately 2 meters (not covered by TPO)	12 Albion Drive Plymouth PL2 2QL	Mrs Jane Turner
16/07/2018	Agreed	18/00490/CDMLB	Mr Callicot	Condition Discharge: Conditions 1-8 of application 14/00434/LBC	The Guardhouse, Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
16/07/2018	Granted Conditionally	18/00740/FUL	Mr T Wills	Temporary change of use from sorting office (Sui Generis) to university education use (Class D1) for a period of 7 years, to include the addition of an accessible ramp	Plymouth Mail Centre 29 Central Park Avenue Plymouth PL1 1AA	Mr Tim Midwood
16/07/2018	Granted Conditionally	18/00789/FUL	Robert Stamp	Erection of a conservatory type structure for use as dining space	Kings School & Nursery Hartley Road Plymouth PL3 5LW	Miss Amy Thompson
16/07/2018	Granted Conditionally	18/00848/FUL	Mr & Mrs Wawhinney	Rear extension.	8 Tylney Close Plymouth PL6 6BX	Mr Macauley Potter
16/07/2018	Granted Conditionally	18/00909/FUL	Mrs Lesley Hill	Extensions to provide larger bedroom and a utility room. Internal re-planning	14 Broughton Close Plymouth PL3 5QT	Miss Amy Thompson
16/07/2018	Granted Conditionally	18/00920/FUL	Mr B Brewer	Install vehicle control barrier	Hotel Mount Batten, 90 Lawrence Road Plymouth PL9 9SJ	Miss Amy Thompson
17/07/2018	Agreed	18/00606/CDM	Mr Paul Hayhurst	Condition Discharge: Conditions 1, 2, 3, 4, 5, 6, 7, 8 & 9 of application 10/00450/FUL	17 Moor View Terrace Plymouth PL4 7EB	Mrs Karen Gallacher

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/07/2018	Granted Conditionally	18/00652/FUL	Mr Alexander Orr	Hardstand	23 Drayton Road Plymouth PL5 3ES	Mr Macauley Potter
17/07/2018	Agreed	18/00850/CDM	Ms Kate Pickstock	Condition Discharge: Conditions 9, 15 & 18 of application 14/01264/FUL	Crescent Point The Crescent Plymouth	Mrs Karen Gallacher
17/07/2018	Granted Conditionally	18/00873/FUL	Beauchamp Developments (Plymouth) Ltd	2x new dwellings with associated communal parking	Land Adj. 17 Beauchamp Road Plymouth PL2 3PQ	Mr Jon Fox
17/07/2018	Agreed	18/00916/CDM	Mr William Morrison	Condition Discharge: Conditions 3, 5 & 6 of application 17/02480/FUL	15 Pomphlett Road Plymouth PL9 7BH	Mr Chris King
17/07/2018	Refused	18/00951/FUL	Mr K Richards	Change of use to 9-bed HMO (Sui Generis)	6 Apsley Road Plymouth PL4 6PJ	Mr Chris Cummings
17/07/2018	Granted Conditionally	18/00970/TCO		Conifer (nearest the road) - reduce by a maximum of 3m and shaping at the sides so that it isn't a straight cut across the top. Remove deadwod Conifer - fell	BBC Broadcasting Seymour Road Plymouth PL3 5BD	Ms Joanne Gilvear
17/07/2018	Refused	18/01070/AMD	Mr & Mrs Martin Coleman	Non-material Amendment: Alterations to approved garage door to wraparound, inc roof detail of application 17/00897/FUL	76A Radford Park Road Plymouth PL9 9DX	Mr Mike Stone
17/07/2018	Granted Conditionally	18/01074/ADV	Mr Connor McConnell	3x flex faced internally illuminated store signs	Unit 4, 270 Plymouth Road Plymouth Plymouth PL6 8LN	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
18/07/2018	Granted Conditionally	18/00375/FUL	Mr Walid Rustom	Part two-storey and part three storey rear extension	16 Mutley Plain Plymouth PL4 6LA	Mr Mike Stone
18/07/2018	Granted Conditionally	18/00602/FUL	Mr Dave Hendy	Extension, alteration and conversion of existing shop, office and residential accommodation to shop, office and 8 apartments with ancillary basement accommodation.	97-99 Mutley Plain Plymouth PL4 6JJ	Mr Simon Osborne
18/07/2018	Granted Conditionally	18/00765/S73	Dr S Mahon	Variation of condition 5 (hours of operation) of application 13/02406/FUL to allow operation any time outside of permitted hours on a maximum of 5 occasions per year (maximum duration of 30 minutes per occasion)	Former Toshiba Factory Site, Ernesettle Lane Plymouth PL5 2TS	Mr Simon Osborne
18/07/2018	Refused	18/00805/FUL	Mrs Susan Tossell	Alteration of front window to window and door, disabled access ramp and hardstanding (retrospective)	4 Vicarage Gardens Plymouth PL5 1LG	Mr Chris Cummings
18/07/2018	Granted Conditionally	18/00939/FUL	Mrs Charlie Bell	Single storey side and rear extension, relocation of driveway and formation of new access from Torbridge Road	2 Torbridge Road Plymouth PL7 4AX	Mr Chris Cummings
18/07/2018	Granted Conditionally	18/01018/FUL	Mr Wintle	Demolition of existing garage and construction of a double garage	61 Weston Mill Road Plymouth PL5 2AW	Mr Sam Lewis
18/07/2018	ESRI Completed	18/01058/ERS103	Steffan Shageer	EIA Screening Opinion	Forder Valley Interchange Plymouth	Mr Alistair Wagstaff
19/07/2018	Agreed	18/00368/CDM	EOP II PROP CO I S.A.R.L	Condition Discharge: Condition 4 of application 17/01439/S73M	Legacy Plymouth International Hotel 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
19/07/2018	Granted Conditionally	18/01010/FUL	Mr & Mrs Dyer	Rear extension and rear dormer	21 Moorland Avenue Plymouth PL7 2DA	Mr Sam Lewis
19/07/2018	Granted Conditionally	18/01044/FUL	Mr Rekha Gopakumar	Demolition of front store and erection of front porch	41 Arnside Close Plymouth PL6 8UU	Mr Sam Lewis
20/07/2018	Granted Conditionally	17/02471/FUL	Mr David Matthews	Demolition of existing buildings and erection of 14 dwellings and associated works	Colebrook House 51 Newnham Road Plymouth PL7 4AW	Mr Chris King
20/07/2018	Refused	18/00830/FUL	Sherwell House Management Ltd	Retrospective continuous C4 Use (Houses of Multiple Occupation) for apartments 9 and 10	Units 9 & 10 Sherwell House 30 North Hill Plymouth PL4 8ET	Mr Chris King
20/07/2018	Refused	18/00889/FUL	Mr & Mrs Barber	Front porch	3 Penrith Close Plymouth PL6 8UY	Mrs Alumeci Tuima
20/07/2018	Granted Conditionally	18/00961/FUL	Mrs Nicola Craddock	Two storey side extension	14 Tything Walk Plymouth PL3 4PP	Mrs Alumeci Tuima
20/07/2018	Granted Conditionally	18/00968/FUL	Mr & Mrs Ellis	Addition of single storey glass room to rear elevation of property	9 Furzehatt Villas Plymouth PL9 9HB	Mrs Alumeci Tuima
20/07/2018	Granted Conditionally	18/00969/FUL	Mr & Mrs Christopher Milford	Part single-storey and part two-storey rear extensions	21 Lands Park Plymouth PL9 9BY	Mrs Alumeci Tuima
23/07/2018	Refused	17/02456/FUL	St Mary's Church Preschool	Proposed change of primary use of the Bird Hide building to an "Outdoor Preschool and After School Club" (Class D1)	White Lady Road Plymouth PL9 9GA	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/07/2018	Granted Conditionally	18/00934/FUL	Mr & Mrs Abrahams	Single storey side extension	Kon-tiki Church Row Lane Plymouth PL5 4NZ	Mr Macauley Potter
23/07/2018	Granted Conditionally	18/00942/FUL	Great End Properties Limited	Replacement shop front	19 The Broadway Plymouth PL9 7AF	Mr Macauley Potter
23/07/2018	Granted Conditionally	18/00960/FUL	Mr & Mrs Manoj Pokharel	Change of use of shop unit to restaurant and connection to takeaway at No. 5 Ham Green for shared kitchen facilities	4 Ham Green Plymouth PL2 2NH	Mr Mike Stone
23/07/2018	Granted Conditionally	18/01037/LBC	Miss Vickers	Installation of fire alarm system	7 Nelson Gardens Plymouth PL1 5RH	Mrs Alexandra Pickstone
24/07/2018	Agreed	18/00610/CDM	Mr Jim Coventry	Condition Discharge: Condition 3 of application 16/02019/FUL	Horsham Lane Tamerton Foliot Plymouth PL5 4NP	Mr Jon Fox
24/07/2018	Granted Conditionally	18/00660/FUL	Mr A Slade	Conversion of house from two to three self-contained flats	298 North Road West Plymouth PL1 5DQ	Miss Amy Thompson
24/07/2018	Agreed	18/00708/CDM	Mr Paul Body	Condition Discharge: Conditions 3 & 4 of application 17/02104/FUL	1 The Crescent Plymouth PL1 3AB	Mr Jon Fox
24/07/2018	Granted Conditionally	18/00876/FUL	Carnell	Replacement of existing timber windows with PVC.	82 - 86 Laira Bridge Road Plymouth PL4 9LW	Mr Macauley Potter
24/07/2018	Granted Conditionally	18/00936/S73	Mr & Mrs Reed	Variation of condition 3 (Matching Materials) of application 17/02224/FUL	33 Dunstone View Plymouth PL9 8TW	Mrs Alumeci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
24/07/2018	Granted Conditionally	18/00981/TPO	Mr James Turpin	Ash - Fell (NB: self-sown tree not covered by TPO).	42 Erlstoke Close Plymouth PL6 5QP	Mrs Jane Turner
24/07/2018	Granted Conditionally	18/00984/FUL	Will Tall	Extension of first floor	Clear View Blackberry Close Plymouth PL9 7EU	Mr Chris Cummings
24/07/2018	Granted Conditionally	18/01045/TCO		G4 - Group of three Cypress. Remove outer two to leave one healthy tree.	BBC Broadcasting House Seymour Road Mannamead Plymouth PL3 5BD	Ms Joanne Gilvear
24/07/2018	Granted Conditionally	18/01072/TCO	Mr John Mcconnell	T1 Sycamore - fell and replant (dying back)T2 Sycamore - reduce building side to give 2.5 to 3 meters clearance from buildingT3 Oak - reduce building side only to give 2.5 to 3 meters clearance from building and crown raise to 5 meters over road.	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Ms Joanne Gilvear
25/07/2018	Granted Conditionally	18/00769/FUL	Mr N Bishop	New boarding accommodation block r/o 2 Ford Park and install metal railings along frontage of 2-4 Ford Park	Plymouth College Ford Park Plymouth PL4 6RN	Mr Mike Stone
25/07/2018	Granted Conditionally	18/00770/LBC	Mr N Bishop	New boarding accommodation block r/o 2 Ford Park and install metal railings along frontage of 2-4 Ford Park	Plymouth College Ford Park Plymouth PL4 6RN	Mr Mike Stone
25/07/2018	Granted Conditionally	18/00821/FUL	Mr R Passmore	Replace existing single garage with new garage and a single storey rear and side extension.	8 Litchaton Crescent Plymouth PL7 4RE	Mr Macauley Potter
25/07/2018	Granted Conditionally	18/00834/FUL	Mr & Mrs Evans	Front, side and rear extensions (including removal of garage) to form annex living space and additional living accommodation.	32 Ringmore Way Plymouth PL5 3QG	Mr Jon Fox

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
25/07/2018	Granted Conditionally	18/00880/FUL	Mr Clenton & Mrs Webb	Rear extension and removal of existing conservatory	17 Welland Gardens Plymouth PL3 6EX	Mrs Alumecci Tuima
25/07/2018	Granted Conditionally	18/00895/S73	Morrisons Supermarkets PLC	Variation of conditions 1, 4 & 8 of application 17/02480/FUL	Morrisons Supermarket 15 Pomphlett Road Plymouth PL9 7BH	Mr Chris King
25/07/2018	Granted Conditionally	18/00910/FUL	Mr Shane Rainey	Replace flat roof over garage with pitched roof and convert garage into habitable room.	305 Hemerdon Heights Plymouth PL7 2EY	Mr Macauley Potter
25/07/2018	Granted Conditionally	18/01077/FUL	Mr & Mrs Tait	Conversion of lower ground floor into habitable space, two storey front extension, side porch extension and detached garage	360 Fort Austin Avenue Plymouth PL6 5TG	Mr Chris Cummings
26/07/2018	Granted Conditionally	18/00979/FUL	Mr P Hardwick	Single-storey rear extension	7 Nursery Close Plymouth PL5 4QG	Mrs Alumecci Tuima
27/07/2018	Granted Conditionally	18/00847/TPO		T1- Ash- Reduce 2 no. lower left hand limbs back by 5m as indicated in photo.T2- Oak- Reduce limbs overhanging garden by 3m as indicated in photo.T3- Laurel- Reduce back to boundary.T4- Holly- Reduce back to boundary.T5- Holm Oak- Reduce back to boundary.T6- Beech- Remove to ground level.T7- Elm- Remove to ground level.T8- Chestnut - reduce back to boundary only, no height reduction required (amendment agreed 25/7/18 wiht Tom Cox).T9- Holly- Reduce back to boundary.T10- Holm Oak- Reduce back to boundary.	6 Looseleigh Park Plymouth PL6 5JL	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/07/2018	Granted Conditionally	18/00855/TPO	Mr Mark Anderson	Oak T1 - Reduce crown on house side by 2-3m and deadwood (amendment agreed 23/7/18 with Matt Neale of Arborcure) Lime T2 - reduce by approximately one third and re-shape (amendment agreed 23/7/18 with Matt Neale of Arborcure) Eucalyptus T3 - reduce limb by 3-4m Cherry and Pittisporum (T4 and 5) - prune to clear telephone wires.	3 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Ms Joanne Gilvear
27/07/2018	Agreed	18/00941/CDC	Juliana Singh	Condition Compliance: Confirmation that conditions from 04/00098/FUL have been satisfied	3 Belgrave Lane Plymouth PL4 7DA	Mr Jon Fox
30/07/2018	Granted Conditionally	18/00767/TPO	Mr Howard Barwick	T1 Sweet chestnut - dead reduce to 2-3m. Remove off-shoot. T2 Oak - front garden. Remove deadwood. T3 Oak - rear garden reduce by 2.5-3m in the area where it is overhanging the property at 704 Budshead Rd. Remove deadwood. (Amendments agreed by Mr A Oelrich in email of 28/7/18)	5 Kingsway Gardens Plymouth PL6 5BY	Ms Joanne Gilvear
30/07/2018	Granted Conditionally	18/00810/FUL	Mr Andrew Callicott	Alterations to entrance arrangements & associated timber screens	The Guard House Royal William Yard Plymouth PL1 3RP	Miss Amy Thompson
30/07/2018	Granted Conditionally	18/00835/FUL	Mr A Stribley	Two-storey and single storey rear extension	1 Rose Cottage Old Warleigh Lane Plymouth PL5 4NE	Miss Amy Thompson
30/07/2018	Granted Conditionally	18/00975/FUL	Mr & Mrs O'Leary	Four front and five rear rooflights.	14 Higher Woodford Lane Plymouth PL7 4PD	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
30/07/2018	Granted Conditionally	18/00997/TPO	Mr Nigel Morris	Sycamores (T2) - remove dead branches - reduce to previous pruning points, or by up to 4m (whichever is less) & shape Oak (T3) - dead - retain only if safe. Sycamore (T4) - reduce to previous pruning points, or by up to 4m (whichever is less) and shape Sycamores (T5) - reduce to previous pruning points, or by up to 4m (whichever is less) and shape	34 Burnett Road Plymouth PL6 5BH	Ms Joanne Gilvear
30/07/2018	Granted Conditionally	18/01002/ADV	Mr Darren Marshall	No.4 internally illuminated fascia sign and no.9 window graphs	Plymouth Gateway Retail Park Plymouth	Mr Macauley Potter
30/07/2018	Refused	18/01020/AMD	Devcor (Plymouth) Ltd	Non-material Amendment: Patio doors to all apartments increased in size and re-configured; ventilation louvres to rear boundary wall included to allow required natural ventilation to car park; and balcony configuration to south elevation amended to rationalise system design for application 17/01826/S73	Peirson House Mulgrave Street Plymouth	Mr Simon Osborne
31/07/2018	Granted Conditionally	18/00306/FUL	Mr Steven Flaxton	Alterations and widening of highway along Forder Valley Road and Novorossiysk Road associated with the Forder Valley Link Road, including associated drainage infrastructure and landscaping (supported by an Environmental Statement)	Land South Of The Forder Valley Road/Novorossiysk Road Junction And Include Forder Valley Road To The South And West Of The	Mr Alistair Wagstaff

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
31/07/2018	Granted Conditionally	18/00307/REM	Plymouth City Council	Reserved Matters Application for the approval of the access, appearance, landscaping, layout and scale for Phase 3 of outline application 12/2027/OUT; Construction of new link road and bridge connecting from the High Street of Seaton Neighbourhood across the Forder Valley and providing a new junction to connect with Forder Valley Road and Novorossiysk Road including associated highways work to Plymbridge Road and Blunts Lane and associated drainage infrastructure and landscaping (supported by an Environmental Statement).	Land At Seaton Neighbourhood And Derriford Community Park, Between Forder Valley Rd, Novorossiysk Road, Blunts Lane	Mr Alistair Wagstaff
31/07/2018	Granted Conditionally	18/00800/FUL	Mr Lau	Change of use from Bank and offices to shops (Class A1) at ground floor (front) and residential (Class C3) at rear and above	48 - 50 Mutley Plain Plymouth PL4 6LE	Mr Oliver Gibbins
31/07/2018	Granted Conditionally	18/00838/FUL	Mr & Mrs Mathews	Extension to provide art studio and domestic workshop/store.	177 Dunraven Drive Plymouth PL6 6AZ	Mr Macauley Potter
31/07/2018	Granted Conditionally	18/00883/FUL	Mr Andrew Davies	Erection of Peninsula Heart Clinic and formation of car parking spaces	Car Park D, Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Chris King
31/07/2018	Granted Conditionally	18/00905/FUL	Plymouth City Council	Upgrade of CCTV system and alterations to the external railings	Council House Armada Way Plymouth PL1 2AA	Mr Mike Stone
31/07/2018	Granted Conditionally	18/00906/LBC	Plymouth City Council	Upgrade of CCTV system and alterations to the external railings	Council House Armada Way Plymouth PL1 2AA	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
31/07/2018	Granted Conditionally	18/01036/FUL	Graham Clark	Change of use from 15-bed HMO (Sui Generis) to 1x 6-bed HMO and 2x 3-bed HMOs (Class C4)	5 Marlborough Road Plymouth PL4 8HE	Mr Chris Cummings
31/07/2018	Granted Conditionally	18/01064/FUL	Mrs Florence Winifred Barnes	Demolition of existing garage and erection of single storey side extension	4 Meadowside Plymouth PL9 8SB	Mr Sam Lewis
31/07/2018	Agreed	18/01215/CDM	Devcor (Plymouth) Ltd	Condition Discharge: Condition 6 of application 17/01826/S73	Peirson House Mulgrave Street Plymouth	Mr Simon Osborne
31/07/2018	Agreed	18/01223/CDM	Devcor (Plymouth) Ltd	Condition Discharge: Condition 7 of application 17/01826/S73	Peirson House Mulgrave Street Plymouth	Mr Simon Osborne
01/08/2018	Granted Conditionally	18/00699/FUL	Mr Lewis Prouse	Change of use to House in Multiple Occupation (retrospective)	31 Fellowes Place Plymouth PL1 5NB	Mr Jon Fox
01/08/2018	Granted Conditionally	18/00808/FUL	Mr Moran	Two-storey side extension	3 Maristow Close Plymouth PL6 5BR	Mr Macauley Potter
01/08/2018	Granted Conditionally	18/00859/TPO	Mr Hadyn Loveless	1x Beech: amendments agreed 27/7/18 as follows -Reduce side of crown facing house (east) by up to 3m to natural growth points -Reduce over extended lateral branches on north and south sides by a maximum of 2m to natural growth points. -No height reduction necessary.	415 Tavistock Road Plymouth PL6 7HB	Mrs Jane Turner
01/08/2018	Agreed	18/00925/CDM	Mr Colin Morris	Condition Discharge: Condition 10 of application 17/00586/S73M	Derrys Department Store 88 Royal Parade Plymouth PL1 1HA	Mr Simon Osborne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/08/2018	Granted Conditionally	18/00946/FUL	Miss Jo Dibsedale	Two storey side and rear extension, porch and altered driveway, demolition of existing garage.	25 Woodland Drive Plymouth PL7 1SN	Mr Mike Stone
01/08/2018	Granted Conditionally	18/01261/ADV	Mr William Morrison	Applied vinyl sheets to glazed screens	15 Pomphlett Road Plymouth PL9 7BH	Mr Chris King
02/08/2018	Granted Conditionally	18/00954/FUL	Mr Charles Matthews-Dewing	Conversion of integral garage to entrance and hallway and alterations to fenestrations	8 Hooksbury Avenue Plymouth PL7 1XW	Mrs Alumeci Tuima
02/08/2018	Granted Conditionally	18/00966/TPO	Mr Stephen Elder	Sycamore - reduce lateral branches of the crown only on south east side (access drive/house side) by 1-2m to natural growth points (no overall reduction or thinning required). Amendment agreed with Mr Elder 30/7/18.	Land To The Rear Of Radford Cottages Kingfisher Way Plymouth PL9 7PS	Mrs Jane Turner
02/08/2018	Refused	18/01352/AMD	Mr Paul Webb	Non-material amendment for application 16/02233/FUL: External elevation change to plots 9, 10, 53 and 54. Window cill heights repositioned to comply with approved document M.4(2). Cedral effect cladding added to above windows on front elevation	Former Plympton Hospital, Market Road Plympton Plymouth PL7 1QR	Mr Simon Osborne
03/08/2018	Agreed	18/00573/CDM		Condition Discharge: Conditions 8, 9, 10 & 11 of application 17/01246/FUL	Land Off Barton Road Turnchapel Plymouth PL9 9RH	Mr Alan Hartridge
03/08/2018	Granted Subject to S106	18/00643/FUL	Mr Andrew Mitchelmore	Construction of new library, 24no flats, and associated external works (Demolition of existing library)	St Budeaux Library Victoria Road Plymouth PL5 1RG	Mr Chris King
03/08/2018	Granted Conditionally	18/00952/FUL	Mr Qammar Nazir	Shopfront replacement	24 Springfield Road Plymouth PL9 8EN	Mr Mike Stone

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
03/08/2018	Refused	18/01016/FUL	Miss Brown	Dormer balcony extension	14 Bakers Place Richmond Walk Plymouth PL1 4LX	Mrs Alumeci Tuima
03/08/2018	Refused	18/01017/FUL	Mrs Evans	Dormer balcony extension	12 Bakers Place Richmond Walk Plymouth PL1 4LX	Mrs Alumeci Tuima
03/08/2018	Agreed	18/01040/CDM	Devcor (Plymouth) Ltd	Condition Discharge: Conditions 3 & 8 of application 17/01826/S73	Peirson House Mulgrave Street Plymouth	Mr Simon Osborne
03/08/2018	Agreed	18/01251/CDM	Devcor (Plymouth) Ltd	Condition Discharge: Condition 4 of application 17/01826/S73	Peirson House Mulgrave Street Plymouth PL1 2RW	Mr Simon Osborne
06/08/2018	Granted Conditionally	18/00557/S73	Miss Katie Slack	Variation of condition 2 of application 14/01815/FUL to allow for a revised landscaping scheme including a new laurel hedge along the northern boundary	Fort House, Fort Terrace Plymouth PL6 5BU	Mr Jon Fox
06/08/2018	Granted Conditionally	18/00669/ADV		Illuminated Guinness Clock	The Hyde Park Hotel 88 Mutley Plain Plymouth PL4 6LG	Miss Amy Thompson
07/08/2018	Granted Conditionally	18/00978/FUL	The Veterinary Hospital	Single storey extensions and alterations to existing veterinary hospital with formation of staff car parking area, revision from extant permission 11/01876/FUL	The Veterinary Hospital Colwill Road Plymouth PL6 8RP	Miss Amy Thompson
08/08/2018	Granted Conditionally	18/01013/LBC	Mr Douglas Friend	Replacement ceilings	Admiralty House Mount Wise Crescent Plymouth PL1 4HZ	Miss Katherine Graham

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/08/2018	Granted Conditionally	18/01019/FUL	Mr & Mrs Wilkinson	Detached annex	12 Homer Park Plymouth PL9 9NN	Mr Chris Cummings
08/08/2018	Granted Conditionally	18/01031/FUL	Ms Zoe Sydenham	Refurbishment of existing lawn bowling pavilion, addition of 4no new tennis courts and associated works	Lawn Bowling Club Pavilion Mayflower Drive Central Park Plymouth PL2 3DG	Mr Chris King
08/08/2018	Agreed	18/01238/CDM	Mr Dave Gogola	Condition Discharge: Condition 16 of application 16/00644/FUL	Land To The North Of Clittaford Road Southway Plymouth	Mr Chris King
09/08/2018	Refused	18/00796/FUL	Mr & Mrs J Campbell	Single storey front extension	24 Waddon Close Plymouth PL7 4BY	Mr Macauley Potter
09/08/2018	Refused	18/00853/FUL	Mrs Heather Yung	Demolition of conservatory and construction of new conservatory with room-in-roof and basement	3 Venn Way Plymouth PL3 5PN	Mr Mike Stone
09/08/2018	Granted Conditionally	18/00881/FUL	Mr Gerard Van Soest	Extension to existing hardstand (retrospective).	5 Yeomans Way Plymouth PL7 1JQ	Mr Macauley Potter
09/08/2018	Granted Conditionally	18/00899/FUL	Mr Martin Knight	Proposed Installation of extract flues (retrospective)	Princess Yachts International Ltd 2 Newport Street Plymouth PL1 3QG	Mr Mike Stone
09/08/2018	Granted Conditionally	18/00980/FUL	Mr Adam Tanner	Two-storey side extension and detached private motor garage including integral garage conversion into Day Room	16 Culme Road Plymouth PL3 5BJ	Mrs Alumeci Tuima
09/08/2018	Granted Conditionally	18/01027/FUL	Mr David Tytherleigh	Two-storey rear extension to include ground floor side window in obscure glass (re-submission of approval 17/01455/FUL)	211 Dunraven Drive Plymouth PL6 6BA	Mrs Alumeci Tuima

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
09/08/2018	Refused	18/01249/AMD	Mr Richard Selwyn	Amendment: Various changes to approved scheme 16/01100/FUL	Former Legacy Hotel 270 Plymouth Road Plymouth	Mr Alistair Wagstaff
10/08/2018	Granted Conditionally	18/00127/OUT	Mr & Mrs Daniel Totterdell	Outline application with details of access to construct a single dwelling with access off Tavistock Road	442 Tavistock Road Plymouth PL6 7HQ	Miss Amy Thompson
10/08/2018	Granted Conditionally	18/00443/FUL	Mr A B Cox & Mrs C Stoneman	Conversion of existing garage into residential accommodation for an institution (Class C2) (part retrospective)	82 Milehouse Road Plymouth PL3 4DA	Miss Amy Thompson
10/08/2018	Granted Conditionally	18/00654/FUL	Mr Steve Meyrick	2x New detached dwellings	26 Wilderness Road Plymouth PL3 4RN	Mr Jon Fox
10/08/2018	Granted Conditionally	18/00656/FUL	Mr Ian Frazer	Refurbishment of four residential blocks including replacement windows and replacement of boundary railings/fence with new boundary treatment and external works.	451-489 Budshhead Road, 2-40, 42-80 And 82-120 Ipswich Close. Plymouth PL5 4DS	Mr Jon Fox
10/08/2018	Refused	18/00667/FUL	Mr I Layford	Change of use to allow hotel use (Class C1) in addition to the consented student use (resubmission of 18/00515/FUL)	135 Alexandra Road Mutley Plymouth PL4 7EG	Mr Chris King
10/08/2018	Granted Conditionally	18/00976/FUL	Mr Nicholas Clark	Detached annex	78 Church Hill Plymouth PL6 5RD	Mr Chris Cummings
10/08/2018	Agreed	18/00983/CDM	Mr Paul Mapstone	Condition Discharge: Condition 5 of application 17/01826/S73	Peirson House Mulgrave Street Plymouth	Mr Simon Osborne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/08/2018	Granted Conditionally	18/01050/FUL	Burrington Estates Ltd	Change of use to indoor construction training centre (Class D1) with associated minor external alterations	Unit 10, 6 Burrington Road Plymouth PL5 3LX	Mr Mike Stone
10/08/2018	Granted Conditionally	18/01063/FUL	Ms Sharon Champion	Wooden fence measuring 0.9m high and 24m long on boundary wall.	1A Western Drive Plymouth PL3 6BQ	Mr Macauley Potter
10/08/2018	Granted Conditionally	18/01235/ADV	EOP II PROP CO I S.A.R.L	1no. totem sign with internal illumination	270 Unit 1, Plymouth Road, Plymouth, PL6 8LN	Mr Macauley Potter
10/08/2018	Refused	18/01257/AMD	Linden House SW	Minor Amendment: Minor changes to design of house types on Parcel P (Plots 95-138) only to application 15/00518/REM.	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth PL9 8DD	Mr Tom French
10/08/2018	Agreed	18/01316/CDM	EOP II PROP CO I S.A.R.L	Condition Discharge: Condition 5 of application 16/01100/FUL	Legacy Plymouth International Hotel 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
10/08/2018	Agreed	18/01318/CDM	EOP II PROP CO I S.A.R.L	Condition Discharge: Condition 7 of application 16/01100/FUL	Legacy Plymouth International Hotel 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
13/08/2018	Agreed	17/02267/CDMLB	Mr Oliver Proud	Condition Discharge: Conditions 3, 4, 6, 7, 8, 9, 10 & 11 of application 14/00203/LBC	Residence 3 Royal William Yard Plymouth PL1 3RP	Dr John Salvatore
13/08/2018	Refused	18/00927/FUL	Mr Hardwick	Demolition of existing building and construction of dwellinghouse (resubmission of application 18/00183/FUL)	17A Seymour Avenue Plymouth PL4 8RA	Miss Amy Thompson
13/08/2018	Agreed	18/00959/CDM	Ms Kate Pickstock	Condition Discharge: Conditions 11, 12, 16, 23 & 31 of application 14/01264/FUL	Crescent Point The Crescent Plymouth	Mrs Karen Gallacher

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/08/2018	Granted Conditionally	18/01086/FUL	Mr D Rose	Change of use from a vacant bank (Class A2) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other external alterations	36 Mutley Plain Plymouth PL4 6LD	Mr Mike Stone
14/08/2018	Granted Conditionally	18/01005/REM	Mr C Holt	Appearance, layout and scale for self build plot No. 20	West Park Primary School, Wanstead Grove, Plymouth PL5 2LU	Mrs Karen Gallacher
14/08/2018	Agreed	18/01321/CDM	Mr David Matthews	Condition Discharge: Condition 15 of application 17/02471/FUL	Colebrook House 51 Newnham Road Plymouth PL7 4AW	Mr Chris King
15/08/2018	Granted Conditionally	17/01724/FUL	Tony Green	Change of use to retail outlet (Class A1)	Former Race Starters Hut Phoenix Wharf PL1 2NU	Mr Mike Stone
15/08/2018	Refused	18/00777/FUL	Mr Essy Kamaie	Change of use from retail unit (Class A1) to hot food takeaway (Class A5) & shopfront alteration	5 Devonport Road Plymouth PL3 4DJ	Miss Amy Thompson
15/08/2018	Granted Conditionally	18/01084/TPO	Mr Kevin Cook	T67 Ash - reduce by 5 metres and shape T69 Sycamore - reduce by 6 metres and shape T71 Sycamore - reduce by 4 metres and shape T74 Sycamore reduce by 6 metres - no work required as agreed 14/8/18 with Mr Cook. T76 Sycamore reduce by 5 metres - no work required as agreed 14/8/18 with Mr Cook.	26 Powderham Road Plymouth PL3 5SG	Mrs Jane Turner
15/08/2018	Granted Conditionally	18/01090/FUL	Mr & Mrs Smith	Erection of rear extension with balcony, and velux windows on side elevations of roof	24 Homer Rise Plymouth PL9 8NE	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/08/2018	Granted Conditionally	18/01208/TCO	Mr Andrew Black	1x Yew - reduce by half and shape rather than fell - amendment agreed with Mr Black 8/08/184x Lime - remove epicormic growth and deadwood. 2x Weeping Ash - sever ivy (no permission required) prune ends of low branches to give 3m clearance above ground level as discussed. Sycamore - remove deadwood and sever ivy (exempt work)	45 Cecil Street Plymouth PL1 5HW	Mrs Jane Turner
16/08/2018	Agreed	17/01607/CDMLB	Plymouth City Council	Condition Discharge: Condition 7 of application 16/02100/LBC	City Museum & Art Gallery Drake Circus Plymouth PL4 8AJ	Miss Katherine Graham
16/08/2018	Granted Conditionally	18/00827/FUL	Mrs Helen Soliman Khattab	Proposed conversion of single dwelling to 2x self-contained flats (1x 1 bedroom and 1x 2 bedroom flat)	2 Alfred Road Plymouth PL2 1QB	Miss Amy Thompson
16/08/2018	Agreed	18/00949/CDM	Linden Homes South West	Condition Discharge: Condition 9 of application 14/01103/FUL	Millbay Marina Village, Custom House Lane Plymouth PL1 3TG	Mrs Janine Warne
16/08/2018	Granted Conditionally	18/01007/FUL	Mr Wu	Change of use to martial arts training centre (Class D2)	Unit 68, Faraday Mill Business Park Cattewater Road Plymouth PL4 0ST	Mrs Alumeci Tuima
16/08/2018	Granted Conditionally	18/01095/FUL	Mr Toby Russell	Erection of lighting column	University Of St Mark And St John Plymbridge Lane Plymouth PL6 8BH	Mr Chris Cummings
16/08/2018	Granted Conditionally	18/01097/FUL	The Co-Operative Group	Proposed replacement plant	45 Whiteleigh Green Plymouth PL5 4DE	Mrs Alumeci Tuima
16/08/2018	Refused	18/01244/AMD	Mr Ricahrd Selwyn	Non-material Amendment for application 17/01439/S73	Former Legacy Hotel 270 Plymouth Road Plymouth	Mr Alistair Wagstaff

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
17/08/2018	Agreed	18/01049/CDM	JPM Integrations Ltd	Condition Discharge: Conditions 3, 4, 5, 6 & 7 of application 15/02137/FUL	Belgrave Snooker Club 2 Belgrave Road Plymouth PL4 7DP	Mr Chris King
17/08/2018	Granted Conditionally	18/01202/FUL	Marcus Lewis	Glazing changes to unit street frontage (Re-submission of 18/00685/FUL)	1 Sherwell Arcade Plymouth PL4 8LH	Mrs Alumeci Tuima
20/08/2018	Granted Conditionally	18/00988/FUL	Mr Mark Costello	Single storey side extension and conversion of existing garage to habitable room	2 Yeomans Way Plymouth PL7 1JQ	Mr Chris Cummings
20/08/2018	Refused	18/01075/TPO		Lime (T1) - crown lift 8m from ground level (approx height at roof ridge). Remove epicormic growth and branches no greater the 50mm Yew (T2) - 2m reduction on property side of tree only, back to suitable growth points.Sycamore (T3) - remove approx. 8x primary limbs back to parent stem as shown in photosSycamore (T4) - remove approx. 10x lateral primary stems only, as identified in photos5x Self set Sycamore (G1) - remove 5 of the group, as identified in photo. 2x Beech (G2) - target prune and remove 3x limbs back to parent stem, as identified in photo.Sycamore (T5) - target prune and crown lift, as identified in photo.Holly (T6) - reduce in height by approx. 3m. Bay (T7) - reduce by 4m overall.	10 Dunclair Park Plymouth PL3 6DE	Ms Joanne Gilvear
20/08/2018	Granted Conditionally	18/01239/ADV	Mr Chris Jones	Replacement fascia signs on the front and side elevations.	DFS 1 Marsh Mills Park Plymouth PL6 8LX	Mr Macauley Potter
20/08/2018	Agreed	18/01260/CDM	Mr & Mrs Smith	Condition Discharge: Condition 3 of application 18/00845/FUL	46 Bridge View Plymouth PL5 1FJ	Miss Amy Thompson

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
20/08/2018	Granted Conditionally	18/01314/ADV	Mr Matthew Mannix	No.15 illuminated fascia signs	91 St Modwen Road Plymouth PL6 8LH	Mr Chris Cummings
21/08/2018	Granted Conditionally	18/00915/TPO	Mr Chris Whitmore	Amendments agreed with owner Mr Whitmore on 06.08.18 following site visit on 25.07.18:T1 Ash - no work proposed or required.T2 Oak - no work proposed or required.T3 ancient Sweet Chestnut - removal of young self-sown Ash (not protected by the TPO) around this special tree to reduce future competition.T4 Sycamore/Norway Maple on edge of pavement - fell as located above a foul sewer and competing with the ancient Sweet Chestnut (T3).T5 Oak - crown raise lowest branches over pavement to give 2.4m clearance over pavement only - not fell as proposed.T6 Oak - no work required as not over pipeline.T7 Oak - crown lift over pavement to give 2.4m clearance above pavement, not fell as proposed as it is causing only minor damage to pavement.T8 Sycamore - retain no work required.T9 Sycamore - retain no work requiredT10 Lime - crown raise by removing lowest limb over zig-zag path.T11 Sweet Chestnut - retain no work required.	Land At Reddicliff Road Plymouth PL9 9QJ	Mrs Jane Turner
21/08/2018	Granted Conditionally	18/00958/FUL	Mr & Mrs N Stockman	Detached garage	78 Radford Park Road Plymouth PL9 9DX	Mr Macauley Potter
21/08/2018	Granted Conditionally	18/01041/FUL	Mr Mark Jordan	Construction of new building in Use Class B2/B8	Goschen Lower Yard Site 36 Saltash Road Keyham Plymouth PL2 2BD	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
21/08/2018	Granted Conditionally	18/01224/TCO	Mrs Hilary Brimacombe	Silver Birch (T1) -fell.	6 South Hill Stoke Plymouth PL1 5RR	Mrs Jane Turner
22/08/2018	Granted Conditionally	17/02198/S73	Mr & Mrs Douglas	Variation of condition 2 (approved plans) of application 15/02290/FUL to revise material choices and fenestration	77 - 81 Lambhay Hill Plymouth PL1 2NR	Miss Amy Thompson
22/08/2018	Granted Conditionally	18/01006/FUL	Mr & Mrs Kevin May	Front porch, rear extension, roof alteration including rear dormer and raised decking (Resubmission of 17/02329/FUL)	42 North Down Road Plymouth PL2 3HJ	Miss Amy Thompson
22/08/2018	Agreed	18/01057/CDM	Woodside Trust	Condition Discharge: Condition 3 of application 17/00457/FUL	Willcocks Buildings Colebrook Road Plympton Plymouth PL7 4AA	Mr Jon Fox
22/08/2018	Granted Conditionally	18/01221/FUL	Mr Steven Herd	Front porch	29 Linketty Lane West Plymouth PL3 5RX	Mr Sam Lewis
22/08/2018	Granted Conditionally	18/01222/FUL	Mr Nicholas Wood	Change of use of office building to 6no. apartments (Class C3)	The River View Centre Astor Drive Plymouth PL4 9RD	Mr Chris King
22/08/2018	Agreed	18/01354/CDM	Mr Michael Davenport	Condition Discharge: Conditions 10, 11, 12, 13 & 14 of application 16/02229/FUL	Stoke Damerel Community College Somerset Place Plymouth PL3 4BD	Mr Chris King
23/08/2018	Granted Conditionally	18/00603/FUL	Mr Paul Ashby	Rear and side extension	81 Outland Road Plymouth PL2 3DA	Mr Mike Stone
23/08/2018	Agreed	18/01091/CDM		Condition Discharge: Conditions 12 & 15 of application 17/00586/S73M	Derrys Department Store 88 Royal Parade Plymouth PL1 1HA	Mr Simon Osborne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
23/08/2018	Agreed	18/01436/CDM	Mr Trow	Condition Discharge: Condition 6 of application 17/01701/FUL	North Prospect Phase 5 Cookworthy Road, Foliot Road, Woodville Road And Briardale Road Plymouth	Mr Chris King
24/08/2018	Granted Conditionally	18/00891/LBC	Mr Colley & Miss Ali	Additional second floor extension to Flat 10 (roof top) approved under Listed Building Consent 17/00291/LBC	Dudding Court 8 Craigie Drive Plymouth PL1 3JB	Mr Chris King
24/08/2018	Granted Conditionally	18/01035/LBC	Mr Garry Gerrish	Replacement windows	7 Clarence Place Stonehouse Plymouth PL1 3JN	Mrs Alexandra Pickstone
24/08/2018	Granted Conditionally	18/01069/FUL	Mrs Julie Harrison	Change of use from private hire taxi call centre (Sui Generis) to hairdressing and beauty salon (Use Class A1)	Kingdom Hall Transit Way Plymouth PL5 3TW	Mr Chris Cummings
24/08/2018	Granted Conditionally	18/01205/FUL	Mr & Mrs Fallon	Creation of first floor mezzanine level and installation of windows on rear elevation	30F Estover Close Plymouth PL6 7PL	Mr Chris Cummings
28/08/2018	Granted Conditionally	18/01082/FUL	Mr & Mrs Sainsbury	Convert garage to studio and rear and side extension.	84 Lake View Drive Plymouth PL5 4JZ	Mr Mike Stone
29/08/2018	Granted Conditionally	17/02451/FUL	Waters Park House Ltd	Alterations and additions to existing annex to provide care for brain injury persons	The Annexe, 50 Valletort Road Plymouth PL1 5PN	Miss Amy Thompson
30/08/2018	Agreed	18/01485/CDC		Confirmation that planning conditions have been complied with and discharged for 13/01762/FUL	Spice Island 1 Newnham Road Plymouth PL7 4AN	Mrs Katie Saunders

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
31/08/2018	Granted Conditionally	18/00041/REM	Harlyn Sands Retirement & Death Benefit Scheme	Application for approval of reserved matters of appearance and landscaping following grant of outline planning permission 16/01269/OUT for demolition of building and erection of seven dwellings	Beacon Castle Sport & Social Club 16 Channel Park Avenue Plymouth PL3 6LQ	Mr Jon Fox
31/08/2018	Granted Conditionally	18/01336/TCO	Mrs Lesley Teasdale	2x Limes: Tree A - pollard to previous pollard points, Tree B - reduce to approx height of tree A .	142 Wingfield Road Plymouth PL3 4ER	Ms Joanne Gilvear
31/08/2018	Agreed	18/01457/CDM	Mr Munir	Condition Discharge: Condition 6 of application 15/01251/FUL	47A North Road East Plymouth PL4 6AY	Mr Chris King
03/09/2018	Granted Conditionally	18/00972/FUL	Mr A Kalam	First floor side extension	5 Lockington Avenue Plymouth PL3 5QR	Mr Mike Stone
03/09/2018	Granted Conditionally	18/01096/FUL	Professor Rob Warner	Change of use of existing broadcasting studios (Class B1) to education (Class D1) at ground floor only	BBC Broadcasting House Seymour Road Mannamead Plymouth PL3 5BD	Mr Mike Stone

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Appeal Decisions between 10/07/2018 and 04/09/2018

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
20/07/2018	17/02278/FUL	2018/0003	Appeal Allowed with Conditions	APP/N1160/W/18/3196472
Ward				
St Peters & the Waterfront				
Address				
20 Wolsdon Street Plymouth PL1 5EH				
Application Description				
Change of use from dwelling (Class C3) to 6-bed HMO (Class C4)				
Appeal Process		Officers Name		
Written Representations		Mr Chris Cummings		
Synopsis				
<p>Planning permission was refused for a change of use to HMO (Class C4) due to sandwiching of an existing dwelling between to C4 dwellings creating unacceptable amenity impacts contrary to Policy CS22 of the Core Strategy and Policy DEV11 of the emerging JLP and inadequate outdoor amenity space provision, contrary to Policy CS15 of the Core Strategy. The Inspector concluded that there is no substantial evidence that greater disturbance form noise or other adverse effects would occur by a C3 property being sandwiched between HMOs and that concerns could be addressed through effective management of the property and an appropriate management plan. Reference was made by the Inspector to emerging JLP Policy DEV11 and that questions have been raised about it, 'casting doubt over whether it would be adopted in its current form'. The Inspector advised that the sandwiching of a property between two HMO's would therefore receive limited weight in their decision and the proposal was considered acceptable on this matter. The Inspector concluded that an adequate level of outdoor amenity space was available at the property, with the Development Guidelines SPD stating that it is not unreasonable to assume levels will be lower than the 50sqm recommended level in older, more densely developed neighbourhoods. The Inspector advised that this is one such neighbourhood and that the site is close to a large area of open public space. The Inspector also noted that the SPD does not set any guides for minimum size standards for conversions of HMOs and the Community Connections team noted that the proposal was acceptable from a housing perspective. The appeal was allowed subject to conditions requiring details of cycle storage, bin storage and a management plan to be submitted to the Council for approval prior to occupation. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
24/08/2018	17/00724/FUL	2018/0004	Appeal Dismissed	APP/N1160/W/18/3196501
Ward				
Budshead				
Address				
Land At Looseleigh Lane Plymouth				
Application Description				
New dwelling with associated works				
Appeal Process		Officers Name		
Written Representations		Mr Robert McMillan		
Synopsis				
<p>The inspector agreed that due to the proximity of the proposed dwelling to the protected yews the proposal would likely result in pressure to heavily prune or fell most of the trees and in so doing would harm the character and appearance of the local area contrary to policy CS18 (4) and DEV 30 of the JLP. The inspector did not agree that there was insufficient contaminated land information. The inspector considered that due to the previous known use and the recent development adjacent it would be extremely surprising if the site was contaminated and that further site investigation works could therefore be secured by condition. No applications were made for costs by either side and no costs were awarded by the Inspector</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
31/08/2018	17/01387/FUL	2018/0002	Appeal Dismissed	APP/N1160/W/18/3194823
Ward				
Budshead				
Address				
Land At Thirlmere Gardens Thirlmere Gardens Plymouth PL6 5HG				
Application Description				
Erection of 9no. detached dwellinghouses (resubmission of 16/01868/FUL)				
Appeal Process		Officers Name		
Written Representations		Mr Jon Fox		
Synopsis				
<p>The Inspector agreed that the amount of development would destroy the informal wooded character of the site, which provides a visual break between surrounding built up areas. This was the conclusion on a previous appeal for 14 houses, also dismissed, despite the latest scheme being for nine houses. Retained trees would be at risk from the proximity of the proposed development and an important oak tree would be removed. Regarding greenscape policies, the Inspector notes the site is neighbourhood importance in the Joint Local Plan but that does not appear to have been identified within a Site Allocations Development Plan Document or Area Action Plan as a locally important Greenscape Area and, unlike the situation in the previous appeal, it no longer appears to be in use for informal recreation and a childrens play area. The extent of any conflict with CS policy CS18 and DEV29 is unclear and does not weigh against granting planning permission. The Inspector said that the failure to provide the Lead Local Flood Authority with the ground investigation report to support the chosen infiltration rate; the model results or calculations to support the drainage strategy and design standard means that he is unable to conclude that the proposal would not increase the risk of flooding on adjacent third party land and comply with CS policy CS21 and eJLP policy DEV37. Drainage was given limited weight in the argument for withholding permission.No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
31/08/2018	17/01976/FUL	2018/0007	Appeal Dismissed	APP/N1160/W/18/3201505
Ward				
Plymstock Radford				
Address				
90 - 92 Plymstock Road Plymouth PL9 7PJ				
Application Description				
First floor and part ground floor extensions including rear car parking (Resubmission of 17/01236/FUL)				
Appeal Process		Officers Name		
Written Representations		Mrs Alumeci Tuima		
Synopsis				
<p>Planning permission was refused for First floor and part ground floor extensions including rear car parking (resubmission of a previously refused application 17/01236/FUL) for the Oasis Care Home at 90-92 Plymstock Road after consideration by Planning Committee on 11 January 2018. It was considered that it would significantly harm the living conditions of the occupiers of the adjacent house No.88 Plymstock Road. This would be contrary to the provisions of CS policy CS34(6), and emerging JLP policies DEV1(1), DEV20(2), as well as the objectives of the SPD, and the provisions of the NPPF that are aimed at providing a high standard of amenity for existing residents. The Inspector acknowledged the schemes economic and social benefits in contributing to the bedspace shortfall identified in the Strategic Housing Market Needs Assessment, and meeting housing needs for an ageing population to create inclusive mixed communities. Having visited the site, the Inspector concluded that there would be no appreciable impact upon the character of the area. However he noted that the extension would be harmful to the amenities of no. 88 Plymstock Road, particularly through its overbearing nature upon the side bedroom window and to a lesser extent on its rear decking area. This harm would significantly and demonstrably outweigh the benefits. The Inspectorate therefore concluded that it would fail to satisfy the environmental objective to sustainable development and would conflict with local policies and the provisions of the National Planning Policy Framework when read as a whole. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				