



#plymplanning

Oversight and Governance

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Published 03 March 2020

PLANNING COMMITTEE

Thursday 12 March 2020
4.00 pm
Council House, Plymouth

Members:

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Mrs Bridgeman, Derrick, Loveridge, McDonald, Nicholson, Mrs Pengelly, Rebecca Smith, Vincent, Ms Watkin and Winter.

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

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

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Tracey Lee

Chief Executive

Planning Committee

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 16 January 2020.

4. Chair's Urgent Business

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

5. Questions from Members of the Public

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

6. Planning Applications for consideration

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

6.1. 14 West Hill Road Plymouth PL4 7LE 19/01457/S73 (Pages 7 - 16)

Applicant: Mr Ben Elliott
Ward: Efford and Lipson
Recommendation: Grant Conditionally

6.2. 75 Beaumaris Road Plymouth PL3 5SA 20/00109/FUL (Pages 17 - 22)

Applicant: Mr Jones
Ward: Compton
Recommendation: Grant Conditionally

- 7. Plymouth City Council Enforcement Policy (Pages 23 - 36)**
- 8. Planning Enforcement (Pages 37 - 40)**
- 9. Planning Application Decisions Issued (Pages 41 - 70)**

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

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

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

- 10. Appeal Decisions (Pages 71 - 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>

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Planning Committee

Thursday 16 January 2020

PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Michael Leaves (substitute for Councillor Loveridge), Morris (substitute for Councillor Derrick), Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin (substitute for Councillor McDonald), Vincent, Ms Watkin and Winter.

Apologies for absence: Councillors Derrick, Loveridge and McDonald.

Also in attendance: Peter Ford (Head of Development Management), Julie Parkin (Senior Lawyer), Paul Barnard MBE (Service Director for Strategic Planning and Infrastructure), Josephine Maddick (Planning Compliance Officer), Katherine Graham (Planning Officer), Ben Wilcox (Planning Officer), John Salvatore (Historic Environment Officer), Matthew Coombe (Urban Designer), Scott Smy (Transport Development Co-ordinator), Jonathan Selman (Low Carbon City Officer), Joe McCarthy (Development Viability Officer), Liz Dunster (Housing Delivery Officer), Becky Curtis (Environmental Health Officer), Jamie Sheldon (Democratic Advisor) and Amelia Boulter (Democratic Advisor).

The meeting started at 4.00 pm and finished at 6.27 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.

79. **Declarations of Interest**

There were no declarations of interest made.

80. **Minutes**

Agreed the minutes of the meeting held on 5 December 2019.

81. **Chair's Urgent Business**

There were no items of Chair's urgent business.

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

There were no questions from members of the public.

83. **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.

84. **14 West Hill Road - 19/01457/S73**

Mr Ben Elliot

Decision:

Application DEFERRED to allow officers to negotiate amendments with the applicant that help to address certain concerns raised put forward by Councillor Nicholson and seconded by Councillor Michael Leaves.

(The Committee heard from Councillor Murphy, Ward Councillor).

(The Committee heard from Mr Ben Elliot, applicant).

(A site visit was held on 15 January 2020 in respect of this item).

85. **Civic Centre - 19/00439/FUL**

Mr Phillip Yunnie

Decision:

Grant Conditionally subject to S106 planning obligation with delegated authority to Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timeframes.

(The Committee heard from Mr Adam Willets, in support of this application).

(A site visit was held on 15 January 2019 in respect of this item).

(Councillors Michael Leaves, Nicholson, Mrs Pengelly and Ms Watkin left partway through this item and did not vote on this application).

86. **Civic Centre - 19/00440/LBC**

Mr Phillip Yunnie

Decision:

Granted conditionally.

(Councillors Michael Leaves, Nicholson, Mrs Pengelly and Ms Watkin left partway through this item and did not vote on this application).

87. **Planning Enforcement**

Members noted the Planning Enforcement Report.

88. **Planning Application Decisions Issued**

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

89. **Appeal Decisions**

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

VOTING SCHEDULE 16 JANUARY 2020 (Pages 5 - 6)

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PLANNING COMMITTEE – 16 January 2020**SCHEDULE OF VOTING**

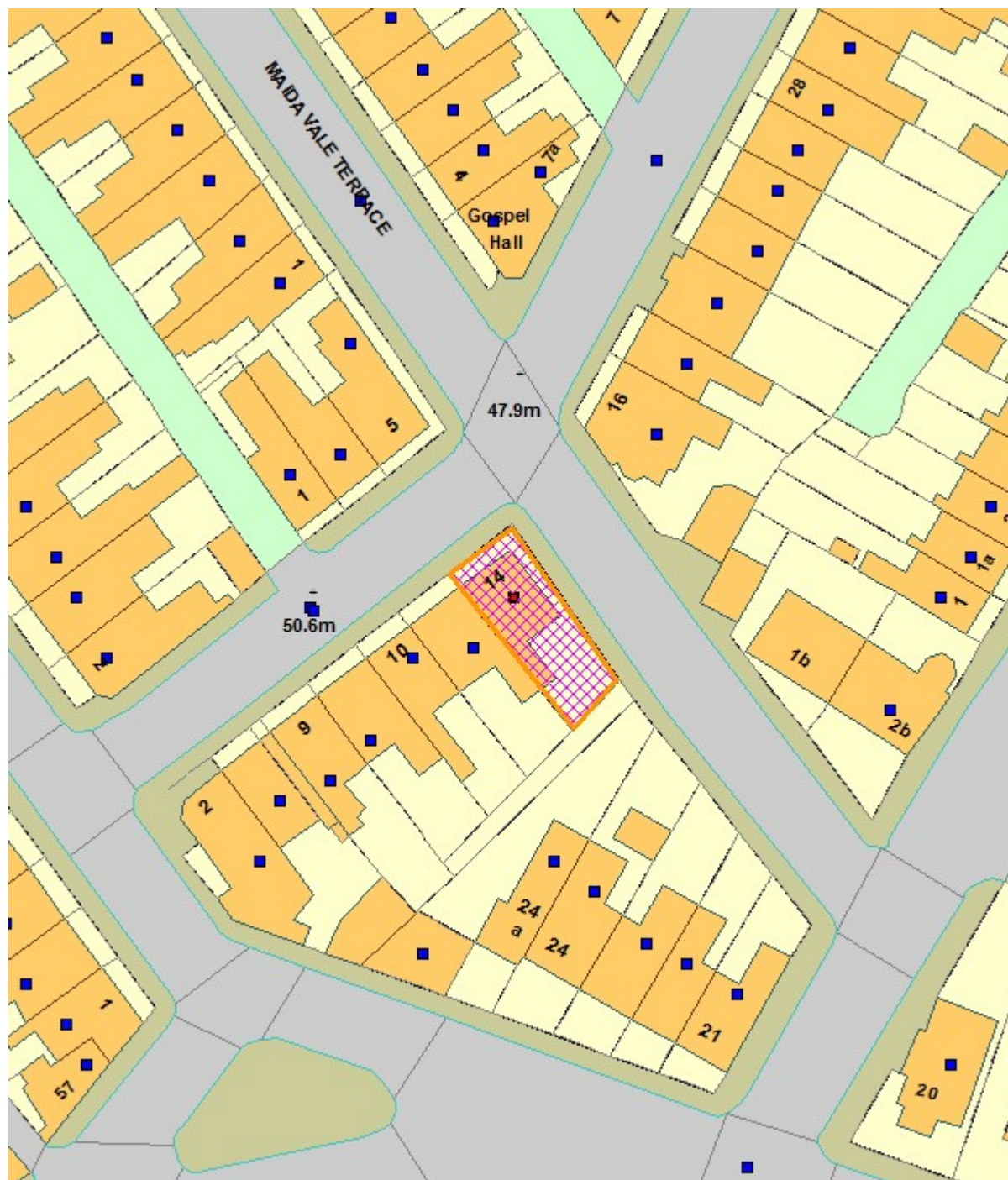
Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
6.1	14 West Hill Road, Plymouth, PL4 7LE – 19/01457/S73 Voting to defer the item.	Councillors Stevens, Tuohy, Mrs Bridgeman, Michael Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Ms Watkin.	Councillors Allen, Morris and Winter.			
6.2	Civic Centre, Armada Way, Plymouth, PL1 2AA – 19/00439/FUL	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Morris, Rebecca Smith, Tuffin, Vincent and Winter.				Councillors Michael Leaves Nicholson, Mrs Pengelly and Ms Watkin.
6.3	Civic Centre, Armada Way, Plymouth, PL1 2AA – 19/00440/LBC	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Morris, Rebecca Smith, Tuffin and Vincent.	Councillor Winter			Councillors Michael Leaves Nicholson, Mrs Pengelly and Ms Watkin.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	19/01457/S73	Item	01
Date Valid	19.09.2019	Ward	EFFORD AND LIPSON
Site Address	14 West Hill Road Plymouth PL4 7LE		
Proposal	Variation of condition 1 of application 18/00521/FUL to allow amended design (Part Retrospective)		
Applicant	Mr Ben Elliott		
Application Type	Removal or variation of a condition		
Target Date	14.11.2019	Committee Date	12.03.2020
Extended Target Date	13.03.2020		
Decision Category	Councillor Referral		
Case Officer	Miss Josephine Maddick		
Recommendation	Grant Conditionally		



Following feedback from members during planning committee, which was held on Thursday 16th January 2020, changes have been negotiated with the applicant, which include:

- Secondary gate removed
- New rendered blockwork wall reinstated to make boundary wall as original
- Annex wall straightened to approve appearance
- Tenement roof reinstated creating small enclosed cupboard space

New proposed dimensions under 19/01272/S73 following planning committee:

The proposed internal space measures approximately 32 sq. metres.

The proposed external perimeter measures approximately 40 sq. metres

The roof is part pitched with part flat roof with a surface area of approximately 18 sq. metres.

The northeast elevation, the length measures approximately 5.8m

The southeast elevation the length measures approximately 6.6m

The southwest elevation the length measures approximately 5.8m
The northwest elevation the length measures approximately 7.2m
Height to eaves: 2.55m
Height to flat roof to ground floor level: 3.3m

Officers acknowledge that changes to the south west elevation and party wall are welcomed by the adjoining neighbour. The changes present a cleaner and more legible line of demarcation between the two properties, which is a visual improvement for the occupiers of properties to the west of the site. The conditions which were conceived from the previous officer assessment, which was presented at planning committee are still relevant and are being retained following the proposed changes. However, one condition has been removed which referenced temporary use of a second gate which has since been omitted from the plans and consequently the condition is redundant. Officers conclude that the proposal is acceptable and recommend approval.

For clarity, the report below remains the same as that presented to Planning Committee on Thursday 16th January 2020.

1. Description of Site

14 West Hill Road is a two-storey end terrace dwelling located within the Efford and Lipson neighbourhood. The site is a plot set at street level adjacent to Maida Vale Terrace.

2. Proposal Description

Variation of condition 1 (Approved Plans) 18/00521/FUL to allow amended design.

Original approved dimensions

Erection of a single storey rear annex 18/00521/FUL

The proposed internal space measures approximately 28.9 sq. metres.
The proposed external perimeter measures approximately 36 sq. metres
The roof is part pitched with part flat roof with a surface area of approximately 14.3 sq. metres.
The northeast elevation, the length measures approximately 4.88m
The southeast elevation the length measures approximately 6.82m
The southwest elevation the length measures approximately 5.46m
The northwest elevation the length measures approximately 7.14m
Height to eaves: 2.55m
Height to flat roof to ground floor level: 3.6m

New dimensions under 19/01272/S73:

The proposed internal space measures approximately 31 sq. metres.
The proposed external perimeter measures approximately 40 sq. metres
The roof is part pitched with part flat roof with a surface area of approximately 18.9 sq. metres.
The northeast elevation, the length measures approximately 5.4m
The southeast elevation the length measures approximately 7.1m
The southwest elevation the length measures approximately 5.46m
The northwest elevation the length measures approximately 7.59m
Height to eaves: 2.55m
Height to flat roof to ground floor level: 3.64m

The proposed materials include roof tiles to match existing roof of the dwelling house and render to match existing house.

3. Pre-application Enquiry

None.

4. Relevant Planning History

19/00212/ENF Enforcement Case – Not built in accordance with plans

19/00041/ENF Enforcement Case - Alleged unauthorised dumping of building waste

18/00521/FUL - Erection of a single storey rear annex – grant conditionally

5. Consultation Responses

None requested.

6. Representations

7 Objections received

Overdevelopment

Lack of parking

Air B&B use

Lack of space for bins

Open enforcement case, plans not being followed

Removal of boundary wall

Harm to overall amenity of the area due to increase in C4 use

7. Relevant Policy Framework

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

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019. This confirmed the Plymouth, South Hams and West Devon's revised joint Housing Delivery Test Measurement as 163% and that the consequences are "None". It confirmed that the revised HDT measurement will take effect upon receipt of the letter, as will any consequences that will apply as a result of the measurement. It also confirmed that that the letter supersedes the HDT measurements for each of the 3 local authority areas (Plymouth City, South Hams District and West Devon Borough) which Government published on 19 February 2019.

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.4 years at end March 2019 (the 2019 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2019 (published 26 July 2019). The methodology and five year land supply calculations in the Housing Position Statement are based on the relevant changes in the revised National Planning Policy Framework published 19 February 2019 and updates to National Planning Practice Guidance published by the Government in September 2018, subsequently amended by NPPG Housing Supply and Delivery published 22 July 2019.

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

- Development Guidelines: Supplementary Planning Document: First Review (2013)
- Plymouth and South West Devon Supplementary Planning Document (SPD). (Currently under consultation)

8. Analysis

1. This application turns upon the adopted Joint Local Plan and its policies DEV1 (Protecting health and amenity), DEV20 (Place shaping and the quality of the built environment) and DEV10 (Delivering high quality housing), the Framework and other material policy documents as set out in Section 7.

2. Officers note the Plymouth and South West Devon SPD has completed its consultation phase but can carry limited weight prior to its formal adoption. Guidance is set out in the draft of the Plymouth and South West Devon SPD that expands on JLP policy DEV10.4 by setting out criteria for residential annexes, though officers have been unable to consider the policy as the annexe already has permission under planning consent 18/00521/FUL and the policy is not yet adopted.

3. This application seeks retrospective consent by way of variation of condition for a larger annexe building to what was approved. The original consent was issued on 26th June 2018 for erection of a single storey annexe. The development started on site and the Local Planning Authority received a report that the development was not being built in accordance with the plans. As a result planning enforcement officers conducted a site visit on the 27th June 2019 and made contact with the owner regarding the breach of planning control. Officers invited a section 73 application so that the material changes can be properly considered, as well as providing an opportunity for public consultation.

Party Wall

4. Officers note that objections have been raised regarding encroachment and party wall concerns between 12 and 14 West Hill Road. Officers deem this not to be a material planning consideration as it is a civil matter between both parties. The position of the built annexe has been considered in conjunction with the site location plan and position of the red line. Officers consider that the annexe currently in situ is within the red line, as the red outline is quite thickly marked on the site location plan and consequently allows for interpretation in terms of its exact location within the red line. As a result, officers have been able to continue determination of this s73 application rather than ensue non-determination and the applicant proceeding to appeal on grounds of non-determination.

Design/Impact on Streetscene

5. 14 West Hill Road is an end terrace property and has a large side elevation fronting onto Maida Vale Terrace. The annexe building which was approved under 18/00521/FUL measures 36 sq metres when measured externally, the annexe which has been built measures 41 sq. metres and proposal subject to this application measures 40 sq. metres. The increase in size externally is due to a wider external wall on the southwest elevation. Under the original consent, the north east elevation measured 4.88 metres in length and the previous officer report described the annexe as being tucked into the rear curtilage. Under the new application, the annexe appears more prominent on the street scene as the north-east elevation of the annexe is wider than what was approved. It now measures 5.4 metres due to it being extended by 52cms.

6. However, on balance, the changes to the design are not considered significant and officers consider the proposal complies with Policy DEV20 of the JLP.

7. The street scene is fragmented already with some rear elevations, side elevations and front elevations fronting onto Maida Vale Terrace. Its topography means that the rear of properties on Queens Road are quite exposed as they sit at a higher level and consequently, the rudimentary retaining walls and hardstandings belonging to 24 and 24a Queens Road impair the street scene somewhat. The development at 14 West Hill Road should enhance the street scene and not degrade it further, especially given its adjacent position next to the rear of 24a Queens Road. The Joint Local Plan highlights this point in policy DEV20 whereby new development should rectify and repair damaged environments, and paragraph 130 of the NPPF advises that permission should be refused for development that fails to improve the quality of an area. Officers consider the proposed increase in size, which is subject to this s73 application does not constitute damage to the amenity of the area.

8. The increase in size of the annexe has a cumulative impact on the property and should further development of the site take place it is likely to damage the amenity of the area especially given its sensitive location has an end terrace house. Officers deem it necessary to remove permitted development rights due to the enlargement of the annexe as there would be concern that further development would constitute overdevelopment of the site.

Use of the property

9. The property is currently being used as a self-contained holiday let (Class c3). Officers have carried out an internal inspection and note the property is laid out with a kitchen, double bedroom and bathroom on ground floor. It has three double bedrooms on the first floor with two en suite bathrooms. The court yard has been split into two with a solid wooden close boarded fence, the fence provides separate outdoor space and access to the rear of the house and separate access to the annexe. The dividing fence has not been included on the drawings as part of this application as the applicant confirmed the fence is in place to stop guests going near the annexe whilst it is under construction and being exposed to a building site. Under permitted development, the courtyard fence could stay in situ and as it is permitted development, however officers consider the fence to demonstrate clear separation between the house and the annexe in that both units could be used independently with separate access points and they would effectively function as two separate units. Officers note the applicant has shown two entrances on the north-east elevation and therefore, it is probable that the separate access to the annexe will be retained. The creation of an independent access conflicts with guidance set out in paragraph 2.2.87 of the adopted SPD and officers have addressed the matter with the applicant's agent who confirmed the two gates are not entirely necessary although would prefer to keep them in situ at this point. A condition has been added to this consent asserting the removal of one gate once the annexe is occupied and for the applicant submit evidence to the Local Planning Authority for written approval that the condition has been complied with. This is to ensure there is only one gate into the courtyard area from Maida Vale Terrace.

10. Officers have discussed the use of the annexe with the applicant and it was confirmed in an email dated 28th Oct 2019 the annexe once complete will be used ancillary to the main dwelling to accommodate larger families. Officers consider that on a practical level the setup is unlikely to work for larger groups, because when families or groups holiday together it is normally centred around shared amenity space. At 14 West Hill Road there are two separate amenity spaces; the kitchen/dinner within the house and the lounge/kitchen within the annexe. On balance, should the owner of the property be unable to let the dwelling to larger families or groups which would include the annexe, there might be a temptation to let the annexe out as a single unit separate to the house. Occupiers of the annexe would not need to access the house, as the annexe is self-contained with its own bathroom, bedroom and kitchen living space. Officers are concerned that there is potential for unlawful C4 use. Notwithstanding this, the annex already has planning permission and should a

breach of planning control take place in terms of unauthorised C4 use the local planning authority will investigate accordingly and escalate enforcement action where appropriate.

11. Officers acknowledge that an annexe has already been approved on the site. The previous officer report under planning reference 18/00521/FUL raised concern about potential self-contained occupation and consequently added a condition in reference to a previous appeal outcome on a different site (APP/N1160/D/17/3175288).

12. Officers note that the policy context has been clarified since the time of the original submission and Policy DEV10 of the JLP explicitly stipulates annexes should be ancillary to the principal dwelling via a functional link, with no separate demarcation or boundary. However, the application currently being assessed is a s73 variation of condition and officers are unable to revisit the principle of the annex itself. Furthermore whilst the use of the property as a holiday let may make monitoring of the property more difficult from an enforcement perspective, at present the unit would remain a C3 dwelling and no change of use is considered to have occurred.

13. Officers note that objections from residents raise concern regarding over development of the site. However given the proposal is comparable to the original application in that the proposal is only four square metres bigger than what was given consent officers do not deem the increase in size to be significantly harmful. The ancillary use condition will remain in place.

Amenity

14. An annexe building has already been approved at 14 West Hill Road and officers consider the new proposal to not be significantly different in size and shape to that, which was given consent originally.

15. The proposed annexe is an unusual quadrilateral shape and sits on the boundary between 12 and 14 West Hill Road. During construction of the annexe the existing boundary wall between 12 West Hill Road and 14 West Hill Road was removed. This point has been raised within letters of representation, however officers deem the removal or potential construction of a new garden wall within the curtilage of 12 West Hill Road is a civil matter. The original approved plans indicated the annexe would be constructed on the boundary.

16. Other amenity issues have been raised through a letter of representation (LOR) in regards to parking. The increase in size of the property and increased bed space could mean holidaymakers arrive in multiple vehicles to use the accommodation. The resident explains within the LOR that parking is already an issue along West Hill Road and Maida Vale Terrace and the annexe will exacerbate the issue. Officers recognise that parking is at a premium but an annexe has already been given planning consent on the site. Officers note the annexe user would be more likely to share transport needs with the main household if the site was not used as holiday accommodation, however as noted above a change of use has not occurred.

17. Since August 2015 national planning policy requires consideration to be given as to whether intentional unauthorised development has been carried out. The new policy applies to all relevant planning decisions made by Local Planning Authorities and Planning Inspectors. The policy has been introduced largely as a result of Government concerns about the harm caused by unauthorised developments in the Greenbelt, but applies equally elsewhere. The policy does not indicate exactly how much weight should be afforded to this in relation to the weight to be given to other material planning considerations. Neither does the policy clarify exactly what evidence is required to demonstrate the unauthorised development has been carried out intentionally.

18. It is clearly highly undesirable for any development to take place before planning permission has been properly sought, and obtained, in any circumstances. However, it should be noted that this

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

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

20. Officers have considered this application in detail and negotiated with the applicant to secure improvements, which has included: reducing the size of the annexe from 41sq metres to 40 sq. metres; reinstating a pitch to the roof; and reinstating the part demolished rear tenement of 14 West Hill Road.

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

N/A

11. Planning Obligations

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

12. Equalities and Diversities

Officers note that there is an equality and diversity issue for the resident of 12 West Hill Road, in terms of access into the rear service lane and ongoing party wall matters with the owner of 14 West Hill Road. Officers deem the issue to be a civil matter between both parties. The annexe itself in terms of usability or function does not cause concern.

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 proposed Variation of Condition 1 (Approved Plans) accords with policy and national guidance in terms of design and neighbourhood amenity. The proposal is four square metres bigger than what was originally approved and on balance the small increase in size does not cause harm to the amenity of the area and is therefore recommended for approval.

14. Recommendation

In respect of the application dated 19.09.2019 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 and Location Plan Site location plan 0112 001 received 18/09/19

Remedial Works - Proposed Plans and Elevations 0112 030 Rev J received 24/01/20

Remedial Works - Existing and Proposed Roof Plans 0112 032 Rev D received 24/01/20

Reason:

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

2 CONDITION: IMPLEMENTATION AND COMPLETION OF DEVELOPMENT

Within six months of the date of this planning permission, the applicant shall submit evidence to the Local Planning Authority for written approval that this permission has been implemented and completed in accordance with the approved drawings

Reason:

To protect the amenity of the area and ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy DEVI (Protecting Health and Amenity) of the Plymouth and West Devon Joint Local Plan (2014-2034) and the National Planning Policy Framework 2019.

3 CONDITION: RESIDENTIAL ANNEXE

The rear annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 14 West Hill Road.

Reason:

Due to the close relationship between the proposed annexe and the existing dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation. In accordance with Policy DEV10 of Plymouth and South West Devon Joint Local Plan 2014 - 2034 (2019) and the National Planning Policy Framework (2019).

4 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of Article 3 and Classes A, B, C and E 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), no enlargements, improvements, erections or other alterations, including to the roof, shall be constructed to the dwelling hereinafter 14 West Hill Road.

Reason:

In order to protect the amenity of the area and prevent overdevelopment of the site in accordance with policies DEVI, DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan and paragraph 127 of the National Planning Policy Framework 2019.

5 CONDITION: TEMPORARY USE FENCE WITHIN COURTYARD

Prior to first use of the annex, all fencing and safety barriers dividing the rear courtyard shall be removed. Notwithstanding the provisions of the permitted development order, no further structures, demarcations or fences shall be erected within the courtyard of the dwelling house.

Reason:

Due to the close relationship between the proposed annexe and the existing dwelling and shared access and amenity areas, the accommodation is considered unsuitable for independent occupation in accordance with Policy DEV10 of Plymouth and South West Devon Joint Local Plan 2014 - 2034 (2019) and the National Planning Policy Framework (2019).

6 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT

Notwithstanding the provisions of Class A of Part 2 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), no erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure or opening, shall be constructed to the dwelling hereinafter 14 West Hill Road.

Reason:

In order to protect the amenity of the area and prevent overdevelopment of the site in accordance with policies DEVI, DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan and paragraph 127 of the National Planning Policy Framework 2019.

7 CONDITION: WINDOW OPENINGS

Prior to first use of the annexe hereby permitted any window opening on the northeast elevation shall be fitted with casement restrictor stays that limit opening to 100mm. The restrictors shall be retained in perpetuity.

Reason:

To protect the health and safety of residents in the area in accordance with Policy DEVI (Protecting Health and Amenity) of the Plymouth and West Devon Joint Local Plan (2014-2034) and the National Planning Policy Framework 2019.

INFORMATIVES

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: PROPERTY RIGHTS

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

4 INFORMATIVE: STRUCTURES OVERHANGING THE HIGHWAY

Applicants are advised that this grant of planning permission does not over-ride their obligations under section 153 of the Highway Act 1980 Act.

PLANNING APPLICATION OFFICERS REPORT



Application Number	20/00109/FUL	Item	6.2
Date Valid	28.01.2020	Ward	COMPTON
Site Address	75 Beaumaris Road Plymouth PL3 5SA		
Proposal	Single storey side and rear extensions (re-submission of 19/02013/FUL)		
Applicant	Mr Jones		
Application Type	Full Application		
Target Date	24.03.2020	Committee Date	12.03.2020
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Mrs Alumeci Tuima		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee as the applicant is a Council Employee.

1. Description of Site

75 Beaumaris Road is a two-storey semi-detached dwelling located within the Compton neighbourhood. The area comprises regularly spaced dwellings with variations in design and finish. It is situated at street level although the land is elevated from the north-west but slopes downward toward the south east.

2. Proposal Description

The proposal seeks to construct a single storey part side extension and a single storey rear extension. It is a re-submission of a previously withdrawn application reference 19/02013/FUL for a similar slightly larger scheme.

This resubmission is for a reduced rear extension depth from 4 metres for the previous application to 3 metres on the current scheme.

3. Pre-application Enquiry

None for this site

4. Relevant Planning History

19/02013/FUL: Rear single storey and part-side extension, Withdrawn;

08/01993/PRDE: Private motor garage attached to side of dwelling, Lawful Development Certificate issued.

5. Consultation Responses

None requested.

6. Representations

None received

7. Relevant Policy Framework

This application turns upon the adopted Joint Local Plan and its policies DEVI (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment), the Framework and other material policy documents as set out in Section 7.

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and by West Devon Borough Council and Plymouth City Council on March 26th 2019.

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

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption. This is set out in the Housing Position Statement conclusions in paragraphs 8.6 and 8.7. The three authorities have jointly notified the Ministry of Housing, Communities and Local Government of their choice to monitor at the whole plan level, and are currently awaiting a response from MHCLG regarding the Housing Delivery Test Measurement and its implications.

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

- Development Guidelines Supplementary Planning Document.
- Design Guidelines

8. Analysis

1 This application turns upon the adopted Joint Local Plan and its policies DEVI (Protecting health) and DEV20 (Place shaping and the quality of the built environment), the Framework and other material policy documents as set out in Section 7.

Design

2 This householder application seeks permission for an extension to the rear of the existing garage as well as a conventional rear extension to the main dwelling. The key considerations are: design, impact on street scene, impact on neighbour amenity with specific regard to privacy, light and outlook. The application has been assessed in the separate components of the scheme which will provide additional living space, a utility room and cloakroom at ground floor level.

3 Rear extension: the officer has assessed this part of the scheme against paragraph 2.2.51 of the Development Guidelines SPD (for rear extensions) and consider it compliant with this paragraph. It replaces the existing rear conservatory, and the proposal will not be visible from street scene and therefore does not detract from the street scene and property. The design includes a pitched roof, matching render materials with dimensions of approximately 3m (depth) x 3.5m (height) x 5.4m (width). For information the dimensions are within permitted development thresholds.

4 Side extension to the rear of garage: the officer has assessed this part of the scheme against paragraphs 2.2.42-2.2.48 of the Development Guidelines SPD (for side extensions) and consider it, on balance to be compliant with these paragraphs. It will part-wrap the rear wall of the existing garden with appropriate materials and is set away from the boundary.

5 It is the officer's view that this part of the scheme is on balance acceptable. The extensions are therefore considered compliant with Guidance and DEV20 (Place shaping and quality of the built environment).

Amenity

6 Officers assessed the extensions against the 45 degree sunlight rule as set out in paragraphs 2.2.35 to 2.2.39 of the Development Guidelines SPD and note that whilst the rear extension does not meet the guidelines, this consideration does however need to be balanced in terms of fall-back position for a 3 metre rear extension which could be undertaken without a planning application. The side extension is set away from the boundary and therefore its impact on light is not considered to be worse off when compared with the existing garage footprint. On balance and having considered the fall back positions on rear extensions, it is the officer's view that considering the proposals in its context and relationship to the neighbours, that the scheme will not lead to an overall adverse impact to sunlight levels for surrounding residents.

7 In terms of privacy impacts, officers note from the site visit that the existing boundary treatment offer adequate mitigation for potential overlooking. Similarly, it does not appear to result in detrimental overbearing issues and is therefore acceptable. For the above reasons, officers consider that the application is consistent with policy DEVI (Protecting Health and Amenity).

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

N/A

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 the application does not cause discrimination on the grounds of gender, race and disability. The Design and Access Statement submitted with the application states: "The front area will be partially paved with steps and a wheelchair friendly ramp and some planting. The rear garden will be similar with hard and soft landscaping and a wheelchair friendly ramp to the lower ground floor."

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 DEVI (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 the NPPF 2019. The application is recommended for approval.

14. Recommendation

In respect of the application dated 28.01.2020 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 24012020 - received 24/01/20

Proposed Plans & Elevations 04 Rev P1 received 24/01/20

Reason:

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

2 CONDITION: COMMENCE WITHIN 3 YEARS

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

Reason:

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

INFORMATIVES

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

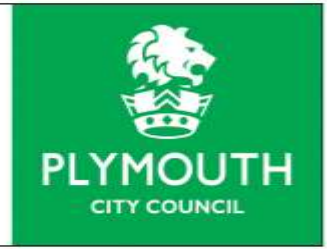
The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

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PLANNING ENFORCEMENT POLICY





Plymouth City Council Planning Enforcement Policy

**Tackling unauthorised developments and other
planning law offences robustly but fairly...**

**A concise guide for customers explaining what
action the Council will take where planning rules
have not been complied with.**

Introduction;

The integrity of the planning service depends on the Council taking effective enforcement action when appropriate. The Council is committed to providing an effective planning enforcement service and it is understood that public perception of the planning system can be undermined when unauthorised/unacceptable development is allowed to proceed, or remain without any apparent attempt by the Council to intervene.

Planning enforcement is limited to managing development under the terms set out in the Town and Country Planning Act 1990 (as amended). Specifically the service can only deal with breaches of planning control as defined in section 171A of the Act that states;

“the carrying out of a development without the required planning permission, or failing to comply with a condition or limitation subject the which planning permission has been granted”.

Local Planning Authorities have a discretionary power to take enforcement action where unauthorised development has taken place. Unauthorised development includes building works, changes in the use of buildings or land, the appearance of buildings or land, advertisements, works to Listed Buildings, demolition within a designated Conservation Area or works to trees subject to Tree Preservation Orders (TPO).

A decision whether to take enforcement action will be based upon the following criteria:

1. The merits of each case;
2. The aims and objections of the Plymouth and South West Devon Joint Local Plan (JLP); and
3. Whether it is expedient or in the public interest to take enforcement action in respect of the above factors.

This Policy will set out Plymouth City Council’s approach to investigating unauthorised development and our decision making process when deciding whether to take enforcement action.

Plymouth City Council

Plymouth City Council has introduced this policy to provide the basis for the provision of its Planning Enforcement Services, and as also recommended in Paragraph 58 of the National Planning Policy Framework (NPPF) (February 2019). It has been introduced taking into account:

- The National Planning Policy Framework
- The Government's Planning Policy in respect of Intentional Unauthorised Development, issued in August 2015, which requires weight to be given to the intentional nature of unauthorised development in all planning decisions taken by the Council and Planning Inspectors
- Policies contained within the Plymouth and South West Devon Joint Local Plan (JLP) (March 2019).
- The need to protect, maintain and enhance sites of special control for example Sites of Special Scientific Interest and Plymouth's fifteen valuable Conservation Areas
- The need to protect Plymouth's equally valuable listed buildings and other heritage assets
- The need to ensure compliance with the Council's Article 4 Direction – 'Managing Houses in Multiple Occupation'
- The need to protect the urban and semi-rural environment from unauthorised advertisements
- The need to provide a balance between protecting amenity and enabling good quality acceptable development to take place
- You can find further information on the Strategic Planning & Infrastructure Service's web page on the Plymouth City Council website at <http://www.plymouth.gov.uk> or by telephoning 01752 304366.

Plymouth City Council

The objectives of the enforcement process are:

- Ensure that the aims and objectives of the Local Plan are adhered to and implemented
- Investigate, resolve and monitor unauthorised development, especially with regard to conservation areas, protected trees and listed buildings
- Monitor compliance with planning permissions, conditions and planning agreements
- Investigate and respond to complaints in an efficient and timely manner
- Maintain public confidence in the planning system

Plymouth City Council's principles of enforcement

- Plymouth City Council will apply its Planning Enforcement Policy in a proportionate and fair manner. This means that there will be a consistent approach to investigation and consideration of enforcement action, but does not mean uniformity.
- We will conduct all investigations with discretion.
- We will actively work to advise and assist with compliance, seeking solutions with all parties.
- We will take into account the circumstances of the case, the degree of harm (or potential harm) and the impact on the wider public interest when considering appropriate action.
- We will make clear reasons why the Council has decided to take or not take enforcement action on a specific case.

Expediency

The use of enforcement powers is discretionary and the Council will take into account a number of factors and will make a judgement about whether to take enforcement action based upon the following criteria:

- Whether the breach of control would unacceptably affect public amenity, including Tree Preservation Orders.
- Whether it would give rise to a serious risk to public safety
- Whether the existing use of the land/buildings merit protection in the public interest

In considering whether to take enforcement action the Council will not give weight to the fact that the development may have already commenced. It is not a criminal offence to carry out development without planning permission, unless this involves a Listed Building or a tree protected under a Tree Preservation Order.

When considering whether to take enforcement action, the Council will take action proportionate to the harm/potential harm caused by the development.

Although pursuing the strongest action wherever necessary, planning enforcement action is a discretionary activity, and may not be pursued in some instances where after very careful consideration this is not considered to be expedient or in the public interest.

Plymouth City Council

How the Council will deliver the service;

- Prioritising cases in accordance with the Planning Enforcement Protocol and Priority Schedule.
- Investigate all alleged breaches of planning control that are brought to our attention in writing.
- Complaints received by telephone will also be actioned however, complainants will be encouraged to follow up complaints in writing.
- Anonymous complaints will only be registered and investigated where the reported breach is felt to be potentially serious and/or readily noticeable.
- Register and record all written complaints received, and **acknowledge receipt within working 5 days** as well as appropriately updating complainants of the progress of the investigation.
- Retaining confidentially of complainants
- Pursuing a breach of planning control to a suitable conclusion where considered expedient to do so.

Plymouth City Council

Planning Services

Planning Enforcement Protocol

Plymouth City Council receives on average, 400 planning enforcement enquiries per year. Some of these complaints will require no further investigation because we identify that planning permission already exists for the work, or that planning permission was not required.

Complaints that are logged on our system are allocated to an investigating Case Officer. The officers first task will be to identify whether there is existing planning permission for the development. This will be done in-house using the Council's planning database.

We will then identify whether the potential breach is subject to a time limit for taking enforcement action. The time limits area as follows;

- 4 years in respect of operational development (building or ground works) or the change of use of a building to a single dwelling. Where there is evidence that development has been deliberately concealed an investigation may still be carried out and action taken
- Within 10 years for any other breach of planning control (essentially other changes of use)
- No time limit for breaches related to Listed Buildings.

We will acknowledge planning enforcement enquiries within 5 working days

If the investigating case officer establishes that there is a potential breach of planning control, the officer will categorise the enquiry into one of the priority levels identified on the next page. Whilst we will investigate every enquiry that we receive, the volume of workload means that cases will be prioritised, so that higher risk cases are dealt with first.

NB – As planning enforcement can be a lengthy and legally complex process, it is not possible to give an average time for dealing with a complaint. The time taken for satisfactory resolution can vary considerably from one complaint to another. However, the basic process that is followed remains the same in each case.

<p>Level 1: High Priority Immediate action initiated to address the breach of planning control Site Visit undertaken within 5 working days</p> <ul style="list-style-type: none"> - Development that could cause a serious and immediate danger to public health and/or safety - Unauthorised works to a listed building - Unauthorised works to tree protected by Tree Preservation Order (TPO) or situated within a Conservation Area - Any case where the time limit for taking enforcement action expires in the near future - Any unauthorised development, advert or breach of condition which is causing irreparable public harm or danger; including pollution or environmental harm
<p>Level 2: Medium Priority Action required promptly, but no immediate harm being caused Site visit undertaken within 15 working days</p> <ul style="list-style-type: none"> - Unauthorised development which would adversely affect the character/appearance of a Conservation Area or setting of a Listed Building - Unauthorised change of use to the detriment of neighbouring amenities - Ongoing development unlikely to be granted planning permission without substantial modification
<p>Level 3: Low Priority Breaches of planning that cause limited or no harm to the environment or residential amenity Site visit undertaken within 25 working days</p> <ul style="list-style-type: none"> - Unauthorised development which would be likely to receive planning permission if a planning application were to be submitted - Minor breaches e.g. unauthorised satellite dishes/telecommunication equipment on residential premises - Unauthorised advertisements e.g. fly-posting or banners where the harm to neighbouring amenity is not significant - Unauthorised signage/advertisements (unless the sign/advertisement seriously affects public safety). - Technical permitted development breaches - Neighbour based disputes e.g. other neighbour based disputes that do not meet criteria of high or medium cases. - Minor variations from approved plans

Plymouth City Council

Site visits;

The first stage of our investigation will be conducted by researching evidence provided by the complainant, as well as all of the records held of the site by the Council. If we suspect that a breach of planning control has taken place, we may decide to conduct a site visit to investigate further.

If the Council does undertake a formal site visit, we will;

- Act with discretion at all times, especially in cases where we need to view the site from the complainant's address.
- Take a written record of the site visit.
- Take photographs of the site – to be uploaded onto the Council database.

Keeping complainants advised:

- Where we find no breach of planning control you will be informed in writing. In certain instances, you may be referred to alternative services to address the issue.
- Where legal action becomes necessary you will be informed of this in writing and we will endeavour to keep you updated of steps being taken in the case.
- Where a decision has been taken to close an investigation without action, you will be informed in writing of this.

Keeping the contravener advised:

- When a breach of planning control is found, the person(s) concerned will be informed in writing of the action that will be taken.
- When warnings are necessary, these will be issued in writing. There may also be a verbal warning if necessary.
- If no further action is required or if the matter is for another Council department or external body/agency, the contravener will be informed in writing.
- We will maintain an ongoing register of alleged breaches of planning control and a summary of what our investigations have revealed.

Plymouth City Council

Planning Enforcement – Our commitment:

Openness:

- We will comply with the standards contained in our Enforcement Policy
- We will publish these standards and our annual performance against them
- We will provide information and advice in plain, jargon free language on the rules and regulation we will apply
- We will be open and transparent about the way in which we work
- We will discuss general issues, specific compliance failures or problems with anyone experiencing difficulties.

Helpfulness:

- We will provide a point of contact and telephone number for each complaint
- We will ensure that where practicable, our enforcement services are effectively co-ordinated to minimise unnecessary overlaps and time delays

Complaints about service:

Where disputes about service cannot be resolved you have the right to make a complaint using the 'Have Your Say' section of the Council's website

<http://www.plymouth.gov.uk/homepage/newsandviews/haveyoursay/complaint.htm>

Procedures:

- Our advice will be put clearly and simply, will be confirmed in writing with an explanation as to why action is necessary
- Before formal action is taken, we will usually try to provide an opportunity to discuss circumstances of the case, resolve points of difference, unless immediate action is required
- Where immediate action is necessary, this will be followed up in writing
- Where there are rights to appeal against formal action these will be clearly set out in any correspondence.
- Occasionally an investigation can involve more than one Council department. In these cases, officers will share information and intelligence where necessary.

Plymouth City Council

Type of enforcement action	Purpose
Planning Contravention Notice (PCN)	Requires persons to divulge information in respect of land and activities. This is often undertaken to determine if there is a breach of control and to inform the appropriate course of action
Breach of Condition Notice (BCN)	To secure compliance with conditions specified within a planning permission.
Enforcement Notice	To require steps to be taken to remedy the breach of planning control.
Stop Notice/Temporary Stop Notice	To require the unauthorised activities to cease.
Section 215 Notice	To secure the proper maintenance of land and buildings.
Injunctions	To prevent unauthorised development and only used in a very limited number of specific circumstances.
Prosecutions	It is an offence not to comply with an enforcement notice, once the period for compliance has elapsed and there is no outstanding appeal. A successful prosecution in the Magistrates Court or Crown Court can result in a fine.

Plymouth City Council

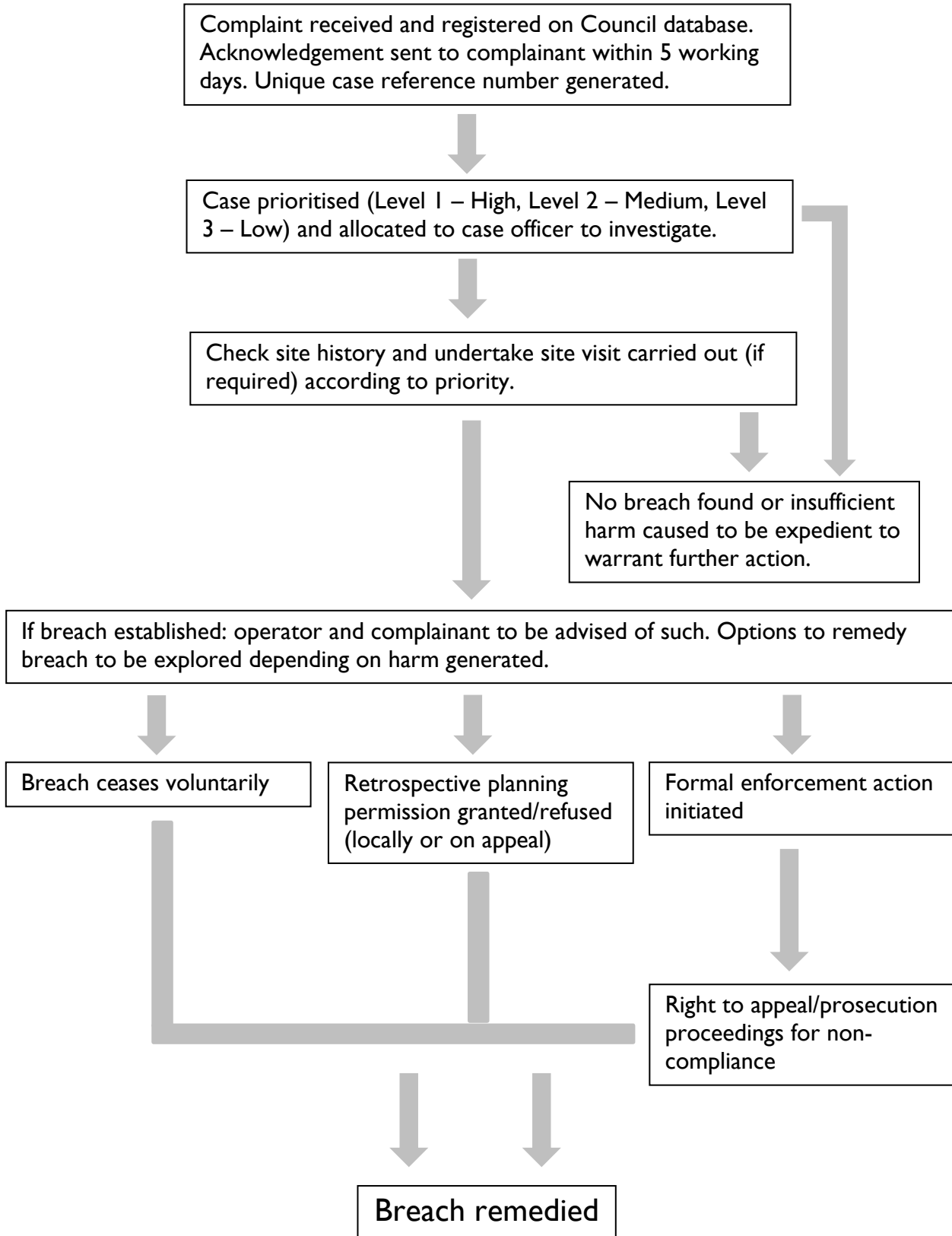
Useful Information

Permitted Development (PD)	Householders and developers have a degree of entitlement for a limited amount of development, without the need for planning permission. This is termed 'permitted development and is defined in the Town and Country Planning (General Permitted Development) Order 2015 (GPDO) as amended.
Boundary Disputes	Disputes regarding land ownership are a private matter and cannot be controlled under planning legislation.
Obstructions to the highway or public right of way	These matters are either controlled by the Police, the Council's Street Services team - https://www.plymouth.gov.uk/streetcareandcleaning
Trespass on land	This is a private matter and cannot be controlled under planning legislation
Operating a business from home where the residential use of the dwelling remains the primary use	You do not necessarily need planning permission to operate a business from a home address. The key test is whether the overall character of the dwelling will change as a result of the business i.e. is the property still mainly a home or has it become a business property?
Internal works to a non-listed building	Internal work to a non-listed building does not normally require planning permission. The exception to this rule is internal work that is being carried out to facilitate a change of use i.e. converting a single dwelling into separate residential units.
Issues relating to deeds and covenants	Compliance with covenants and other issues relating to deeds are a private matter between the signatories of the documents.
Clearing land of hedges, bushes or undergrowth	<p>The clearing of land of hedges, bushes or undergrowth does not normally require planning permission unless the hedgerow is subject to the Ancient Hedgerows Regulations 1997.</p> <p>This covers hedgerows which are more than 20 metres long and are on, or adjacent land used for agriculture, or forestry, the breeding or keeping of horses, ponies or donkeys; common land, village greens, Sites of Special Scientific Interest or Local Nature Reserves.</p> <p>Garden hedges are not affected.</p>

The insertion of windows in houses or bungalows	<p>Once a dwellings has been occupied windows may be inserted into existing walls provided there is not a planning condition to prevent the insertion or additional windows or a restriction set by permitted development rights.</p> <p>N.B Restrictions do not normally relate to ground floor windows.</p>
Parking a caravan within the residential boundary of a property provided that it is ancillary to the dwellinghouse	<p>In most cases, caravans are not classified as development and therefore it is only their use that is subject to planning control. Provided the use of a caravan is ancillary to the dwellinghouse (i.e. no occupied as an independent unit of accommodation) it is lawful.</p>
Noise arising from construction work	<p>Noise arising from construction work would normally be dealt with by the Council's Public Protection Service</p>
The Party Wall Act	<p>The Party Wall Act provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations nearing neighbouring buildings.</p> <p>The Act is separate from obtaining planning permission or building regulations approval and therefore is beyond the scope of planning control.</p>

Plymouth City Council

Simplified Flow Chart of Enforcement Investigation Process



Plymouth City Council
 Planning Compliance Summary – to end of January 2020

Cases outstanding	306
Cases received this month	18
Cases closed this month	34
(No breach identified)	(12)
(Informal/formal action taken)	(22)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	0
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Untidy Land Notices Issued	1
Untidy Land Notices Live	9
Prosecutions Initiated	3
Prosecutions Live	0

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Plymouth City Council
 Planning Compliance Summary – to end of February 2020

Cases outstanding	284
Cases received this month	26
Cases closed this month	48
(No breach identified)	(20)
(Informal/formal action taken)	(28)
Planning Contravention Notices Issued	0
Planning Contravention Notices <u>Live</u>	0
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	2
Prosecutions Live	0

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
06/01/2020	Refused	19/01767/FUL	Mr Boote	Erection of rear balcony and dormer and insertion of window on side elevation	58 Shaw Way Plymouth PL9 9XH	Mr Chris Cummings
06/01/2020	Granted Conditionally	19/01784/FUL	Mr Paul Matthews	Front extension	7 Brimhill Close Plymouth PL7 1XP	Mr Macauley Potter
06/01/2020	Agreed	19/01794/CDM	Mr James Barron	Condition Discharge: Condition 3 of application 19/01006/FUL	214 Ladysmith Road Plymouth PL4 7NR	Mr Chris Cummings
06/01/2020	Granted Conditionally	19/01825/FUL	Mr Angelos Sanders	Layout alterations to change from 9 flats to 7 flats (Class C3)	120 Devonport Road Plymouth PL1 5RF	Mr Chris Cummings
06/01/2020	Granted Conditionally	19/01865/FUL	Mrs Laura Lambert	First floor extension above main entrance, conversion of hipped roof to gable (east elevation) and addition of roof lights.	56 Dunstone Road Plymstock Plymouth PL9 8SF	Mr Mike Stone
06/01/2020	Granted Conditionally	19/01908/FUL	Russell Hooper	Conversion of 10-bed HMO (Sui Generis) into 5 one-bed dwellings (Class C3)	18 Addison Road Plymouth PL4 8LL	Mr Chris Cummings
06/01/2020	Agreed	19/02001/CDM	Mr & Mrs Simon Millmore	Condition Discharge: Condition 3 of application 19/01323/FUL	38 Dean Hill Plymouth PL9 9AD	Mr Mike Stone
06/01/2020	Agreed	19/02032/CDM	Mr Trow	Condition Discharge: Condition 16 of application 17/01701/FUL	North Prospect Phase 5 Cookworthy Road, Foliot Road, Woodville Road And Briardale Road Plymouth	Mr Chris King

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/01/2020	Granted Conditionally	19/01332/FUL	Colebrook Community Association	Car boot sales	Park & Ride Coypool Road Plymouth PL7 4TB	Mr Jon Fox
07/01/2020	Agreed	19/01348/CDM	Mr Richard Spence	Condition Discharge: Condition 8 of application 19/00634/S73	Derrys Department Store 88 Royal Parade Plymouth PL1 1HA	Mr Simon Osborne
07/01/2020	Granted Conditionally	19/01580/FUL	South West Water Ltd	Proposed raw water booster pumping station	Coombe Lane Tamerton Foliot Plymouth PL5 4QB	Mrs Katie Saunders
07/01/2020	Granted Conditionally	19/01582/S73	Mr M Phillips	Variation of condition 4 to change primary race night from Friday to Tuesday of application 18/02083/S73	Speedway Track Plymouth Road Plymouth	Mr Jon Fox
07/01/2020	Granted Conditionally	19/01730/TPO	Mrs Jane Cave	Small Leaved Lime (T393) - Reduce crown by 4m to previous pruning points. Row of Beech (TG011) - Reduce hedge by 3m.	Firstport Recruitment Hillside Court 31 Station Road Plympton Plymouth PL7 2FR	Mrs Jane Turner
07/01/2020	Agreed	19/01762/CDM	Mr Fry	Condition Discharge: Conditions 4, 5 & 6 of application 18/01670/FUL	Frys Nursery Haye Road Plymouth PL9 8AT	Mr Chris King
07/01/2020	Agreed	19/01807/CDM	BAM Construction	Condition Discharge: Condition 14 of application 18/01390/FUL	Plympton Academy Moorland Road Plymouth PL7 2RS	Mr Chris King
07/01/2020	Granted Conditionally	19/01814/TPO	Mr Geoffrey Rees	Beech (T1) - reduce crown by 3-4m to natural growth points. Evergreen Holm Oak (T2) - reduce crown by 3-4m to natural growth points.	7 Morley Close Plymouth PL7 2FB	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/01/2020	Granted Conditionally	19/01839/FUL	Mr & Mrs Ellison	Rear conservatory (Resubmission of 19/01424/FUL)	18 Murhill Lane Plymouth PL9 7FN	Mrs Alumeci Tuima
07/01/2020	Granted Conditionally	19/01849/FUL	Mr Paul Pethick	First floor side extension	19 Greenacres Plymouth PL9 7EW	Mrs Alumeci Tuima
07/01/2020	Granted Conditionally	19/01884/FUL	Mr Charles Layiwola	Change of use of former allocated cycle store to form two-bed flat (Class C3)	39 Wyndham Street East Plymouth PL1 5HE	Mr Mike Stone
07/01/2020	Granted	19/01893/16	Vodafone Limited	Installation of 3 no. antennas mounted on 3 x 3.9m high support poles, installations of 1no. 0.3mm microwave dish and 1 no. x 0.6mm microwave dish mounted on the main antenna poles, the installation of 3 no. equipment cabinets and ancillary equipment thereto.	Crowne Plaza Hotel Armada Way Plymouth PL1 2HJ	Mrs Alumeci Tuima
07/01/2020	Granted Conditionally	19/01901/FUL	Vodafone Ltd	Upgrade of the existing radio equipment incorporating the removal of the existing 15m mast and its replacement with a new 20m mast with associated antennas, an additional radio equipment cabinet and development works ancillary thereto.	Prospect Place Plymouth	Mr Dan Thorning
07/01/2020	Refused	19/02048/AMD	Mr Trow	Non-material amendment: Amend the trigger point of Condition 15 of relating to the submission of the travel plan for North Prospect Phase 5 to occupation of the 50th dwelling for application 17/01701/FUL	North Prospect Phase 5 Cookworthy Road, Foliot Road, Woodville Road And Briardale Road Plymouth	Mr Chris King
07/01/2020	Agreed	19/02061/CDM	Mr James Yorke	Condition Discharge: Conditions 4, 5, 6 & 7 of application 17/02043/FUL	Wyndham Hall Wyndham Street East Plymouth PL1 5HE	Mrs Katie Saunders

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08/01/2020	Granted Conditionally	19/01780/FUL	Mr & Mrs H Parry	Single storey side/rear extension and rear decking	56 Highclere Gardens Plymouth PL6 7EB	Mr Macauley Potter
08/01/2020	Granted Conditionally	19/01804/FUL	Mr Angelo Mareri	Installation of roof mounted Heating, Ventilation and Air Conditioning equipment.	Zizzi, 11 Bretonside Plymouth PL4 0FE	Mr Mike Stone
08/01/2020	Agreed	19/01941/CDM	Alec Macleod	Condition Discharge: Condition 3 of application 19/01007/FUL	73 Lambhay Hill Plymouth PL1 2NR	Mrs Alumecci Tuima
09/01/2020	Granted Conditionally	19/01707/LBC	GBH (Devon) Ltd	Alterations to east/west gable elevations	Former Royal Eye Infirmary Apsley Road Plymouth PL4 6PL	Ms Marie Stainwright
09/01/2020	Granted Conditionally	19/01769/FUL	Mr An	Change of use to mixed use, from Class A4 (Drinking Establishments) to Classes A4 (Drinking Establishments) and A5 (Hot-food takeaways).	Bristol Castle, 4-6 Duncan Street Plymouth PL1 4EP	Mr Peter Lambert
09/01/2020	Granted Conditionally	19/01891/FUL	Paul Ashton	Side extension to form single vehicle garage with new gym	19 Longlands Road Plymouth PL9 7RW	Mrs Alumecci Tuima
10/01/2020	Granted Conditionally	19/01785/FUL	University Hospitals Plymouth NHS Trust	Enclosure of existing terrace at the Terence Lewis building to accommodate new ancillary office space (retrospective)	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Peter Lambert
10/01/2020	Granted Conditionally	19/01786/FUL	Lone Eagle Properties Limited	Construction of an additional storey on top of the existing building for use as office space (Class B1a)	1 Brest Road Plymouth PL6 5EP	Mr John Douglass

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10/01/2020	Granted Conditionally	19/01800/FUL	University Hospitals Plymouth NHS Trust	Erect an ancillary rooftop plant room to accommodate 9 (no.) air handling units. Erect a rooftop compound enclosure to accommodate 4 (no.) chiller units and 2 (no.) condensing units.	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Peter Lambert
10/01/2020	Granted Conditionally	19/01864/TCO	Mr & Mrs Cox	Austrian Pine (T4) - Fell because it is dying from the upper canopy.	Seymour House Seymour Road Mannamead Plymouth PL3 5AR	Ms Joanne Gilvear
10/01/2020	Granted Conditionally	19/01913/TCO	Mr Doug Clarke	Cypress (T1) - To remove approximately 10ft off the top of this tree to the nearest growth points Sycamore. (T2) - Fell - Dead,	8 Wilderness Road Plymouth PL3 4RN	Ms Joanne Gilvear
10/01/2020	Granted Conditionally	19/01940/TCO	Mr Richard Prowse	Mimosa (T1) - Reduce the overall crown of the tree in the front garden back to the previous reduction points and reshape	5 Fitzroy Terrace Fitzroy Road Plymouth PL1 5PX	Ms Joanne Gilvear
13/01/2020	Agreed	18/00738/CDM	Darrel Coltrini	Condition Discharge: Conditions 3, 5 & 8 of application 16/01396/FUL	98-100 Vauxhall Street Plymouth PL4 0DD	Miss Amy Thompson
13/01/2020	Agreed	19/01564/CDM	Mr Richie Healy	Condition Discharge: Conditions 3 & 5 of application 18/01748/FUL	Rockville 2A Rockville Park Plymouth PL9 7DG	Ms Marie Stainwright
13/01/2020	Granted Conditionally	19/01851/FUL	Mr & Mrs Jefferies	Demolition of existing rear extension, new rear and side extension, hip to gable roof conversion and loft conversion with rear dormer.	66 Colesdown Hill Plymouth PL9 8AB	Mr Mike Stone

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13/01/2020	Granted Conditionally	19/01852/TPO	Mrs Rita Smith	Sycamore (T1) - pollard at approximately 10m pole and leave as standing dead wood. Group of Sycamore (G1) near property - reduce overhanging lateral limbs by 3m. Sycamore (T2) - crown raise to give 5-6 meters clearance over car port. Sycamore (T3) - crown lift ends of lowest branches to give 5-6m clearance above ground level over garden area.	17 Cornwood Road Plymouth PL7 1AL	Mrs Jane Turner
13/01/2020	Granted Conditionally	19/01883/FUL	Vodafone Ltd	The removal of the existing 23.4m Lattice mast and all associated apparatus and the installation of a 25m Lattice mast with six antennas, one GPS module, 2 no. 300mm dishes, one no. 600mm dish antenna and development works thereto inc. relocation of all the existing other operators equipment onto the new mast	Ingledene, Telecommunications Mast Seymour Road Mannamead Plymouth PL3 5BD	Mr Mike Stone
13/01/2020	Granted Conditionally	19/01885/LBC	Ms Rachel Giblett	Installation of an en-suite within the existing bathroom including a stud wall partition and new master bedroom door (Retrospective)	4 Berkeley Cottages Collingwood Road Plymouth PL1 5QT	Mrs Alumeci Tuima
13/01/2020	Granted Conditionally	19/01895/LBC	Paul Renyard	Alteration and refurbishment of front entrance lobby to main school building	Plymouth High School For Girls St Lawrence Road Plymouth PL4 6HT	Mr Mike Stone
13/01/2020	Granted Conditionally	19/01953/TCO	Mr Andrew Reilly	Willow - reduce branches back over garden, shed and cables as indicated in attached photo (green lines indicate the branches to be removed and red area amount of foliage removed). No works beyond the boundary line to take place without permission of owner of tree.	113 Fore Street Plympton Plymouth PL7 1ND	Mrs Jane Turner
13/01/2020	Granted Conditionally	19/01957/TCO	Mr Chris Hajianni	Beech - reduce lateral branches over road and garden by up to 3m to natural growth points/previous pruning points (amendment agreed with agent/owner 8/1/20).	1 Seymour Drive Plymouth PL3 5BG	Mrs Jane Turner

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14/01/2020	Split Decision	17/00183/CDM	Mr Peter King	Condition Discharge: Conditions 3, 4 & 5 of application 15/01383/FUL	Land Off Tamerton Road Plymouth PL6 7BQ	Mr Jon Fox
14/01/2020	Granted Conditionally	19/01250/LBC	Mr Ivo Hesmondhalgh	Installation of a new access door to existing courtyard	38 Looe Street Plymouth PL4 0EB	Mrs Karen Gallacher
14/01/2020	Granted Conditionally	19/01628/LBC	Mrs J Anstis	Removal of shopfront and replacement with wall on original facade line with two sash windows to match the existing	4A Fore Street Plympton Plymouth PL7 1LZ	Mr Peter Lambert
14/01/2020	Granted Conditionally	19/01632/LBC	Mrs J Anstis	Refurbishment of outbuilding as annexe/ancillary to main house and construction of a conservatory	4 Fore Street Plympton Plymouth PL7 1LZ	Mr Peter Lambert
14/01/2020	Granted Conditionally	19/01746/FUL	Mr Lee Jelf	Single storey rear extension	637 Wolseley Road Plymouth PL5 1JJ	Mr Macauley Potter
14/01/2020	Granted Conditionally	19/01770/FUL	Ford Baptist Church	Erection of entrance porch	Ford Baptist Church Plymouth PL2 1QB	Mrs Karen Gallacher
14/01/2020	Granted Conditionally	19/01823/FUL	Mr & Ms Byrnes and Scott	Two-storey side extension and summer house	11 Looseleigh Close Plymouth PL6 5JQ	Mr Macauley Potter
14/01/2020	Granted Conditionally	19/01846/LBC	Mr & Mrs Lloyd	Retrospective application for demolition of 1980's Conservatory (completed) and restoration of original door steps (completed). Proposal for construction of timber framed glazed canopy on West elevation.	Fursdon House Blunts Lane Plymouth PL6 8BE	Mr Peter Lambert

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14/01/2020	Refused Permisson in Principle	19/01874/PIP	Mrs Maxine Rowland	Demolition of existing detached bungalow and erection of 4-8 dwellings with access road and parking	Shiralee Raymond Way Plymouth PL7 4ES	Mr Jon Fox
14/01/2020	Granted Conditionally	19/01878/FUL	Mr Thu Thi Hguyen Huong	Removal of existing timber framed single glazed shop front and replacement with uPVC double glazed windows and disabled access door and access ramp.	25 Market Avenue Plymouth PL1 1PG	Mrs Alumecci Tuima
14/01/2020	Granted Conditionally	19/01921/LBC	Plymouth City Council	Part retrospective listed building consent for replacement of external north fascia, removal and replacement window to west elevation of tower and removal and replacement of internal paneling	City Museum & Art Gallery St Luke's Church Drake Circus Plymouth PL4 8AJ	Miss Katherine Graham
14/01/2020	Granted Conditionally	19/01956/TCO	Mr Shahriar Majlessi	Holly - Removal of one stem near house and crown reduction of 3m	Hollybank, 11 Seymour Drive Plymouth PL3 5BG	Ms Joanne Gilvear
15/01/2020	Granted Conditionally	19/00500/FUL	Plymouth City Council	Refurbishment of Phoenix Wharf	Phoenix Wharf Madeira Road Plymouth PL1 2NX	Miss Amy Thompson
15/01/2020	Granted Conditionally	19/01671/FUL	Mr Giles Roberts	Part change use of former bank on first floor level to self-contained flat (Class C3), loft conversion with rear dormer and front alterations inc. separate front door access	76 Ridgeway Plymouth PL7 2AL	Mr Macauley Potter
16/01/2020	Granted Conditionally	19/00943/FUL	Mr Dave Shears	Use of existing moto x track for up to 28 days per annum with addition of off road buggies and remote radio controlled car track (retrospective) together with containers for ancillary storage use	Plymouth City Motorpark Ernesettle Lane Plymouth PL5 2EY	Mr Macauley Potter
16/01/2020	Granted Conditionally	19/01662/FUL	Ms Emma Nicholas	Replacement of windows and doors	Flat 6, Highbridge Court 96 - 102 Ridgeway Plymouth PL7 2AR	Mr Macauley Potter

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16/01/2020	Granted Conditionally	19/01775/TPO	Mr & Mrs Bartrop	Holm Oak (T1) - Remove lower overhanging limb back to boundary line approximately 3m of growth (as agreed by email with agent dated 15/1/2020)	25 Fletcher Crescent Plymouth PL9 8LH	Ms Joanne Gilvear
16/01/2020	Granted Conditionally	19/01793/FUL	Mr & Mrs Smith	Widen existing garage by 1m	49 Widey Lane Plymouth PL6 5JS	Mr Macauley Potter
16/01/2020	Granted Conditionally	19/01795/TPO	Mr Patricia Taylor	Maple - reduce whole crown by approximately half and shape.	23 St Maurice View Plymouth PL7 1FQ	Mrs Jane Turner
16/01/2020	Granted Conditionally	19/01818/TPO	Dr L H Hurrell	Holm Oak - reduce crown back to previous pruning points, approx. 8m.	201 Outland Road Plymouth PL2 3PF	Mrs Jane Turner
16/01/2020	Granted Conditionally	19/01820/FUL	Straits Two (Jersey) Limited	External alterations to fenestration in association with internal reconfiguration to student accommodation	St Teresa House Beaumont Road Plymouth PL4 9AZ	Mr Mike Stone
16/01/2020	Granted Conditionally	19/01841/FUL	Mr & Mrs Chorley	Single storey rear extension and first floor cladding installation	7 Stephenson Way Plymouth PL5 2BB	Mr Macauley Potter
16/01/2020	Granted Conditionally	19/01889/FUL	Praxis Real Estate Limited	Change of use from retail (Class A1) to Opticians (Class D1)	2B The Broadway Plymouth PL9 7AW	Mrs Alumeci Tuima
16/01/2020	Granted Conditionally	19/01971/FUL	Miss Jessica Smedley	Hardstand, new access with accessible bin storage (Re-submission of 19/01492/FUL)	34 Chapel Way Plymouth PL3 5EG	Mrs Alumeci Tuima

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16/01/2020	Agreed	19/02070/CDM	Mr Proffitt	Condition Discharge: Condition 25 of application 16/01100/FUL	Legacy Plymouth International Hotel 270 Plymouth Road Plymouth PL6 8NH	Mr Alistair Wagstaff
20/01/2020	Agreed	18/01423/CDM	Mr S James	Condition Discharge: Conditions 3, 4, 5 & 9 of application 18/00587/FUL	Fort House Fort Terrace Plymouth PL6 5BU	Mr Jon Fox
20/01/2020	Agreed	18/01573/CDM	Mr John Rook	Condition Discharge: Condition 8 of application 16/02303/FUL	Land Off Runway Road Plymouth PL6 8AL	Mr Jon Fox
20/01/2020	Agreed	19/01002/CDM	Mr Jonathan Pratten	Condition Discharge: Condition 4 of application 18/02117/FUL	Glenholt Park Sewage Pumping Station Glenholt Park Valley Walk Plymouth PL6 7NN	Mr Jon Fox
20/01/2020	Agreed	19/01056/CDM	Mr Jonathan Pratten	Condition Discharge: Conditions 3 and 4 of application 18/02117/FUL	Glenholt Park Sewage Pumping Station Glenholt Park Valley Walk Plymouth PL6 7NN	Mr Jon Fox
20/01/2020	Granted Conditionally	19/01694/FUL	Mr & Mrs Knight	Convert existing conservatory into rear extension (retrospective)	67 Inchkeith Road Plymouth PL6 6EJ	Mr Macauley Potter
20/01/2020	Granted Conditionally	19/01704/S73	GBH (Devon) Ltd	Variation of Condition 1 (Approved Plans) of application 18/00473/S73 to allow for alterations to east/west gable elevations	Former Royal Eye Infirmary Apsley Road Plymouth PL4 6PL	Ms Marie Stainwright
20/01/2020	Granted Conditionally	19/01812/FUL	Mr M Page	Removal of defective front entrance and covered porch area and construction of new single storey side extension	27 Kings Road St Budeaux Plymouth PL5 2PE	Mr Peter Lambert
20/01/2020	Granted Conditionally	19/01836/LBC	Dr Yuanyuan Fei	Minor internal alterations at ground floor, first floor and penthouse level (amendment to application 17/00291/LBC)	Dudding Court 8 Craigie Drive Plymouth PL1 3GR	Mr Chris King

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20/01/2020	Granted Conditionally	19/01863/FUL	Mr Charles Leadly	Single storey rear extension and replacement windows (North Building) and a new entrance (South Building)	The Laboratory Hoe Road Plymouth PL1 2PB	Mr Mike Stone
20/01/2020	Refused	19/01880/FUL	Ms Penelope Jordan	Change of use of single dwelling (Class C3) to 2 dwellings (Class C3)	10 Hill Crest Plymouth PL3 4RW	Mr Chris Cummings
20/01/2020	Agreed	19/01982/CDM	Symbro Group	Condition Discharge: Conditions 4 & 5 of application 19/01577/FUL	19 New George Street Plymouth PL1 1QZ	Miss Amy Thompson
20/01/2020	Granted Conditionally	19/01985/ADV	Plymouth City Council	Display images on hoardings around construction site	Abbey Place Finewell Street Plymouth PL1 2AE	Mr Mike Stone
20/01/2020	Refused	19/02054/AMD	Mr Douglas Friend	Non-material Amendment for updated parking layout	Area D (Phase 3B) - Mount Wise Mount Wise Crescent Plymouth Mount Wise	Miss Katherine Graham
20/01/2020	Refused	19/02068/AMD	Becton Dickinson Vacutainer Systems	Non-material Amendment: Alterations to elevations (windows/doors/fire escape (external staircase)/cable trays), roof (plant), internal access road and size of outbuilding of application 18/00486/FUL.	Becton Dickinson Vacutainer Systems Belliver Way Plymouth PL6 7BP	Mr Simon Osborne
22/01/2020	Agreed	19/01666/CDM	Hesmondhalgh Homes And Prime Property Ltd	Condition Discharge: Conditions 3 & 4 of application 18/02111/FUL	9 Parade Plymouth PL1 2JL	Miss Amy Thompson
22/01/2020	Agreed	19/01733/CDM	Mr Martin Hemmerle	Condition Discharge: Conditions 4 & 5 of application 19/00137/FUL	71 Coypool Road Plymouth PL7 4FB	Mr Simon Osborne

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22/01/2020	Granted Conditionally	19/01866/FUL	Mr Nick Grech-Cini	Temporary location of welfare buildings and boundary fence within the grounds of the Brittany Ferry Port (Part retrospective).	Millbay Docks, Brittany Ferries Offices Millbay Road Plymouth PL1 3EW	Mr Mike Stone
22/01/2020	Granted Conditionally	19/01868/FUL	Mr & Mrs Mitchell	Part rear extension with terrace and balustrade over including internal alterations	17 The Old Wharf Plymouth PL9 7NP	Mrs Alumecci Tuima
22/01/2020	Granted Conditionally	19/01869/TPO	Mrs Leverton	Beech (T1) - Crown lift by 1.5m all round, reduce spread of crown over garden of No 11 by upto 3m, NE corner reduce crown spread over neighbouring garden by upto 1.5m, SE corner west side of tree, tip prune where required to match remaining crown	11 Ducane Walk Plymouth PL6 5WE	Ms Joanne Gilvear
22/01/2020	Refused	19/01919/FUL	Megan Bailey	Change of use from dwelling (Class C3) to a small 4-bed HMO (Class C4)	25 Kensington Road Plymouth PL4 7LU	Mr Jon Fox
22/01/2020	Granted Conditionally	19/01992/TCO	Mr John Mcconnell	2x Sycamore (T1 & T2) - fell and replant.	Devonport High School For Boys Paradise Road Plymouth PL1 5QP	Mrs Jane Turner
22/01/2020	Granted Conditionally	19/02034/FUL	Mr & Mrs Lock	Single storey rear extension	23 Ashford Road Plymouth PL4 7BL	Mr Mike Stone
23/01/2020	Refused	19/01822/TPO	Mrs Diane Fox	Oak (T13., T14 & T15) & Ash (T16) - Reduce by 3m. Magnolia (T8) (not covered by TPO) - Prune and tie up.	1 Candish Drive Plymouth PL9 8DB	Mrs Jane Turner
23/01/2020	Granted Conditionally	19/01832/LBC	Mr Jon Fox	Installation of security blinds to the internal face of six windows. Minor alteration to a sliding timber door and ceiling hatch.	Devonport Dockyard Saltash Road Keyham Plymouth PL1 4SG	Mr Macauley Potter

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23/01/2020	Granted Conditionally	19/01858/FUL	45 Citadel Road Ltd	Change of use from single dwelling (Class C3) to 5 flats (Class C3)	45 Citadel Road Plymouth PL1 3AU	Mr Chris Cummings
23/01/2020	Refused	19/01872/TPO	Mr Neale	Ash (T1,T2 & T3) - Crown lift by 2m and reduce remaining crowns by 2m all round (N.B. trees not protected by TPO). Beech (T4 & T5) - Crown lift and reduce remaining crowns by 2m all round. Beech (T6) - Reduce 1x over-extending branch by 1.5m.	14-18 Trelorin Gardens Plymouth PL3 4QD	Mrs Jane Turner
23/01/2020	Granted Conditionally	19/01986/FUL	Plymouth City Council	Temporary change of use of part of the existing day centre for drug and alcohol rehabilitation (Class D1) to a winter night shelter for homeless persons (Sui Generis)	Mount Wise Garrison, Hamoaze House Cumberland Road Plymouth PL1 4JQ	Mr Chris King
24/01/2020	Agreed	19/00398/CDM	JPM Integrations Ltd	Condition Discharge: Conditions 4, 8, 11, 12, 13, 14 & 15 of application 15/02137/FUL	Belgrave Snooker Club 2 Belgrave Road Plymouth PL4 7DP	Mr Chris King
24/01/2020	Granted Conditionally	19/01739/S73	Mr Hajianni & Tsirtsipis	Variation of condition 1 (Approved Plans) on application 18/01182/FUL to add first floor rear extension to apartment no.4	Captains House The Millfields Plymouth PL1 3JL	Mr Mike Stone
24/01/2020	Granted Conditionally	19/01848/FUL	Babcock International Plc	Installation of an electrical load test facility	Land Adjacent To The Central Frequency Changing Station (CFCS) Control Room (N231 Building) Devonport Royal Dockyard	Mr Peter Lambert
24/01/2020	Granted Conditionally	19/01948/FUL	Mr & Mrs Quinn	Single storey rear extension and minor patio alterations.	30 Bowden Park Road Plymouth PL6 5NF	Mr Macauley Potter
27/01/2020	Granted Conditionally	19/00552/FUL	Mr C Heslop	Extension and associated works to reception and parking area.	Princess Yachts International Ltd 2 Newport Street Plymouth PL1 3QG	Mr Mike Stone

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27/01/2020	Granted Conditionally	19/01423/FUL	Mr Peter Smith	Two-storey side and a single storey rear extension	47 Dayton Close Plymouth PL6 5DX	Mr Macauley Potter
27/01/2020	Agreed	19/01860/CDM	Mr Andrew Welch	Condition Discharge: Condition 3 of application 17/02379/FUL	22 Grand Parade Plymouth PL1 3DF	Mrs Katie Saunders
27/01/2020	Refused	19/01924/AMD	Miss Karen Scarff	Non-material amendment changes to windows, addition of velux for planning application 16/01404/FUL	31 Dunstone Road St Budeaux Plymouth PL5 2HJ	Mr Macauley Potter
27/01/2020	Granted Conditionally	19/01949/FUL	Mr Ned Lewis	Removal of redundant revolving door and replacement with aluminium polyester powder-coated windows	Transit Way Retail Park Plymouth PL5 3TW	Mr Peter Lambert
27/01/2020	Granted Conditionally	19/01952/FUL	Mr & Mrs Mcall	Vehicle hardstand (retrospective).	95 Butt Park Road Plymouth PL5 3NS	Mr Macauley Potter
27/01/2020	Granted Conditionally	19/01963/FUL	Mr & Mrs Philip Bullock	First floor side extension over existing utility.	15 Ashwood Close Plymouth PL7 2FU	Mr Macauley Potter
28/01/2020	Agreed	18/00560/CDM	Taylor Wimpey (South West)	Condition Discharge: Condition 13 (Public Spaces) and Condition 17 (Landscape Maintenance Plan) of application 15/00517/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Tom French
28/01/2020	Agreed	18/00613/CDM	Miss Ruth Burrows	Condition Discharge: Conditions 13 (Public Spaces) and 17 (Landscape Maintenance Plan) of application 15/00519/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Tom French

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28/01/2020	Agreed	18/00620/CDM	Mrs Maxine Dudley	Condition Discharge: Condition 13 (Public Spaces) and Condition 17 (Landscape Maintenance Plan) of application 15/00518/REM	"Sherford New Community" Land South/Southwest Of A38 Deep Lane And East Of Haye Road Elburton Plymouth	Mr Tom French
28/01/2020	Granted Conditionally	19/01813/FUL	Mr A Rose	Detached garage	41 Colesdown Hill Plymouth PL9 8AG	Mrs Alumecci Tuima
28/01/2020	Granted Conditionally	19/01929/FUL	Mrs Sara Humphries	Installation of two air conditioning condenser units	Unit 1A, Marsh Mills Park Plymouth PL6 8LX	Mr Macauley Potter
28/01/2020	Granted Conditionally	19/01930/ADV	Mrs Sara Humphries	Three fascia signs and two internal posters	Unit 1A, Marsh Mills Park Plymouth PL6 8LX	Mr Macauley Potter
28/01/2020	Granted Conditionally	19/01984/FUL	Mr Ian Taylor	Rear infill and side extension	108 Furzehatt Road Plymouth PL9 9JT	Mrs Alumecci Tuima
28/01/2020	Granted Conditionally	19/01999/S19	Mr Paul James	Variation of conditions 1 (Approved Plans) and 3 (Construction Methodolgy) of application 19/01109/LBC	11 Parade Plymouth PL1 2JL	Mr Dan Thorning
29/01/2020	Refused	19/01757/FUL	Mr Ibrahim Peik	Change of use from Office (Class A2) to restaurant (Class A3) and hot food takeaway (Class A5)	1 Woodford Crescent Plymouth PL7 4QY	Mr Peter Lambert
29/01/2020	Granted Conditionally	19/01914/FUL	Mr Phil Thompson	Relocation of existing servery and associated external alterations	21 The Barbican Plymouth PL1 2LS	Mrs Alumecci Tuima

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29/01/2020	Granted Conditionally	19/01915/LBC	Mr Phil Thompson	Relocation of existing servery and associated external alterations	21 The Barbican Plymouth PL1 2LS	Mrs Alumeci Tuima
29/01/2020	Granted Conditionally	19/02023/FUL	Mrs Lynne Sears	Rear raised balcony including rear dormer (Resubmission of 19/01232/FUL)	Flat 5, 20 Walker Terrace Plymouth PL1 3BN	Mrs Alumeci Tuima
30/01/2020	Granted Conditionally	19/01708/FUL	Mr Nick Brewer	Installation of roof mounted steel beams supporting a small hoist and two small frame mounts for a testing rig for aviation tracking equipment, installation of perimeter safety rails and removal of ground floor windows and installation of a roller shutter door to the front elevation	Raleigh Building, Plymouth Science Park 1 Davy Road Plymouth PL6 8BX	Mr Peter Lambert
30/01/2020	Granted Conditionally	19/01724/TPO	Steve	T1: The removal of one low hanging branch over the garden to give a clearance above ground level of 2.4m. T2: Reduction of lower lateral branches by 1-2m on the north side of the Yew tree overhanging boundary of number 1 Esthwaite Lane. T3: This tree is to be retained as it is an important part of the group and not removed. Removal of deadwood (this is exempt work). Amendments agreed with owner 27/1/2020.	Land On The Entrance Of Esthwaite Lane	Mrs Jane Turner
30/01/2020	Granted Conditionally	19/01879/TPO	Miss Anna Day	Yew (T1) - 30% reduction and remove the Northern Stem due to signs of decay.	Flat 1, 301 Tavistock Road Plymouth PL6 8AB	Ms Joanne Gilvear
30/01/2020	Granted Conditionally	19/01910/TPO	Miss Anna Day	6x Limes (T1-T6) - To crown raise lower branches to a height of up to 3.5m on all sides see photos for finer details.	1 Raglan Road Plymouth PL1 4NQ	Ms Joanne Gilvear

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30/01/2020	Granted Conditionally	19/01912/TPO	Mr Nigel Coles	Oak (T1) - Pollard to main fork	17 Sherford Road Plymouth PL9 8DQ	Ms Joanne Gilvear
30/01/2020	Granted Conditionally	19/01923/TPO	Mr Ross Andrews	T1- Ash (with significant dieback in upper canopy and decay of stem) - fell. T2 - Ash - fell (ash die back).	Wolseley Business Park Wolseley Close Plymouth PL2 3BY	Mrs Jane Turner
30/01/2020	Granted Conditionally	19/01931/TPO	Mr Dennis Taylor	T1- T4 Beech:crown thin by 10-15% evenly throughout the crown to reduce density, no reduction in height necessary. T2 near conservatory: reduce lowest branch towards conservatory by approx. 2m (previous pruning points). Amendments agreed with owner 22/1/2020).	30 Colesdown Hill Plymouth PL9 8AE	Mrs Jane Turner
30/01/2020	Granted Conditionally	19/01969/FUL	Derriford Hospital	Extension of existing car park perimeter pedestrian walkway hand rail, to a height of 2.4m	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Peter Lambert
30/01/2020	Granted Conditionally	19/01977/FUL	Mr Dave Webber	Basement infill, loft conversion with rear dormer and associated layout alterations.	212 Beaumont Road Plymouth PL4 9EG	Mrs Alumecci Tuima
30/01/2020	Granted Conditionally	19/01978/S73	Mr S Mahon	Removal of condition 5 (Hours of Operation) of application 19/01586/FUL	Ernesettle Stor Ernesettle Way Plymouth PL5 2TT	Mr Simon Osborne
30/01/2020	Granted Conditionally	19/02037/FUL	Mr David George	First floor side extension and hardstanding	21 Dunstone Close Plymouth PL9 8SG	Mrs Alumecci Tuima
31/01/2020	Refused	19/00990/FUL	Ms Atkin	Proposed conversion of two barns to 2no. dwellings	Land At Bovisand Road Staddiscombe Plymouth PL9 9NB	Mr Chris Cummings

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31/01/2020	Granted Conditionally	19/01995/S73	Mr R Pillar	Variation of Condition 1 (Approved Plans) for application 18/01332/S73	Mannamead Centre 15 Egguckland Road Plymouth PL3 5HF	Mr Chris Cummings
03/02/2020	Granted Conditionally	19/01696/ADV	Aldi Stores Ltd	Various illuminated and non-illuminated signage	1 Galileo Close Plymouth PL7 4JW	Mr Macauley Potter
03/02/2020	Granted Conditionally	19/01837/LBC	Plymouth City Council	New wall lining in first floor office, covering of terrazzo of the main library stair, removal & reinstatement of plaster ground floor ceilings (retrospective)	City Museum & Art Gallery Drake Circus Plymouth PL4 8AJ	Miss Katherine Graham
04/02/2020	Granted Conditionally	19/01241/FUL	Miss Emily Conner	Hardstand	30 Pike Road Plymouth PL3 6HF	Mr Macauley Potter
04/02/2020	Granted Conditionally	19/01721/TPO	Mr Martin Butson	Macrocarpa - 3-4m reduction of the lower canopy branches over the extension roof - this takes into account any regrowth since the 2015 consent which was not completed . Reduction not to go beyond green growth (see photo 2 attached) - 1-2m reduction of 2 lowest branches overhanging roof of main house on NW side (not complete removal as this would expose more of the tree to potential wind damage - see photo 1 attached). Amendments agreed with applicant and owner.	47 Furzehatt Road Plymouth PL9 8QX	Mrs Jane Turner
04/02/2020	Refused	19/01925/FUL	Mr Lee Martin	Erection of 2 new attached dwellings	Land Adjacent To 5 Southwell Road Plymouth PL6 5BE	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
04/02/2020	Granted Conditionally	19/01938/TPO	Mr Paul Glasspoole	Sycamore (T1) - Reduce to previous pruning points (approximately 4m) with a greater reduction on upper canopy limb on the south side to redress balance. (Level of reduction indicated as blue line in photo - amendment agreed with owners 29.01.20)	2 Horswell Close Plymouth PL7 2NG	Mrs Jane Turner
04/02/2020	Granted Conditionally	19/01967/TPO	Mr Richard Prowse	Lime (T1) - Crown lift to 5.5 m to clear overhang from the property and highway. 4x Small and young self-seeded Sycamore (T2) as indicated in the attached photo - Fell.	Edenside, Hartley Road Plymouth PL3 5LN	Ms Joanne Gilvear
04/02/2020	Granted Conditionally	19/01979/S73	Mrs Briddick	Variation of condition 1 (Approved Plans) of application 18/00583/FUL: minor material amendment inc. removal of shopfront and installation of door and window	50 Marlborough Street Plymouth PL1 4AP	Mr Simon Osborne
04/02/2020	Granted Conditionally	19/02000/TPO	Mr Jon Manning	Sycamore (T3) - remove lowest 3 branches growing towards the house and lowest stem extending over fence and footpath as indicated in blue on photo submitted to support the application.	4 The Folly Plymouth PL9 8TZ	Mrs Jane Turner
05/02/2020	Agreed	19/01458/CDC	Mr Alastair Carswell	Compliance with conditions 2-50 of application 14/01448/OUT	Land At Millbay, Millbay Road Plymouth	Miss Katherine Graham
05/02/2020	Agreed	19/01761/CDM	Mr Alastair Carswell	Condition Discharge: Condition 41 (Part) of application 14/01448/OUT	Land At Millbay, Millbay Road Plymouth	Miss Katherine Graham
05/02/2020	Agreed	20/00024/CDM	Gleave Partnership Limited	Condition Discharge: Condition 4 of application 19/01353/FUL	Tamar House 2 Thornbury Road Plymouth PL6 7PP	Mr Chris King
06/02/2020	Granted Conditionally	19/01989/FUL	Mr & Mrs Frettsome	Two-storey side extension; and part two-storey, part single storey rear extension	195 St Margarets Road Plymouth PL7 4RG	Mr Peter Lambert

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/02/2020	Refused	19/01436/FUL	Eliot Design & Build Ltd	Demolition of existing dwelling and the erection of 8 apartments and associated car parking and landscaping	The Lodge, Hartley Avenue Plymouth PL3 5HP	Ms Marie Stainwright
07/02/2020	Agreed	19/01918/CDM	Mr R Pillar	Condition Discharge: Condition 5 & 8 of application 19/00661/S73	Mannamead Centre 15 Egguckland Road Plymouth PL3 5HF	Mr Dan Thorning
07/02/2020	Granted Conditionally	19/02012/FUL	Mr Lloyd Hatherley-Williams	Rear garage and demolish part of side wall on Waterloo Street.	6 Providence Place Plymouth PL1 5QS	Mr Mike Stone
07/02/2020	Granted Conditionally	19/02026/FUL	Mr Neal Hiscocks	Change of use from cafe (Class A3) to drinking establishment (Class A4) (Retrospective)	33 Notte Street Plymouth PL1 2AZ	Mr Mike Stone
07/02/2020	Granted Conditionally	19/02057/FUL	Mr & Mrs Whitford	Rear extension	40 Glentor Road Plymouth PL3 5TP	Mrs Alumeci Tuima
07/02/2020	Split Decision	19/02071/CDMLB	Mr H Putnam	Condition Discharge: Conditions 2, 3 & 4 of application 19/01562/LBC	Kings Arms 60 Pembroke Street Plymouth PL1 4JS	Mr Chris King
10/02/2020	Refused	19/01467/ADV	Clear Channel UK	Upgrade of existing 48 sheet advert to support digital poster	196 Albert Road Plymouth PL2 1AL	Mr Macauley Potter
10/02/2020	Split Decision	19/01991/TPO	Tuffin Propety Mangament Tuffins	Group of Lime (G1) - Crown raise to 5.5m and clear away from carpark light. Bay & Laurel (G2) - Clear back from lights to give 1m gap. Sycamore (T1) - Remove 2-3 lower branches around car park light. Ash (T2) - Fell due to suspected Ash dieback.	9 Nelson Gardens Plymouth PL1 5RH	Ms Joanne Gilvear

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/02/2020	Granted Conditionally	19/02010/TPO	Debbie Fogell	Ash (T1) - Crown lift to 6m from ground level over garden of 72 Millward Drive by removal of 2-3 secondary branches back to main stem.	5 Beechwood Rise Plymouth PL6 8AP	Mrs Jane Turner
10/02/2020	Granted Conditionally	19/02025/FUL	Mr & Mrs Chapple	Single storey rear extension	17 Westwood Avenue Plymouth PL6 7HS	Mr Peter Lambert
10/02/2020	Granted Conditionally	20/00012/FUL	Vodafone Limited (On Behalf Of Cornerstone)	Replacement of the existing 15m monopole with a new 20m monopole accommodating 6no. antennas, the replacement of 1no. existing equipment cabinet, along with minor ancillary works.	Highways Land Off Millbay Road Opposite Hobart Street Stonehouse Plymouth PL1 3SA	Mr Mike Stone
11/02/2020	Agreed	19/01688/CDMLB	Mr Ben Rolls	Condition Discharge: Condition 3 of application 19/01042/LBC	Melville Building Royal William Yard Plymouth PL1 3RP	Mr Tim Midwood
11/02/2020	Granted Conditionally	19/02072/FUL	Mr Mazumber	Single storey rear extension including loft conversion with dormer extension	21 Torr Lane Plymouth PL3 5NY	Mrs Alumecci Tuima
11/02/2020	Granted Conditionally	20/00010/FUL	Mr & Mrs Barry	Loft conversion with hip to gable roof conversion and rear dormer with cladding	12 Eastfield Crescent Plymouth PL3 5JX	Mr Mike Stone
11/02/2020	Refused	20/00136/AMD	M Christopher Allen	Non-material amendment: Change in roof materials from metal sheets to slate tiles for application 16/00212/FUL	90 St Levan Road Plymouth PL2 3AF	Mrs Alumecci Tuima
12/02/2020	Agreed	19/01809/CDM	Persimmon Homes South West	Condition Discharge: Conditions 3, 5 & 9 of application 18/01104/REM	Saltram Meadow Primary School The Ride Plymouth PL9 7JA	Ms Marie Stainwright

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/02/2020	Granted Conditionally	19/01816/FUL	Morrisons	Car collection point pod	Morrisons, Pomphlett Road Plymouth PL9 7BH	Mr Mike Stone
12/02/2020	Granted Conditionally	19/01817/ADV	Morrisons	Car collection point pod signage	Morrisons, Pomphlett Road Plymouth PL9 7BH	Mr Mike Stone
12/02/2020	Granted Conditionally	19/01922/FUL	Mr Bunt & Mrs Mason	Single storey side extension	12 Vicarage Road Plymouth PL7 4JU	Mr Macauley Potter
12/02/2020	Granted Conditionally	19/01998/FUL	Mr Mansel Nott	Alterations to portacabin including installation of new door, external cladding and construction of a roof canopy. Construction of an ECO Loo composting toilet. Ancillary groundworks for vehicular and disabled access.	Knowle Avenue Community Allotment 50 Knowle Avenue Keyham Plymouth PL2 2AZ	Mr Peter Lambert
12/02/2020	Granted Conditionally	19/02024/FUL	Mr & Mrs Buck	First floor side extension over garage	54 St Maurice View Plymouth PL7 1FQ	Mr Macauley Potter
12/02/2020	Refused	19/02045/FUL	Mr John Purchase	Change of use from public open space to a residential garden (Class C3); and single storey side extension and construction of boundary wall.	14 Cameron Way Plymouth PL6 5WB	Mr Peter Lambert
12/02/2020	Agreed	20/00127/CDM	Mr Martin Hemmerle	Condition Discharge: Condition 7 of application 19/00137/FUL	71 Coypool Road Plymouth PL7 4FB	Mr Simon Osborne
13/02/2020	Agreed	19/01318/CDM	Drake Circus Leisure Ltd	Condition Discharge: Condition 24 (Site Management Plan) of application 17/01409/S73M	Bretonside Bus Station Bretonside Plymouth PL4 0BG	Mr John Douglass

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/02/2020	Granted Conditionally	19/01319/ADV	Mr Matthew Peachey	Internally illuminated fascia sign	Middletons, 2 Strode Retail Park Plymouth PL7 4AY	Mr Macauley Potter
13/02/2020	Agreed	19/01352/CDM	Drake Circus Leisure Ltd	Condition Discharge: Condition 20 (Variable Message Signage) of application 17/01409/S73M	Bretonside Bus Station Bretonside Plymouth PL4 0BG	Mr John Douglass
13/02/2020	Granted Conditionally	19/01716/LBC	Interserve Support Services	Internal works to the Howard Building (B128) at HMS Drake	Howard Building (B128) Hms Drake Hmnb Devonport Plymouth PL1 4SG	Mr Macauley Potter
13/02/2020	Refused	19/01753/FUL	Mr Michael Drake	Demolition of existing buildings and the construction of 60 residential units comprising of one, two and three-bedroom apartments with associated infrastructure	Former Broadreach Site Richmond Walk Plymouth PL1 4LL	Mrs Janine Warne
13/02/2020	Agreed	19/01797/CDM	Mr Darren Wills	Condition Discharge: Conditions 3, 4, 5 & 6 of application 19/00296/FUL	Former Brown Bear Site 20 Chapel Street Devonport Plymouth PL1 4DU	Mr Simon Osborne
13/02/2020	Granted Conditionally	19/01993/FUL	Miss Cath Atkins	Erection of ductwork and flue to serve a laboratory	Derriford Hospital Derriford Road Plymouth PL6 8DH	Mr Peter Lambert
13/02/2020	Granted Conditionally	19/02042/ADV	Miss Debbie Cox	1no illuminated projecting sign and 1no fascia	Pharmacy, 20 Bishops Place West Hoe Road Plymouth PL1 3BW	Mrs Alumeci Tuima

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/02/2020	Refused	19/00809/FUL	Mr Lawson-O'Neil	Change of use from B1 to a mixed use of B1 (business) , with an element of A1 (retail) and A3 (café). Refurbishment of existing properties, replacement of glass factory building with a two-storey flat roof unit that extends to the western boundary, additional storey to the window factory building and a two-storey extension to the existing Link building	Alma Yard St Johns Bridge Road Plymouth PL4 0JJ	Miss Amy Thompson
14/02/2020	Granted Conditionally	19/01615/FUL	Drake Circus Leisure Ltd	Change of use of Units 13/14 from Class A3, A4, A5 to Class A3, A4, A5 & D2 of planning permission 17/01409/S73 (as varied by non-material amendment 18/02003/AMD)	Shelters 22M From Really Good Records, Bretonside Bus Station Bretonside. On Exeter Street Plymouth PL4 0BG	Mr John Douglass
14/02/2020	Granted Conditionally	19/01950/S73	Mr Abdul Kalam	Variation of condition 3 (Obscure Glazing) of application 16/02266/FUL and 17/01961/AMD to alter south dormer window and velux window	5 Lockington Avenue Plymouth PL3 5QR	Mr Chris Cummings
14/02/2020	Refused	20/00027/FUL	Mr Philip Downs	Change of use of nos. 1-2 from single dwelling to 2x dwellings inc. demolition of front extensions on nos. 1 & 3 and creation of front balconies and dormer windows on all properties	1-3 Kelly Cottages Boringdon Road Turnchapel Plymouth PL9 9TN	Mr Chris Cummings
17/02/2020	Granted Conditionally	19/01933/FUL	Mr M Salmon	Single storey side and rear extension to form ancillary accommodation, conversion of garage and construction of rear raised patio.	18 Brockton Gardens Plymouth PL6 6BY	Mr Macauley Potter
17/02/2020	Permission Granted in Principle	20/00045/PIP	Mr & Mrs Murray-Smith	New dwelling	36 Bonville Road Plymouth PL6 6TE	Mr Jon Fox
18/02/2020	Granted Conditionally	19/02040/ADV	Mr Knaggs	2x Surface mount diode LED digital displays	Unit 2, Plymouth Gateway Retail Park Plymouth PL6 8LT	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
18/02/2020	Refused Permisson in Principle	20/00058/PIP	DDRBS	6-9 dwellings	Land At Savage Road Plymouth	Mr Jon Fox
19/02/2020	Granted Conditionally	19/01791/LBC	Sean Harrison	Alterations inc. new mezzanine floor, internal walls, doors, signage, fittings and decoration	60 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
19/02/2020	Granted Conditionally	19/01842/TPO	Mr G Williams	Sycamore: reduce to previous pruning points. Approximately 6m reduction overall.	3 Hawkins Close Plymouth PL6 6LL	Mrs Jane Turner
19/02/2020	Granted Conditionally	19/02018/TCO	Mr Aidan Cooper	Various tree reduction and crown raising works to 7 trees as detailed in photos attached to application including reduction of a Eucalyptus to 2m in height.	53 Fore Street Plympton Plymouth PL7 1NA	Mrs Jane Turner
19/02/2020	Granted Conditionally	19/02041/FUL	Miss Debbie Cox	Shopfront alterations	Pharmacy, 20 Bishops Place West Hoe Road Plymouth PL1 3BW	Mrs Alumecci Tuima
19/02/2020	Granted Conditionally	19/02047/FUL	Mr Peter Stapleton	Pitched roof over rear flat roof to form new balcony and dormer alterations	38 Oreston Road Plymouth PL9 7JX	Mr Mike Stone
19/02/2020	Granted Conditionally	20/00020/FUL	Mr Rob Cock	Installation of windows in south elevation, alterations to 4th floor fenestration, bin and cycle stores and other external alterations	2 Ker Street Plymouth PL1 4GE	Mr Jon Fox
19/02/2020	Granted Conditionally	20/00030/TPO	Ms Lisa Jenkins	Various tree works including pruning and crown lifting, as detailed in the submitted tree works schedule dated 13/6/19 ref:DTS19.788.1.SCH	Acorn Gardens Plymouth PL7 4NJ	Ms Joanne Gilvear

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
19/02/2020	Refused	20/00229/AMD	Gleave Partnership Ltd	Non-material Amendment: Amend height, extent and design of approved canopy for application 19/01353/FUL	Tamar House 2 Thornbury Road Plymouth PL6 7PP	Mr Chris King
20/02/2020	Granted Conditionally	20/00021/FUL	Lynda Calvert	Single storey rear and side extension (resubmission of application 19/00562/FUL to alter the roof design of the rear extension)	31 Hirmandale Road Plymouth PL5 2JZ	Mr Sam Lewis
20/02/2020	Granted Conditionally	20/00088/FUL	Mr Matthew Conyers	Second floor extension to rear tenement, and front and rear dormers	24 Ermington Terrace Plymouth PL4 6QG	Mr Sam Lewis
20/02/2020	Granted Conditionally	20/00106/FUL	Mr & Mrs Martin	Rear extension with external steps	28 Parker Road Plymouth PL2 3EB	Mr Mike Stone
20/02/2020	Agreed	20/00261/CDM	Mr Lloyd Hatherley-Williams	Condition Discharge: Condition 3 of application 19/02012/FUL	6 Providence Place Plymouth PL1 5QS	Mr Mike Stone
25/02/2020	Granted Conditionally	19/01624/S73	Mrs Rachel Brady-Hooper	Variation of condition 16 (Delivery Times) of application 09/00956/FUL	Lidl, 299 Union Street Plymouth PL1 3FA	Ms Marie Stainwright
25/02/2020	Granted Conditionally	19/02077/FUL	Tom May & Dom Elliot	Two-storey rear extension with single storey infill and shared party wall	112 & 112A Underlane Plympton Plymouth PL7 1QZ	Mr Macauley Potter
26/02/2020	Granted Conditionally	19/01905/LBC	Mr Paul Carver	Demolition of existing structures and the upgrading of dockside facilities to include erection of two-storey building, siting of shipping containers and associated development.	Devonport Dockyard, 8 Dock Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/02/2020	Agreed	19/00922/CDM	Eat Work Art	Condition Discharge: Conditions 4, 8 & 9 of application 18/01834/FUL	Alma Yard St Johns Bridge Road Plymouth PL4 0JJ	Miss Amy Thompson
27/02/2020	Granted Conditionally	19/01843/FUL	Plymouth City Council	1no. Bronze totem sign as part of the Mayflower Trail walking route (inc. 10no. signs in total).	Footway Along Harbour Edge On Quay Road	Mr Dan Thorning
27/02/2020	Granted Conditionally	19/01844/ADV	Plymouth City Council	10no. bronze trail signs (9no. free-standing monoliths/totems and 1no. wall mounted) with ink-filled etched lettering	West Pier And Multiple Locations Throughout The Barbican	Mr Dan Thorning
27/02/2020	Granted Conditionally	19/01845/FUL	Plymouth City Council	Installation of 1no. bronze totem sign as part of the Mayflower trail walking route (inc. 10no. signs in total)	Footway Adjacent To Harbour Edge Behind The Old Fish Market On The Barbican	Mr Dan Thorning
27/02/2020	Granted Conditionally	19/01875/FUL	Mr & Mrs Kolinsky	Replacement shopfront	12-12B Cumberland Street Plymouth PL1 4DX	Mr Peter Lambert
27/02/2020	Granted Conditionally	19/01876/LBC	Mr & Mrs Kolinsky	Replacement shopfront	12-12B Cumberland Street Plymouth PL1 4DX	Mr Peter Lambert
27/02/2020	Granted Conditionally	19/01907/FUL	Mr Bishop	Construction of building for Use Classes B1 (b,c) /B2/B8.	Sutton Road Plymouth PL4 0HE	Miss Amy Thompson
27/02/2020	Granted Conditionally	20/00093/FUL	Mr & Mrs Preston	Rear dormer and ground floor rear extension.	12 Coltness Road Plymouth PL9 8HA	Mr Mike Stone
27/02/2020	Agreed	20/00098/CDM	Mr Steve Martin	Condition Discharge: Conditions 3, 4 & 6 of application 18/01304/FUL	24 The Spinney Plymouth PL7 1AG	Mr Jon Fox

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
27/02/2020	Granted Conditionally	20/00120/FUL	Mrs West	Loft alterations, rear rooflight and front dormer.	2 Shaftesbury Place Plymouth PL4 8JS	Mr Mike Stone
28/02/2020	Granted Conditionally	19/01627/FUL	Mrs J Anstis	Removal of shopfront from living room and replacement with wall on original facade line with two sash windows to match the existing.	4A Fore Street Plympton Plymouth PL7 1LZ	Mr Peter Lambert
28/02/2020	Granted Conditionally	19/01631/FUL	Mrs J Anstis	Refurbishment of outbuilding as annexe/ancillary to main house and construction of a conservatory.	4 Fore Street Plympton Plymouth PL7 1LZ	Mr Peter Lambert
28/02/2020	Agreed	19/01650/CDMLB	Mr Adam Willets	Condition Discharge: Condition 5 & 8 of application 16/01377/LBC	Melville Building Royal William Yard Plymouth PL1 3RP	Mr Tim Midwood
28/02/2020	Granted Conditionally	19/01904/FUL	Mr Paul Carver	Demolition of existing structures and the upgrading of dockside facilities to include erection of two-storey building, siting of shipping containers and associated development	Devonport Dockyard, 8 Dock Saltash Road Keyham Plymouth PL1 4SG	Mr Jon Fox
28/02/2020	Granted Conditionally	19/02058/FUL	Mr Ray Desborough	Single storey side extension	10 Braddons Hill Plymouth PL7 4RU	Mr Peter Lambert
28/02/2020	Granted Conditionally	19/02076/S73	Mr & Mrs Cook	Variation of condition 1 (Approved Plans) of application 17/00910/FUL to increase width of first floor extension by 800mm.	2 Penlee Way Plymouth PL3 4AW	Mr Mike Stone
28/02/2020	Granted Conditionally	20/00019/S73	Pomphlett Primary School	Removal of condition 7 (Access/Highway Improvements) of application 17/00867/FUL	Pomphlett Primary School Howard Road Plymouth PL9 7ES	Mr Chris Cummings

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/02/2020	Granted Conditionally	20/00028/FUL	Mr & Mrs Hunt	Single storey rear extension and loft conversion with rear dormer	7 Inverdene Plymouth PL3 4LE	Mrs Alumeci Tuima
28/02/2020	Agreed	20/00055/CDM	Mr Chris Knapman	Condition Discharge: Conditions 3 & 4 of application 19/00892/FUL	Down Horn Farm Horn Lane Plymouth PL9 9BR	Mr Chris Cummings
28/02/2020	Granted Conditionally	20/00080/TPO	Mr John Stenning	Oak Tree - reduce crown size by approximately a half and shape due to bark death in central stem.	1 Drakes Close Plymouth PL6 5XL	Mrs Jane Turner
28/02/2020	Granted Conditionally	20/00095/TPO	Mr Fleix Humberstone	T1 Cherry - reduce to ground level and allow to regenerate.T2 Sycamore - reduce lowest 3-4 branches back to fence line to appropriate growth point.T3 Sycamore - reduce one branch back to fence line to natural growth point (indicated in photo)T4 Ash - remove lowest limb over garden back to main stem (as indicated in photo 4)T5 Cherry - reduce lowest 4 branches back to fence line to natural growth points.T6 Ash - reduce to ground level.T7 Sycamore - reduce one lowest branch back to fence line to natural growth point.T8 Sycamore - reduce limb over boundary back to fence line to natural growth point.Minor amendments to works agreed on site 26/2/20 with applicant.	Former Imaerys China Clay Marsh Mills Coypool Road Plymouth PL7 4NW	Mrs Jane Turner

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Appeal Decisions between 06/01/2020 and 02/03/2020

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
13/01/2020	19/00741/FUL	2019/0023	Appeal Dismissed	APP/N1160/D/19/3231986
Ward				
Peverell				
Address				
1 Brean Down Road Plymouth PL3 5PU				
Application Description				
First floor extension				
Appeal Process		Officers Name		
Householder Fast Track		Mr Sam Lewis		
Synopsis				
<p>Planning permission was refused for a first floor dormer extension as it was considered to be contrary to JLP policies DEV1 and DEV20. This was due to concerns regarding loss of privacy to neighbouring properties, as well as it being harmful to the streetscene. Since refusing the application, a Lawful Development Certificate was submitted for a smaller version of the scheme which was considered to be permitted development. These details were passed on to the Inspector to form part of the overall appeal documentation. Following a site visit, the Inspector dismissed the appeal and agreed in part with the Council's reasons for refusal. The Inspector agreed that the proposal would not be a sympathetic addition to the property and create an incongruous box-like addition to the roof. They agreed that the proposal would not conform with DEV20. Due to the Lawful Development Certificate allowing a smaller version of the scheme however, which includes a window overlooking neighbouring properties, the Inspector did not agree that the proposal would be in conflict with DEV1. 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
12/02/2020	19/00738/FUL	2019/0034	Appeal Dismissed	APP/N1160/W/19/3240283
Ward				
Drake				
Address				
20 Waterloo Street Greenbank Plymouth PL4 8LY				
Application Description				
Change of use to 3no. flats (Class C3)				
Appeal Process		Officers Name		
Written Representations		Mr Chris Cummings		
Synopsis				
<p>Planning permission was refused for a change of use of an existing dwelling to three flats as it was considered contrary to Policies DEV1 and DEV10 of the Plymouth and South West Devon Joint Local Plan. It was also considered contrary to guidance set out in the National Planning Policy Framework and the Nationally Described Space Standards (NDSS). Having reviewed the application, the Inspector supported the Council's view that the development results in substandard accommodation and poor living conditions for occupants of the flats by failing to meet the floorspace requirements of Policy DEV10 and the NDSS and additional privacy harm to the ground floor flat due to the positioning of communal areas adjacent to a bedroom window. The Inspector noted that there was no compelling evidence to indicate that the housing mix is problematic and substandard accommodation should be provided. 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
13/02/2020	19/00417/FUL	2019/0030	Appeal Dismissed	APP/N1160/W/19/3236903
Ward				
Plymstock Dunstone				
Address				
90 Wembury Road Plymouth PL9 8HF				
Application Description				
New dwelling and associated parking				
Appeal Process		Officers Name		
Written Representations		Miss Amy Thompson		
Synopsis				
<p>Planning permission was refused for the erection of a single dwelling and associated parking at 90 Wembury Road. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV1, DEV10 and DEV20, Paragraph 2.2.30 and 2.2.32 of the retained Development Guidelines Supplementary Planning Document and paragraph 70 of the National Planning Policy Framework 2019. Having reviewed the application, and visited the site, the Inspector supported the Councils view that the proposed development would be an unduly cramped form of development with an uncharacteristically short rear garden area. The Inspector made reference to the blank rear elevation of the proposed development and how it would not accord with the National Planning Policy Framework, which requires new development to be visually attractive as a result of good architecture. The Inspector also supported the Councils view that the proposal had not demonstrated that it would not harm the living conditions of the occupiers of 88a Wembury Road in respect of outlook and overshadowing. The appeal was therefore dismissed. 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
26/02/2020	18/00793/FUL	2019/0026	Appeal Dismissed	APP/N1160/W/19/3233602
Ward				
Plymstock Radford				
Address				
Seawings, 101 Lawrence Road Plymouth PL9 9SJ				
Application Description				
Demolition of existing building and erection of new build comprising of 8 residential apartments (Class C3) and associated works				
Appeal Process		Officers Name		
Written Representations		Mr Chris King		
Synopsis				
<p>The proposal sought permission to amend the design of a previously consented scheme by removing the commercial unit from the ground floor of the proposal. The appellant argued that adding an active ground floor use would not be commercially viable, and that this site was not identified as a key waterfront site through polices. The appellant provided viability evidence in attempt to demonstrate that a commercial unit, of any size, would not be viable thus undermining the overall scheme. To mitigate the inactiveness as a result of removing the commercial unit the applicant added Historical Interpretation Panels to enhance the blank elevations. The Local Planning Authority refused planning permission due to poor design at ground floor level resulting in an inactive frontage in a key waterfront location, referring specifically to Policies SO3, SO11, PLY1, PLY20, PLY21 and DEV20 of Joint Local Plan. The inspector noted however that whilst certain waterfront areas in the city , such as The Barbican, Sutton Harbour or Millbay, which are specifically singled out for protection or enhancement, this does not preclude other areas such as Mount Batten from similar treatment, including development that supports tourism and the visitor economy. The inspector added further that there is no specific requirement to include commercial uses in this residential development but, given the overall wording and intention of the above policies, I conclude that the proposed building dismissed, as the Inspector confirmed that the design of the ground floor of the proposed building would be unacceptable, because it would not provide sufficient life or activity at this key highly prominent waterfront site in the city.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
26/02/2020	19/00910/FUL	2019/0032	Appeal Allowed	APP/N1160/W/19/3238689
Ward				
Plymstock Radford				
Address				
30 Burrow Hill Plymouth PL9 9LE				
Application Description				
Rear ground floor balcony (Part retrospective)				
Appeal Process		Officers Name		
Written Representations		Mr Mike Stone		
Synopsis				
<p>Planning permission was granted for a part retrospective rear balcony. There had been objections from the neighbour to the rear, a property set below the subject property. To try and mitigate the impact on this property a condition requiring the balcony balustrade to be obscure glazed was added. Having reviewed the application, and visited the site, the Inspector did not support the Councils view that the obscure glazing condition was necessary to protect privacy. It was considered that, by virtue of the low height of the balustrade, it did not work as a privacy screen and was therefore unnecessary. 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
26/02/2020	19/01153/FUL	2019/0038	Appeal Dismissed	APP/N1160/W/19/3238556
Ward				
Stoke				
Address				
Eclipse House, 5 Somerset Place Lane Plymouth PL3 4BH				
Application Description				
Change of use from office (Class B1) to no.2 flats (Class C3)				
Appeal Process		Officers Name		
Written Representations		Mr Chris Cummings		
Synopsis				
<p>Planning permission was refused for a change of use from offices (Class B1) to 2 flats (Class C3) as they were considered to be contrary to Policies DEV1 and DEV29 of the Plymouth and South West Devon Joint Local Plan. It was also considered contrary to guidance contained in the Development Guidelines Supplementary Planning Document First Review and the National Planning Policy Framework. Having reviewed the application, and visited the site, the Inspector supported the Council's view that the development results in an unacceptable low level of privacy for occupants of the first floor flat, as well as creating privacy harm to dwellings on Somerset Place. The Inspector did not agree with the Council's view that there would be unacceptable increase in parking that could not be accommodated on site, with surrounding streets already at capacity, leading to highway safety issues. The Inspector noted that although there a shortfall of spaces, the site is in close proximity to necessary daily facilities, including public transport services, and therefore does not specifically conflict with Policy DEV29 of the Joint Local Plan or Supplementary Planning Document guidance. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				