



#plymplanning

**Oversight & Governance**

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Published 02 February 2021

## PLANNING COMMITTEE

Thursday 11 February 2021  
4.00 pm  
Virtual Meeting

**Members:**

Councillor Stevens, Chair

Councillor Tuohy, Vice Chair

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Nicholson, Mrs Pengelly, R Smith, Tuffin, Vincent and Winter.

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

This meeting will be webcast and available on-line after the meeting. By joining this meeting, Councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

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**Tracey Lee**

Chief Executive

## Planning Committee

### AGENDA

#### PART I – PUBLIC MEETING

**1. Apologies**

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

**2. Declarations of Interest**

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

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

The Committee will be asked to confirm the minutes of the meeting held on 14 January 2021.

**4. Chair's Urgent Business**

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

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

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

**6. Planning Applications for consideration**

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

**6.1. 12 Springfield Close, Plymouth, PL9 8QE - 20/01861/FUL (Pages 7 - 14)**

Applicant:	Mr & Mrs Flaxton
Ward:	Plymstock Dunstone
Recommendation:	Grant Conditionally

6.2. TPO 53I 332 Old Laira Road, Plymouth **(Pages 15 - 24)**

Ward: Efford & Lipson

Recommendation: To confirm TPO 53I without modification.

6.3. 42 Compton Avenue, Plymouth, PL3 5DA - 20/01112/FUL **(Pages 25 - 40)**

Applicant: Mr & Mrs Byers

Ward: Compton

Recommendation: Grant Conditionally.

**7. Planning Enforcement (Pages 41 - 42)**

**8. Planning Application Decisions Issued (Pages 43 - 58)**

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>

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## Planning Committee

Thursday 14 January 2021

### PRESENT:

Councillor Stevens, in the Chair.

Councillor Tuohy, Vice Chair.

Councillors Allen, Mrs Bridgeman, Corvid, Sam Davey, Michael Leaves, Nicholson, Mrs Pengelly, R Smith, Tuffin, Vincent and Winter.

Also in attendance: Julie Parkin (Senior Lawyer), Kate Saunders (Area Planning Manager), Mike Stone (Planning Officer), Jane Turner (Planning Officer), Josephine Maddick (Planning Officer), Alistair Wagstaff (Planning Officer) and Helen Rickman (Democratic Advisor).

The meeting started at 4.00 pm and finished at 8.00 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

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

Name	Minute	Reason	Interest
Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.	Minute 87	Know the speaker, Councillor Coker.	Private Interest
Councillor Mrs Bridgeman	Minute 87	Speaking as Ward Councillor	
Councillor Allen	Minute 85	Speaking as Ward Councillor	

### 80. Minutes

Agreed the minutes of the meeting held on 10 December 2020.

**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. Hillborough I Plymbridge Road, Plympton**

Hillborough, I Plymbridge Road, Plympton

Decision:

Application Confirmed TPO 530 with modifications.

(A virtual site visit took place on 14 January 2021 in respect of this item)

**85. 27 Outland Road, Plymouth, PL2 3DA - 20/01605/FUL**

Mr and Mrs Davies

Decision:

Application Refused due to loss of light (policy DEV 1) and the impact on the character of the area. Terracing effect (policy DEV 20).

(Councillor Corvid's proposal to refuse the application based on Policy Dev 1 and Dev 20, seconded by Councillor Nicholson, was unanimously agreed.)

(The Committee heard from Councillor Allen, Ward Councillor, and she took no part in the discussion or vote).

(The Committee heard from Mr Jarman, in objection to the application).

(A virtual site visit took place on 14 January 2021 in respect of this item).

**86. 4A Copse Close Plymouth PL7 1QD - 20/01569/FUL**

Mr Ian Wade

Decision:

Application GRANTED conditionally subject to the inclusion of a condition regarding the retention of a tree, and the removal of Permitted Development rights.

(Councillor Nicholson's proposal to refuse the application based on massing and its overbearing nature, seconded by Councillor Mrs Bridgeman, was put to the vote and declared lost).

(The Committee heard from Councillor Mrs Beer, Ward Councillor).

(The Committee heard from Ms Yunnie, in objection to the application).

(A virtual site visit took place on 14 January 2021 in respect of this item).

87. **Eastern End Of Runway 31 Plymouth City Airport Plymouth - 20/01788/FUL**

Mr Jon Cartwright

Decision:

Application GRANTED in line with the officer recommendation with amendment to condition 5 for the timeframe for remediation work to be agreed by Head of Development Management in consultation with Chair, Vice and Shadow and additional condition relating to the erection of a boundary fence.

(The Committee heard from Councillor Mrs Bridgeman, Ward Councillor, and she took no part in the discussion or vote).

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

(The Committee heard from Councillor Morris, adjacent Ward Councillor).

(The Committee heard from Mr Amor, in objection to the application).

(The Committee heard from Councillor Coker, on behalf of the applicant, in support to the application).

(A virtual site visit took place on 14 January 2021 in respect of this item).

88. **Planning Enforcement**

Members noted the Planning Enforcement Report. The Chair asked that relevant officers to be thanked for their continued good work on enforcement.

89. **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.

**VOTING SCHEDULE 14 JANUARY 2021** (Pages 5 - 6)

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**PLANNING COMMITTEE – 14 January 2021****SCHEDULE OF VOTING**

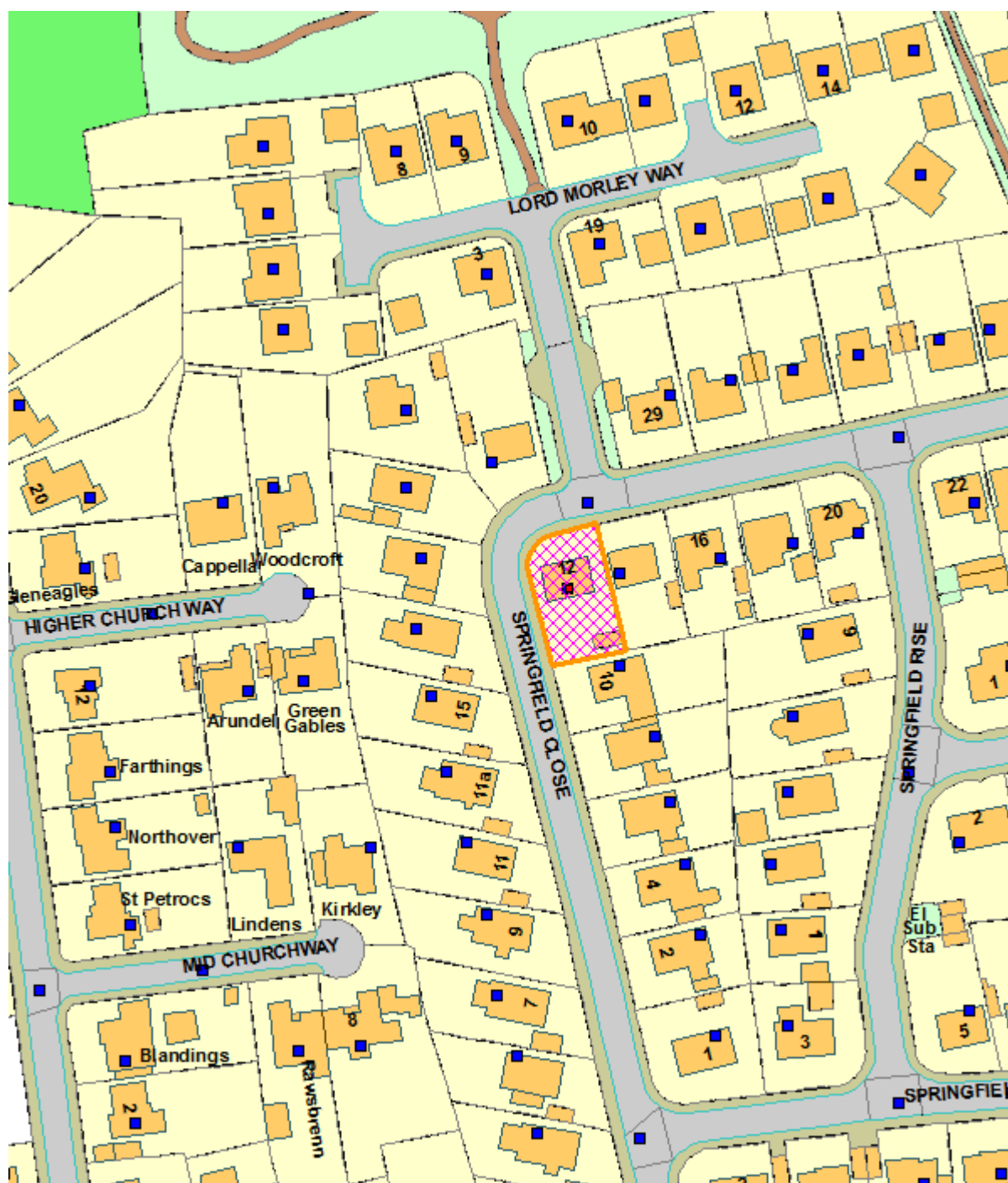
<b>Minute number and Application</b>		<b>Voting for</b>	<b>Voting against</b>	<b>Abstained</b>	<b>Absent due to interest declared</b>	<b>Absent</b>
6.1	Hillborough I Plymbridge Road, Plympton  Confirm TPO 530 with modifications	Councillors Stevens, Tuohy, Allen, Mrs Bridgeman, Corvid, Davey, Mike Leaves, Nicholson, Mrs Pengelly, Rebecca Smith, Tuffin, Vincent and Winter.				
6.2	27 Outland Road, Plymouth, PL2 3DA - 20/01605/FUL  Move to refuse - Proposed by Councillor Corvid and Seconded by Councillor Nicholson.  Application Refused due to loss of light (policy DEV 1) and the impact on the character of the area/terracing effect (policy DEV 20).	Councillors Stevens, Tuohy, Corvid, Davey, Tuffin, Vincent, Winter, Mrs Bridgeman, Mike Leaves, Nicholson, Mrs Pengelly and Rebecca Smith			Councillor Allen spoke as Ward Councillor on this item.	
6.3	4A Copse Close Plymouth PL7 1QD - 20/01569/FUL  Move to refuse – Proposed by Councillor Nicholson and Seconded by Councillor Mrs Bridgeman.  Application GRANTED conditionally subject to the inclusion of a	Councillors Nicholson, Mrs Bridgeman, Michael Leaves, Mrs Pengelly and Rebecca Smith  Councillors Stevens, Tuohy, Allen, Corvid,	Councillors Stevens, Tuohy, Allen, Tuffin, Winter, Vincent and Davey and Corvid.  Councillors Mrs Bridgeman,			

<b>Minute number and Application</b>	<b>Voting for</b>	<b>Voting against</b>	<b>Abstained</b>	<b>Absent due to interest declared</b>	<b>Absent</b>
condition regarding the retention of a tree, and the removal of PD rights.	Davey, Tuffin, Vincent and Winter.	Mike Leaves, Nicholson, Mrs Pengelly and Rebecca Smith.			
<p>6.4 Eastern End Of Runway 31 Plymouth City Airport Plymouth - 20/01788/FUL</p> <p>Approved in line with officer recommendation with amendment to condition 5 for the timeframe for remediation work to be agreed by Head of Development Management in consultation with Chair, Vice and Shadow and additional condition relating to the erection of a boundary fence.</p>	Councillors Stevens, Tuohy, Allen, Corvid, Davey, Rebecca Smith, Tuffin, Vincent and Winter	Councillors Mike Leaves, Nicholson and Mrs Pengelly.		Councillor Mrs Bridgeman spoke as Ward Councillor on this item.	

# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	20/01861/FUL	<b>Item</b>	<b>01</b>
<b>Date Valid</b>	03.12.2020	<b>Ward</b>	PLYMSTOCK DUNSTONE
<b>Site Address</b>	12 Springfield Close Plymouth PL9 8QE		
<b>Proposal</b>	Side extension with front and rear dormers, side boundary wall and front porch.		
<b>Applicant</b>	Mr & Mrs Flaxton		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>28.01.2021</b>	<b>Committee Date</b>	<b>11.02.2021</b>
<b>Extended Target Date</b>	<b>18.02.2021</b>		
<b>Decision Category</b>	PCC Employee		
<b>Case Officer</b>	Mr Mike Stone		
<b>Recommendation</b>	Grant Conditionally		



This application comes before the Planning Committee because the applicant is a Plymouth City Council employee

### **I. Description of Site**

Number 12 Springfield Close is a single storey detached dwellinghouse with accommodation in the roof space and a rear facing dormer on an estate of similar type properties. The house is located on a corner plot at a 90 degree bend in the road. A timber boundary fence separates the main garden directly behind the house from the landscaped strip at the side facing the road. At the rear of the property is a detached garage with a short section of driveway.

The property is in the Elburton and Dunstone Neighbourhood.

## **2. Proposal Description**

Side extension with front and rear dormers, side boundary wall and front porch.

The side extension would be built on the east side of the house, away from the road, and would increase the width of the property by 2.5 metres and would include front and rear dormers. The rear dormer would be enlarged by 4.8 metres. The front dormer would be a new structure. It would be 11.2 metres wide and 1.6 metres deep and 1.3 metres high.

The side wall would vary between 1.6 and 2.4 metres high. A 500mm strip of landscaping would remain on the other side of the fence.

The front porch would be 2.5 metres wide, 1.1 metres deep and 2.5 to the eaves and 3.6 metres to the top of the dual-pitched roof.

## **3. Pre-application enquiry**

There was no pre-application enquiry with this proposal.

## **4. Relevant planning history**

25 Springfield Close, opposite to application property

17/00432/FUL - Formation of front dormer - Granted Conditionally.

## **5. Consultation responses**

Local Highway Authority - no objections.

## **6. Representations**

None received.

## **7. Relevant Policy Framework**

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

As a result of Government policies and guidance regarding lockdown due to Covid 19, the 2020 Housing Survey was delayed by approx. 2 months as site visits could not take place. The 2020 5YLS update is therefore delayed by 2 months and will now be published in September 2020. The impact from Covid 19 is likely to slightly reduce the supply identified for 2020/21 due to 2-3 months of limited/nil construction activity during lockdown. This however would not have the effect to result in a material change to the JLP Authorities 5YLS position, given the substantial 5YLS position at the 2019 monitoring point i.e. 6.4YLS which represents a surplus of 1,977 deliverable dwellings above what is required over the period 2019-2024 to demonstrate a 5YLS.

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

- o Plymouth and South West Devon SPD (July 2020).

The Plymouth and South West Devon Supplementary Planning Document (SPD) has been prepared by Plymouth City Council (PCC), South Hams District Council (SHDC) and West Devon Borough Council (WDDBC) to amplify and give guidance on the implementation of the policies of the Plymouth and South West Devon Joint Local Plan (JLP). The SPD was formally adopted by all three councils in July 2020.

## **8. Analysis**

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

2. The application turns upon policies DEV1 (Protecting health and amenity), DEV20 (Place shaping and the quality of the built environment), DEV26 (Protecting and enhancing biodiversity and geological conservation) and DEV29 (Specific provisions relating to transport), the aims of the Joint Local Plan Supplementary Planning Document (JLP SPD) and the National Planning Policy Framework (NPPF) 2019. The primary planning considerations in this case are the impact on the character and appearance of the area, the impact on neighbour amenity and highway safety.

### **3. Side extension**

#### **Impact on the character and appearance of the area.**

In dealing with side extensions on similar types of properties with a single storey and accommodation in the roof space, officers have accepted that requiring the normal set back from the front elevation and set down at the roof would not work in design terms and would give the property an unsatisfactory appearance and would not provide sufficient space for the applicants. For these reasons and the relatively modest scale of the extension, officers consider it acceptable.

#### **4. Impact on the neighbour amenity.**

There are no windows on the flank wall of the neighbouring property opposite the proposed side extension so the officers are satisfied that there would not be any loss of light to habitable room windows or an unacceptable overbearing effect on outlook. The rear elevations of properties in this part of the street are south facing so benefit from the maximum daylight and sunlight so Officers have no concerns about overshadowing.

**5. Front Dormer and Rear Dormers**

Impact on the character and appearance of the area.

Paragraph 13.49 of the SPD says that;

"Proposals for dormer windows will be considered in the context of their impact on the dwelling, the street-scene and neighbours' amenity."

Paragraph 13.52 says "Dormer windows are only acceptable on the front roof of a property if this is a feature of nearby properties and if they are sensitively designed and located." There are a number of small front dormers in the street and directly opposite the subject property, no. 25, is a large full width dormer approved in 2017. Officers consider the principle of front dormers to be established in the street and to be acceptable in this case.

**6. Impact on the neighbour amenity.**

The SPD says that "habitable room windows facing directly opposite one another should normally be a minimum of 21 metres apart for a two-storey development." The proposed front dormer would be just over 21 metres away from the neighbour's own front dormer so would comply with the SPD guidance.

For the rear dormer, the window to window distance would be around 15 metres. Paragraph 13.18 of the SPD recognises that "the levels of privacy expected from a residential environment will differ depending upon the location...within densely developed contexts such as city, town or neighbourhood centre...it is reasonable to assume that privacy might be less than in lower-density neighbourhoods."

There is already considerable mutual overlooking of gardens and windows at the rear of Springfield Close from high level windows and officers do not consider that the additional bedroom window would result in significant harm.

**7. Front porch**

The JLP SPD says that "Where a street has a clear established building line, the only development that might be acceptable at the front is likely to be a small, sympathetically designed porch." The design of the porch includes a dual pitched roof and materials will match those on the main house. Officers consider that the front porch complies with guidance in the SPD.

**8. Side wall**

The proposed side wall would face the north to south part of Springfield Close. The Local Highway Authority in its consultation response has raised no objections.

**9. Biodiversity**

In order to promote net biodiversity gain in line with Policy DEV26, a condition requiring two enclosed bat boxes or bird bricks to be positioned at eaves level on the property is recommended.

**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**

No Local Finance Considerations.

### **11. Planning Obligations**

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

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

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

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

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

Officers have taken account of the NPPF and S38(6) of the Planning and Compulsory Purchase Act 2004 and concluded that the proposal is acceptable and accords with policies DEV1, DEV20, DEV26 and DEV29 national guidance and specifically paragraph 11 of the NPPF which states that development proposals that accord with the development plan should be approved without delay. The application is recommended for approval.

### **14. Recommendation**

In respect of the application dated 03.12.2020 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****

Existing Site Block Plan & Location Plan PL.05 - received 30/11/20

Existing & Proposed Floor Plans PL.01 - Rev A received 25/01/21

Proposed Site Plan PL.04 - Rev A received 25/01/21

Proposed Elevations PL.03 - Rev A received 25/01/21

Reason:

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

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

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

Reason:

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

#### **3      **CONDITION: MATCHING MATERIALS****

The materials to be used in the construction of the external surfaces of the extension, dormers, porch and side wall hereby permitted shall match those used in the existing building.



Reason:

To ensure that the materials used are in keeping with the appearance of the existing building and the character of the area in accordance with Policy DEV20 of the Plymouth and South Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework 2019.

**4 CONDITION: BIODIVERSITY**

Unless otherwise previously agreed in writing with the Local Planning Authority, the development shall provide the following. The installation of 2 enclosed bat boxes or bird bricks positioned at eaves level in the east or west elevations of an external wall of the building.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Joint Local Plan Policies SPT12, SPT14 and DEV26 and Government advice contained in the NPPF paragraphs 170, 175 and 176.

**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.

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# TREE PRESERVATION ORDER REPORT



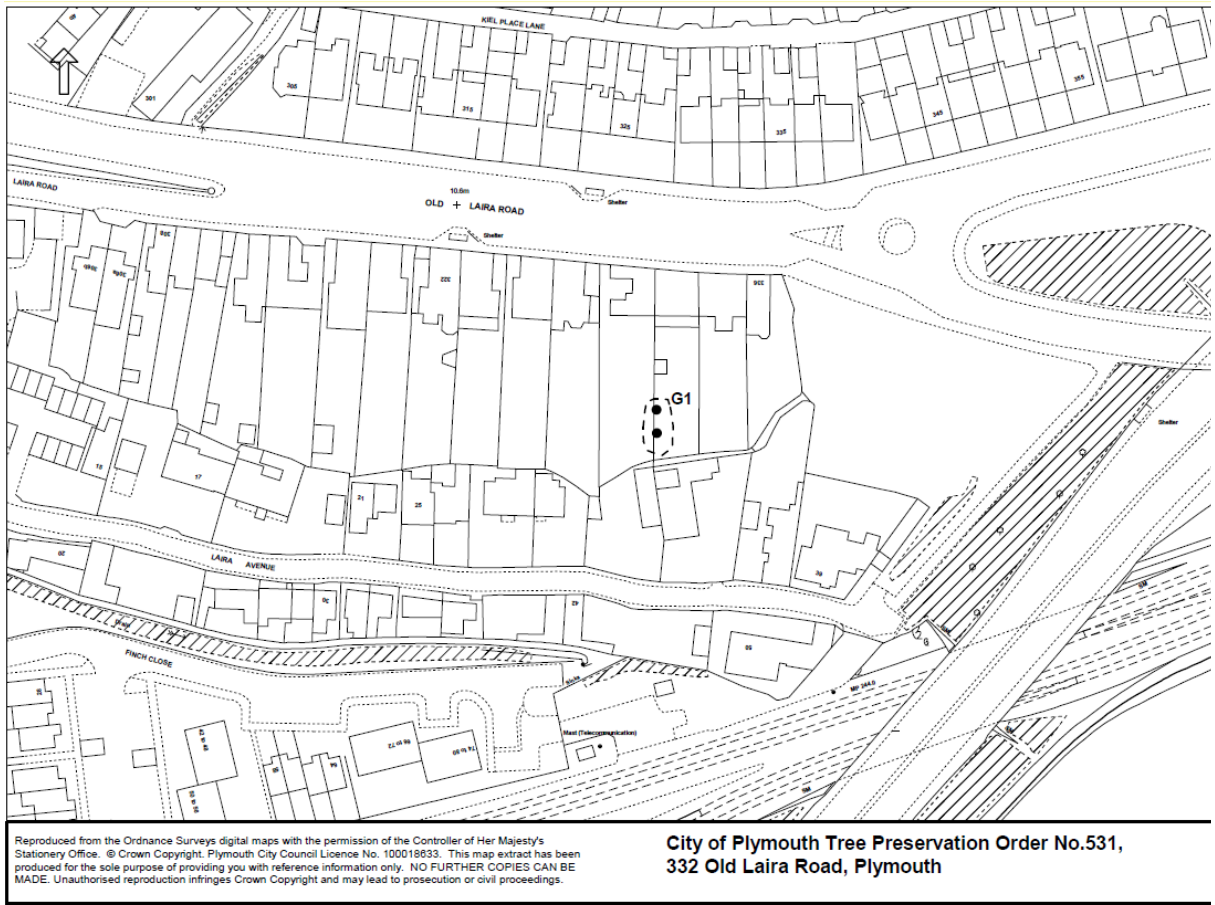
<b>Application Number</b>	TPO 531 332 Old Laira Road, Plymouth	<b>Item</b>	02
<b>Date Valid</b>		<b>Ward</b>	Efford and Lipson

<b>Site Address</b>	332 Old Laira Road		
<b>Proposal</b>	Objection to Tree Preservation Order no.531 332 Old Laira Road.		
<b>Applicant</b>			
<b>Application Type</b>			
<b>Target Date</b>		<b>Committee Date</b>	11/2/21
<b>Decision Category</b>			
<b>Case Officer</b>	Jane Turner		
<b>Recommendation</b>	To confirm TPO 531 without modification.		

<b>Click for documents</b>	<a href="http://www.plymouth.gov.uk">www.plymouth.gov.uk</a>
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## I. Background and description of site

- 1.1 Under delegated authority on the 12<sup>th</sup> August 2020 a group Tree Preservation Order (TPO) was placed on two Monterey Cypress (*Cupressus macrocarpa*) trees at 332 Old Laira Road following a request from a local resident concerned that the trees were going to be removed by a new owner.
- 1.2 The site is the rear garden of 332 Old Laira Road, located at an elevated location above Laira Avenue. The Two Monterey Cypress trees that have grown together are situated near the boundary with 330 Old Laira Road and overhang this property as well as 33 Laira Avenue located below.
- 1.3 One of the two trees has been reduced in height in the past and the other tree closest to 332 Old Laira Road which originally had 3 stems has had the stem closest to the house removed in the past. More recently the new owner had most of the branches removed on one side of one of the two remaining stems just prior to the TPO being made.



### Tree Preservation Order No. 531 map showing location of trees

- I.4 The trees are a prominent feature and make a contribution to the visual amenity of the local area being visible from the adjacent Old Laira Road, Laira Avenue and to all those who use Embankment Road from where they can be clearly seen as you leave or enter the City. In addition they have biodiversity interest. They were protected as a group due to their close proximity to each other.
- I.5 Objections to the Order have been received from the new owner that remain unresolved and the owner of a property in Laira Road. In accordance with our delegated procedures this report has been prepared for the Planning Committee to decide whether or not to confirm the order subject to modifications.

In addition to the objection to the order an application to:-

T1 Monterey Cypress - reduction of lower crown on south side over Laira Avenue by 2m.

T2 Monterey Cypress - reduce height of two stems by approximately 8m to point indicated in the submitted photo and a reduction of the remaining lateral branches over the neighbour's property at 330 Old Laira Road of 1 to 2m to partially redress the balance.

has been submitted on behalf by the new owner Ms Paton based on her Arborist report from Kristian Chesterman of All Arboriculture.

- I.6 The Council is minded to grant permission for works to the trees for reasons of safety but due to legitimate issues raised by local residents in relation to protected species, the condition of the trees, risk to nesting birds and disposal of wood has asked the owner for an extension of time until May 2021 to determine the application so these matters can be addressed. The owner has agreed to this extension.
- I.7 In the meantime the temporary order to protect the trees is due to expire on the 12<sup>th</sup> February hence the need for the Committee to decide whether or not to confirm the order.

**View of GI (2 Monterey Cypress) from Embankment Road**



**TPO 531 view of GI from owners garden 332 Old Laira Road.**



**TPO 531 view of GI from neighbours garden 330 Old Laira Road**



**View from Laira Avenue**



**2. Pre-application enquiry**

N/A

**3. Relevant correspondence/history (available on request)**

Tree Preservation Order No. 531

e-mail requesting Tree Preservation Order

2x Letter of objection to TPO and tree report from All Arboriculture

5x letters of support for TPO

Tree Preservation Application for work to the trees

**4. Consultation responses**

See below

**5. Representations**

**Objections**

Written objections to the making of the order have been received from the owner Ms Paton and a resident who lives in 33 Laira Avenue below the tree. The objections can be summarised as follows:-

**Mrs Paton 332 Old Laira Road** – objects to the protection of the two trees in the group for the following reasons:-

- 1) Serious and imminent danger to our neighbours in Old Laira Avenue whom have requested the tree to be reduced.
- 2) Detrimental impact on house value for our neighbours in Old Laira Avenue
- 3) Detrimental effect to light on our neighbours in Old Laira Avenue

- 4) The over mature nature of the trees
- 5) The over size of the trees
- 6) The previous mismanagement of the trees
- 7) Prominent elevated position – risk of lightning strike, fear of storm damage
- 8) Screening value – consider this is minimal due to height of trees
- 9) Public amenity value – works already carried out have effectively ruined the “look” of the tree

### **Mr and Mrs Coombs 33 Laira Avenue**

Main concern is the height and spread of the 2 Monterey Cypress trees on their neighbour’s property at 332 Old Laira Road and if the trees, or their branches were to fall they would cause significant damage to their home which is located at a lower level. They would like them reduced but retained for wildlife.

### **Support**

5 Letters of support have been received from:-

Mr. Attwell of 330 Old Laira Road,

Helen Brookes from 330 Old Laira Road,

Tess Muttlebury of 330 Old Laira Road,

Mrs Muttlebury 334 Old Laira Road and

Mr Gray of 334 Old Laira Road, Plymouth.

Dr Edgcumbe of Banbury

Their reasons for requesting and supporting the TPO are similar and are summarised as follows:

- The trees provide an important habitat for nesting birds and potential bat roost. They support bees and insects. Birds that use the trees include, Crows, Pigeon, Heron and Owls.
- Significant landmark seen from Embankment Road and further afield
- They screen the view of the Laira Rail Depot
- Act as a buffer to noise, light and air pollution from Laira rail depot and Embankment Road.
- Help stabilise the slope
- Benefit to health and wellbeing; benefit of greenery to mental health
- Part of the historic Village of Laira

## **6. Relevant Policy Framework**

Plymouth’s Plan for Trees

**Protect** – We will *protect* Plymouth’s special trees and woods for future generations:

- Identify existing tree cover and its condition across the city to understand the variety, number and quality of trees within Plymouth
- Maintain an updated record of the extent and make-up of Plymouth’s trees and woodlands;
- Update, review and create new strategies and guidance to ensure that trees are an important element of the sustainable growth of the city;
- Use all available planning and forestry legislation and powers to safeguard Plymouth’s trees.



DEV28 Trees, woodlands and hedgerows of the Joint Local Plan.

Development that would result in the loss or deterioration of the quality of:

Ancient woodland, aged or veteran trees or impact on their immediate surroundings;  
Other woodlands or high amenity trees including protected trees;  
Important hedgerows including Devon hedgebanks; will not be permitted unless the need for, and benefits of, the development in that location clearly outweigh the loss and this can be demonstrated.

## 7. Analysis

7.1 Outlined below is the Natural Infrastructure Officer's response to the objections raised in order:-

### 1) Serious and imminent danger to our neighbours in Laira Ave

A Tree Preservation Order assessment form was used to decide whether or not the trees were considered worthy of protection. Consideration is based on visual amenity, tree health, impact on surrounding structures and special factors such as age, habitat and climate change.

When the order was served, the Natural Infrastructure Officer viewed the trees from the garden and considered that the trees were in reasonable condition but acknowledged that there was an area of the crown in the taller tree that had died back. This was discussed with the owner at the time and explained that the removal of deadwood is exempt and does not need permission to be removed. At the time of the officer's visit, most of the branches had been removed from one stem of the tree closest to the house, before the TPO was served.

The owner's Tree Consultant carried out a Tree Risk Assessment dated 3<sup>rd</sup> September 2020 of the trees that states that both trees are in moderate condition and over mature. The works recommended were considered in the report as medium priority and the trees have a life expectancy of between 6-25 years. Nowhere in the report does it state that the trees are in serious and imminent danger of failing.

The serving of the TPO does not prevent an owner or neighbour from applying for works to the part of the tree that overhangs their property – the Council is not likely to refuse consent for reasonable pruning works.

### 2) Detrimental impact on house value for our neighbours in Old Laira Avenue

This is not a matter the Council can take into consideration when assessing a tree for a TPO. It considers the impact on surrounding structures e.g.; property but as these trees are a reasonable distance from the property in Laira Avenue and Old Laira Road this was not considered to be an issue.

### 3) Detrimental effect to light on our neighbours in Old Laira Avenue

The objector from Laira Avenue has not raised the issue of light to their property in their objection letter summarised above. The trees are located to the north of the property in Laira Ave and therefore would not have an impact on access to sunlight.

### 4) The over mature nature of the trees

The trees are undoubtedly mature, but it does not follow that this maturity makes them dangerous. The Tree Risk Assessment report states they are over mature and in final stages of life

but also of moderate condition and fair vitality. It is the Natural Infrastructure Officer's view that they are in reasonable condition for their age and may have a life expectancy of up to 20 years.

5) The over size of the trees

Being large trees does not necessarily mean that they require maintenance or that they are dangerous. Trees adapt to the location they grow in and put out roots accordingly to maintain their health and stability. As long as there has been no damage to their rooting system e.g.: through change in levels/excavation or disease a tree is unlikely to fail. Although this should be caveated – 'in exceptionally high winds even the healthiest tree can be impacted'.

The shorter tree closest to Laira Avenue has been reduced in height in the past. This type of tree does not regrow from the top and so is not getting taller. The adjacent tree is significantly taller and as it has been recently exposed on one side through the removal of branches, the Council considers that some form of reduction should be carried out to ensure it is safe going forward. This is the subject of a current tree work application.

6) The previous mismanagement of the trees

Officers do not know the reasons why previous works were carried out to these trees. The tree closest to Old Laira Road originally had 3 stems. The closest of the 3 stems to the house was removed by a previous owner. The other tree closest to Laira Ave has had its top removed in the past.

7) Prominent elevated position – risk of lightning strike, fear of storm damage

The trees are prominent being in an elevated location hence their high amenity value. No evidence of a lightning strike or storm damage has been described in the tree risk report. They have grown together as a group and shelter each other. However, since the recent removal of branches on one side of one of the stems, the Council does consider that the taller tree is now more exposed and vulnerable to potential storm damage and considers that some form of reduction should take place to address the imbalance whilst retaining the trees for amenity and wildlife. This is the subject of a current tree work application.

8) Screening value – consider this is minimal due to height of trees

It is clear that the supporters of the TPO do not agree that the screening value of the trees is minimal. They have all referred to the screen that the trees provide and provided photos to illustrate this. Officers consider the trees do have some screening value.

9) Public amenity value – works already carried out have effectively ruined the "look" of the tree

It cannot be denied that the recent removal of branches on one side of one of the 2 trees has reduced its amenity value when viewed from certain angles. However, despite this the Council still considers that the trees are prominent in the area and even if the taller tree is reduced, as a group they will still have amenity value.

7.2 The existence of the TPO will not prevent any regular inspections or any urgent work being carried out when required by the owner. Officers consider that the group can be safely retained to provide amenity, continue to benefit the local wildlife, provide screening, filter pollution and provide a positive impact on health and well-being.

7.3 If a branch is imminently dangerous e.g.: broken/hanging down then the minimum work necessary to make it safe can take place without the need to apply as long as the owner notifies us soon after the event.

7.4 To conclude, a TPO does not prevent the sensible management of trees. It gives the Council control over what works are carried out through the TPO application process. It is acknowledged

that some work should take place to both trees for maintenance/safety reasons and the Council will not withhold reasonable consent for works. However, it is not accepted by officers that there is justification to remove the order from this group of two trees.

#### **8. 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.

#### **9. Local Finance Considerations**

There are no additional financial costs arising from the imposition and administration of the Order that are not included in existing budgets.

#### **10. 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.

#### **11. Conclusions**

It is considered that the objections raised with regard to the TPO do not justify the removal of the TPO from this group of 2 trees. It is the Council's view that many of the objections can be overcome by the granting of specific works under a TPO application that is currently being considered.

#### **12. Recommendation**

To confirm TPO 531 without modification.

#### **14. Conditions**

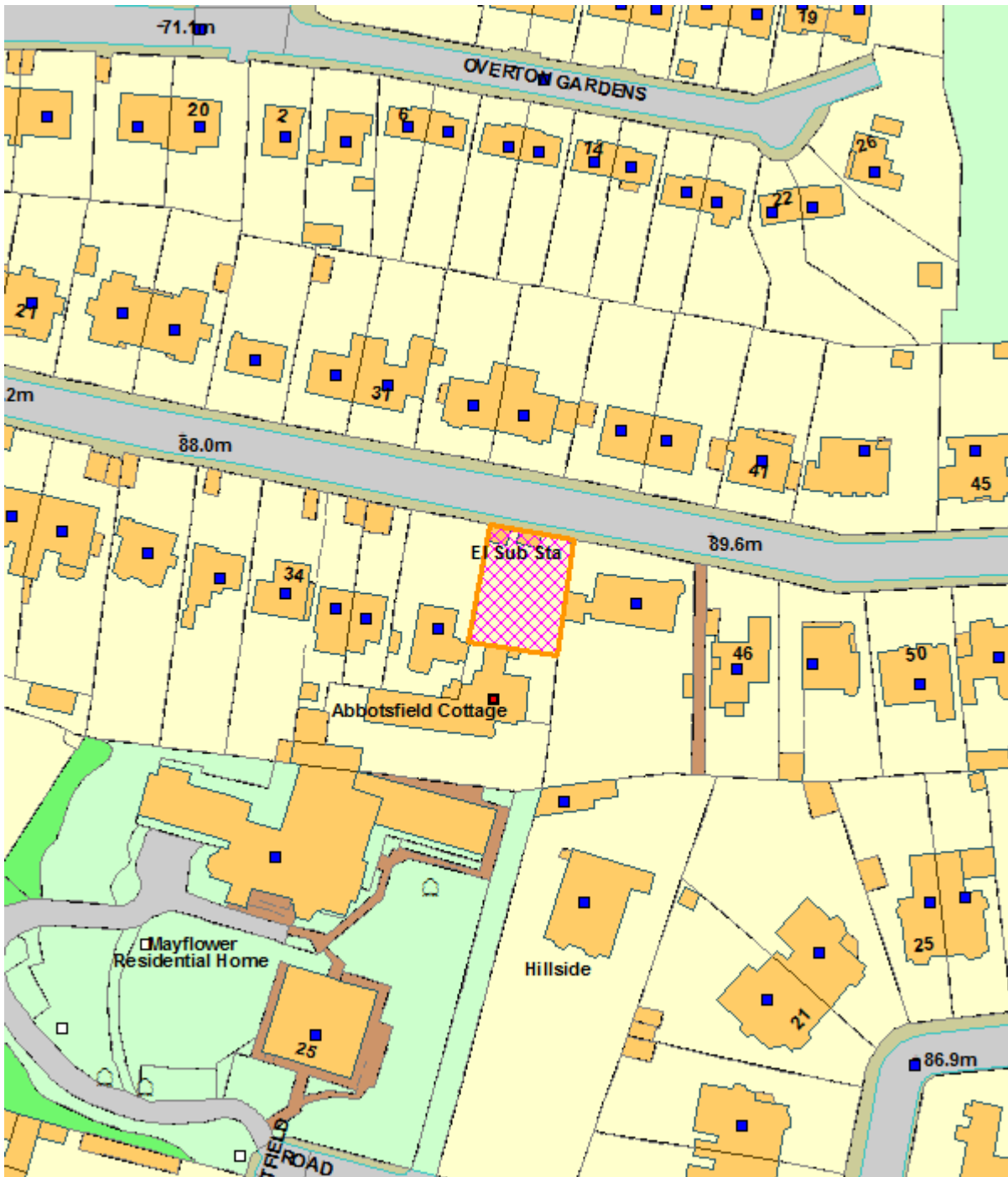
Not applicable

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# PLANNING APPLICATION OFFICERS REPORT



<b>Application Number</b>	20/01112/FUL	<b>Item</b>	<b>03</b>
<b>Date Valid</b>	05.08.2020	<b>Ward</b>	COMPTON
<b>Site Address</b>	42 Compton Avenue Plymouth PL3 5DA		
<b>Proposal</b>	Detached dwelling and associated landscaping and car parking		
<b>Applicant</b>	Mr & Mrs Byers		
<b>Application Type</b>	Full Application		
<b>Target Date</b>	<b>30.09.2020</b>	<b>Committee Date</b>	<b>11.02.2021</b>
<b>Extended Target Date</b>	<b>20.11.2020</b>		
<b>Decision Category</b>	Councillor Referral		
<b>Case Officer</b>	Miss Amy Thompson		
<b>Recommendation</b>	Grant Conditionally		



This planning application has been referred to Planning Committee by Cllr Andrea Johnson

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

The application site is the garden of 42 Compton Road which is a large detached property, located in the Compton area of the city. The site has two accesses, a pedestrian access form Compton Avenue and a vehicular entrance with a drive from Courtfield Road. The application site is adjacent but outside of the Mannamead Conservation Area. The application site is set above the road level at Compton Avenue.

### **2. Proposal Description**

Detached dwelling and associated landscaping and car parking

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

19/01119/MOR- Pre-application for a new dwelling - Officers did not support the proposal and considered the proposed new dwelling unacceptable.

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

None.

### **5. Consultation Responses**

Local Highway Authority- No objection subject to recommended conditions that ensures the proposed dwelling is not occupied until the parking area is provided, the sight lines are preserved and that any door or canopy does not overhang the public highway.

Public Protection Service- No objection subject to recommended condition restricting construction hours.

Natural Infrastructure Team- No objection subject to recommended condition to require two bat boxes/ bored bricks within the fabric of the building.

Local Lead Flood Authority- No objection subject to recommended condition requiring further drainage details.

### **6. Representations**

Six public comments received during the initial public consultation period, which raised objections on the following grounds:

#### Design

- Inappropriate style and location, out of character
- Visually intrusive
- Overdevelopment of a garden
- Close proximity to Mannamead Conservation Area
- Loss of visual character from demolishing substantial section of historic wall
- Out of character with the layout of existing housing
- If the opening in the wall is made larger as per highway comments it will expose the inappropriate (design & materials) of the proposed dwelling
- Large opening within wall that would be detrimental to streetscape

#### Highways

- Loss of on street parking, impact on parking provision
- Impact on highway safety
- Access for emergency services

#### Neighbour Amenity

- Disturbance to neighbours, highway through constructions
- Impact on standard of living
- Loss of day/sunlight
- Loss of privacy/ overlooking
- Large opening within wall that would be invasive for people who live opposite.

#### Other

- Setting a precedent
- Structural safety of boundary wall
- Concerns the property would be sold on, be a buy to let, B&B, Air B&B or business
- Concerned the loft will be converted to a bedroom
- Close proximity to sub-station and potential health risks
- No submitted plans showing how the donor dwelling will look once part of it has been demolished

- Bin store could cause a smell when entering the property
- The property could be used as an annexe

The application has been amended twice. Following further publicity of the latest plans, a further 26 public comments have been received, which raised additional objections on the grounds of:

- \* Lack of garden space
- \* Increased footprint and height
- \* Harmful to local residents amenity
- \* conflict with policy DEV10.6 regarding garden development
- \* Question how the soakaway will work and consider flooding of sub-station
- \* Ridge line above donor dwelling
- \* Not in keeping with building line
- \* Overshadowing
- \* Concerns of damp voids between donor and neighbours properties and height on new boundary wall
- \* Plans misrepresent the line of sight

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

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

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 (MHCLG) of their choice to monitor at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) 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. On 13th February 2020 MHCLG published the HDT 2019 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 139% and the consequences are "None".

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 6.1 years at end March 2020 (the 2020 Monitoring Point). This is set out in the Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2020 (published 22nd December 2020).

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

- Plymouth and South West Devon Supplementary Planning Document (SPD) 2020



## **8. Analysis**

1. This application has been considered in the context of the development plan, the adopted Joint Local Plan, the Framework and other material policy documents as set out in Section 7.
2. This application has been assessed against the Council's adopted planning policy in the form of the Plymouth and South West Devon Joint Local Plan policies are SPT1 Delivering sustainable development, SPT3 Provision for new homes, DEV1 Protecting health and amenity, DEV2 Air, water, soil, noise, land and light, DEV7 Meeting local housing need, DEV9 Meeting local housing need in the Plan Area, DEV10 Delivering high quality housing, DEV20 Place shaping and the quality of the built environment, DEV26 Protecting and enhancing biodiversity and geological conservation, DEV28 Trees, Woodlands and Hedgerows, DEV29 Specific provisions relating to transport, DEV31 Waste management, DEV32 Delivering low carbon development, DEV35 Managing flood risk and water quality impacts and the National Planning Policy Framework (NPPF).
3. The primary planning considerations in this case are deemed to be: the principle of the development, the impact on character and appearance of the area; the design; drainage; the impact on amenity; and impact on the natural environment and biodiversity.

### **Principle of Development**

4. Paragraph 70 of the NPPF states that 'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'. The Local Planning Authority has created policies to assess such matters, with the JLP recognising the importance of preventing inappropriate and harmful back land development and to protect gardens that significantly contribute to the established character of the area.
5. Retaining and enhancing the character of an area and responding to established patterns of development is a core theme of the adopted Joint Local Plan. Policy DEV10 (6) of the JLP states that 'to protect the quality of the urban environment and prevent 'town cramming', development of garden space within Plymouth and the towns will only be permitted where it does not adversely affect the character and amenities of the area, and where the proposal can demonstrate that it contributes to the creation of sustainable linked neighbourhoods'.
6. The application site is a large L shaped parcel of land that is accessed either from Compton Avenue or Courtfield Road. The donor dwelling is a large bungalow property that the supporting statements states has 14 rooms, double garage, parking area and driveway. The proposal seeks to erect a new dwelling within the garden area to the north of the site with access from Compton Avenue. The donor dwelling is proposed to retain the existing garage, drive and parking area and will be accessed via Courtfield Road.
7. Compton Avenue is made up of a mixture of semi-detached and detached two storey properties and bungalows. To the west of the site is a detached two storey dwelling and to the east is a detached bungalow. There is not a clear building line or architectural style within Compton Avenue. It is therefore considered that there is not a set pattern of development within the area. The application site is larger in size when compared to the surrounding plots. Therefore, subject to satisfactory layout, design and protection of amenities officers consider the principle of redevelopment is accepted.

### **Design and impact on the street-scene**

8. The application was originally submitted as a two storey dwelling that fronted onto Compton Avenue with little set back from the road. Public comments received raised concerns with regards to the design and made reference to a low level single storey bungalow set back towards the current building would be more acceptable. Officers also considered the proposed dwellings design and

layout to have a negative visual impact on the street scene. These concerns were raised with the applicant who therefore amended the scheme to amend the design of the property from a two storey dwelling to a bungalow and set the property back towards the donor dwelling.

9. The amended proposal seeks to erect a detached two bedroom bungalow within the garden of the donor dwelling. The proposed dwelling will front onto Compton Avenue and will have a front garden area and off-street parking area. Access from Compton Avenue which will be created by removing a section of the existing tall stone boundary wall. The application site is set above road level at Compton Avenue therefore the proposal seeks to reduce the ground level of part of the garden to allow for off-street parking. Due to the ground level changes the proposed dwelling will be set above road level, similar to the donor dwelling and neighbouring properties to the west of the application site.

10. The dwelling is proposed to be finished in coloured render, with a slate roof and UPVC or powder coated aluminium windows and doors.

11. As previously mentioned there is no clear building line or architectural style within Compton Road, the proposed design and materials are considered to be acceptable and would not be overbearing, dominant or significantly harm the character or appearance of the area. The bungalow design and its set back from Compton Road reduces its impact on the street-scene and would ensure it would not have a domineering impact when viewed from Compton Avenue.

12. While the loss of part the stone boundary wall is regrettable it is not considered a reason to refuse this application considering that the wall is not listed or in a Conservation Area. The applicant has agreed to re-use the stone which will be removed from the boundary wall and face the retaining wall behind it to reduce the visual impact.

13. It is officers' opinion that the amended scheme has improved from the originally submitted scheme, the applicant considered the concerns raised and submitted an amended scheme that is of an improved design. The proposed materials, design and scale of the dwelling would not dominate or be overbearing when considered with the context of the local area. The proposal is therefore considered to be in accordance with Policies DEV10 and DEV20 of the Joint Local Plan.

#### Neighbour and Occupier Amenity

14. The proposal seeks to provide a two bedroom property. The proposal exceeds the minimum standard of a two bedroom property set out National Space Standards, with a proposed internal floor space of approximately 191sqm.

15. Table 11 of the Plymouth and South West Devon SPD (2020) sets out the minimum standards for outdoor amenity space and states that detached dwelling should have a minimum of 100m<sup>2</sup>. The proposed external amenity space exceeds this guideline.

16. It is important that new developments do not have an unreasonable impact on the amenity currently enjoyed by neighbouring properties.

17. To the east of the site is 44 Compton Avenue, a detached bungalow which is set forward of the proposed dwelling. Between 44 Compton Road and the application site is a pitch roof garage that serves 44 Compton Road and a stone boundary wall. 44 Compton Road has ground floor and first floor windows that overlook the application site. The ground floor windows are largely screened by the boundary wall and partly screened by the garage. The upper floor window would overlook the garden of the proposed dwelling but would not directly overlook the proposed dwelling due to its proposed positioning. The proposal therefore would comply the guidance set out in the Supplementary Planning Document with reference to outlook and privacy.

18. The proposal seeks to have all upper floor side windows within the gable ends to be obscured glazed to protect neighbours privacy. While the proposal does not include any windows on the lower ground floor that would directly face 44 Compton Avenue the proposed lounge window on the eastern elevation which is the closest to the neighbouring property would be a high level window to further protect the privacy of the neighbours and occupiers. It is also noted that the boundary wall would also act a screen to further protect neighbours privacy.

19. 44 Compton Avenue will be able to overlook the proposed garden of the new dwelling however this is considered acceptable considering that it currently is able to overlook the garden of 42 Compton Avenue, therefore officers consider it would be unreasonable to refuse this application on these grounds.

20. To the west of the application site is 40 Compton Avenue, a two storey detached property, which would be set just behind the proposed dwelling. The neighbouring property has no ground floor windows that overlook the application site however does have windows at first floor level that serve a bathroom, a hallway/ stairwell and office that overlook the application site.

21. All the proposed windows on the western elevation that face 40 Compton Avenue are proposed to be obscured apart from one on the ground floor that will serve a utility room. It is therefore considered that the proposal would not impact on the privacy of 40 Compton Avenue.

22. Paragraph 13.28 of the Plymouth and South West Devon Supplementary Planning Document (SPD) states that in order to protect the outlook of neighbouring properties, the minimum distance between a main habitable room window and a blank wall, should be at least 12m. The proposal would be built in front of the side first floor windows of 40 Compton Avenue. The proposed dwelling would be approximately 6.5 metres away from the side window that serve an office and approximately 5.3m from the windows that serve the bathroom and hall way. The bathroom windows are obscured glazed, the other window serves a hallway/ stairwell which is not considered a habitable room and another window that serves an office. The office room is considered to be a habitable room but the window is considered to be a secondary window as the room is also served by a larger additional window on the front elevation. The windows would overlook the roof of the proposed dwelling and would not look out onto a blank wall. It is therefore considered the proposal would not have a significant impact on the outlook of the neighbours at 40 Compton Avenue.

23. When considering the loss of light to the habitable room windows of neighbouring properties the SPD sets out the 25 and 45 degree guideline which should be followed. The 45 degree angle is taken from the closest habitable room window of the closet ground floor habitable room of the neighbouring property towards the proposed development. In this case the closest habitable room window would be the window within the front elevation of 40 Compton Avenue, which is within a recently constructed side extension that serves a kitchen and family room.

24. The proposed corner of the dwelling sits on the 45 degree line from the neighbour's window. Paragraph 13.34 of the SPD states that development is normally only considered acceptable if it does not cross the 45 degree line, however relaxation of this guideline may be considered where there is a high boundary wall between the properties. Having considered the tall boundary wall and vegetation between the properties and the corner of the property sitting on the 45 degree guideline it is considered that the proposal would not result in an undue loss of sunlight/daylight to the neighbouring property at 40 Compton Avenue. It is noted by officers that the side extension that serves the kitchen/ family room has roof lanterns that may result in the loss of light from the proposal however these are considered to be secondary windows and is not considered to be reason to refuse this application.

25. Officers have also considered the 25 degree elevated guideline for the windows of the neighbouring property and due to the positioning and height of the proposed property the development complies also complies with this guideline. It is therefore considered that the proposal would not cause a determinately loss of sunlight/daylight to the neighbours property.

26. Due to the positioning and distance between the proposed dwelling and the neighbouring property at 44 Compton Avenue to the east it is considered that the proposal would not cause a significant loss of sunlight/daylight to the neighbour's property.

27. To the north of the proposed site is 35 Compton Avenue, which is a two storey semi-detached property that faces the proposed dwelling but is separated by the Compton Avenue. Due to the topography of the site the proposed dwelling would be set above the neighbouring property at 35 Compton Avenue. The approximate distance between the front elevation of the proposed dwelling and the 35 Compton Avenue is 31m.

28. Paragraph 13.9 of the Plymouth and South West Devon Supplementary Planning Document (SPD) states that habitable room windows facing directly opposite one another should be a minimum of 21 metres apart for a two-storey development or increased to 28 metres when one or more of the buildings are three-storeys in height. The proposal exceeds this guidance therefore it is considered that the proposal would not have a detrimental impact on the neighbour's privacy. Having considered this distance it is also considered that the development would not impact on the neighbour's outlook either.

29. Part of the donor dwelling is proposed to be demolished to allow for the new dwelling. The demolished part of the building currently serves a pool room, kitchen and toilet. The donor dwelling is therefore seeking to convert an existing dining room into a kitchen to serve the donor dwelling. The wall of the donor dwelling will have no windows that will overlook the application and the site will be separated to ensure that there is a clear boundary between the donor and proposed dwelling. It is not considered that the proposed dwelling would impact on the privacy, outlook or access to sunlight of the donor dwelling.

30. It is considered that the proposed development would not harm the adjacent neighbouring buildings or future occupiers of the proposed or donor dwelling in the context of the existing amenity enjoyed by residents and is therefore acceptable in accordance with polices DEV1, DEV7 and DEV20 of the Joint Local Plan and the NPPF.

#### Highways and Parking

31. The proposal seeks to provide two off-street car parking spaces with new vehicular access taken from Compton Avenue. The proposed parking area complies with the Development Guidelines SPD and the Local Highway Authority have raised no in principle objections to the proposed parking arrangement.

32. The Local Highway Authority (LHA) originally sought amendments to ensure that the proposal provided adequate visibility, therefore amended plans were provided by the applicant that reconfigured the access point to address the Highway Authority concerns. The Local Highway Authority reviewed the amended plans and stated that the plans will achieve an acceptable amount of inter-visibility to safeguard vehicular access and pedestrian movement. The Local Highway Authority therefore has no objections to the proposal subject to conditions that ensure the proposed dwelling is not occupied until the parking area is provided, the sight lines are preserved and that any door or canopy do not overhang the public highway.

33. Having considered the advice of the LHA and the relevant policies, Officers consider that the proposed development is acceptable in principle and subject to the added recommended condition

the proposal will comply with Policy DEV29 of the adopted Plymouth and South West Devon Joint Local Plan.

Ecology, biodiversity, trees

34. The site does not fall within any green space or biodiversity network area and the submitted information states there are no trees on site.

35. A tree report was requested at pre-application stage however the Tree Officer noted that the agent advised that the neighbour had removed the one significant Pine tree adjacent to the site. The Tree Officer therefore stated that they had no objection to the scheme as there are now no trees of note on or adjacent to the site and the fruit trees are to be retained.

36. While it is not considered that the proposal will have a particularly negative impact on the surrounding natural environment, DEV26 seeks to achieve a biodiversity net gain from developments in the Joint Local Plan area. The Natural Infrastructure Team does not object to the scheme, however a condition would be attached to any consent that requires the installation of two bat/bird bricks installed within the fabric of the property.

37. With the use of conditions the proposal is considered acceptable in terms of biodiversity and accords with Policy DEV26 and DEV28 of the Joint Local Plan.

Habitats Regulation Assessment

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

Drainage

39. The submitted information states that the proposed surface water drainage strategy will be using infiltration with a soakaway proposed.

40. The site is in Flood Zone 1 and is located within a Critical Drainage Area. It is considered that the development will not be at risk of flooding. The Local Lead Flood Authority has not raised any objection to the proposal but has recommended a condition requiring details of the proposed drainage strategy to be submitted prior to work commencing on site.

41. The principle of the drainage proposal is considered acceptable and accords with policy DEV35 of the Joint Local Plan.

Public Protection Service

42. The Public Protection Service has not raised any concerns with regards to contamination but have recommended a condition restricting construction and demolition hours to between 08.00 to 18.00 hours Monday to Friday and 08.30 to 13.00 on Sundays. An informative would be added to the consent that requires construction work to comply with the the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites.

Refuse

43. There is proposed to be bin storage area within the parking area to the front of the site and a condition is recommended on any approval to ensure a clear area is set up for bin storage and they are kept in this area on all days except for collection day. This is considered to be acceptable as the proposal complies with policy DEV31 of the Joint Local Plan.

### Other issues

44. Concerns have been raised regarding the impact on human life due to the close proximity of the substation, which is a source of electric and magnetic fields (EMF).

45. Planning policy and guidance does not specifically refer to substations (or matters regarding electric & magnetic fields), in terms of the Development Plan or the National Planning Policy Framework. However, there are policies referring to the amenity of nearby occupiers in the Local Plan, and there are general references regarding health matters in the National Planning Policy Framework (NPPF). The NPPF indicates that impacts from pollution (upon amenity) should be considered, and pollution is defined as 'anything that affects the quality of land, air, water, or soils, which might lead to an adverse impact on human health, the natural environment, or general amenity (pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise, and light)'.

46. The UK Government set exposure guidelines for EMFs and the electricity system complies with these. All substations comply with these limits. There is no set "safe distance" between a property and a substation to achieve compliance, and there are no restriction on how close a property can be to a substation.

47. Given that there is no specific planning policy or referring to substations or electric & magnetic fields next to residential properties it is considered that a planning application for a new dwelling within close proximity to a substation such as this should not be refused on the grounds of health safeguarding.

48. Concerns have also been raised regarding a precedent being set for future development in this area however each applications is determined on its own accord and on a case by case basis.

49. Public comments have raised concerns that the property would be sold on, be a buy to let, B&B, Air B&B or business. Planning permission would first need to be sought to change the use the property to a bed and breakfast or business, but it is not a planning consideration if the property was to be sold on or was available to let.

### **9. Human Rights**

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

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

The proposal is considered to be CIL liable development.

### **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.

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

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

The development has been the subject of pre-application discussions and the applicant has taken on board the advice of officers and has amended the scheme to overcome the concerns raised. Officers consider the scale, massing and design approach is appropriate and takes in to account the context and design of surrounding buildings. In addition the impacts on the amenity of surrounding properties has been controlled.

In conclusion officers consider the proposal will not have a significant detrimental impact on neighbouring amenity or have a significant impact on the character or appearance of the area. The application is therefore recommended for approval.

## **14. Recommendation**

In respect of the application dated 05.08.2020 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****

Location Plan I108/3/3 - received 07/01/21

Floor Plans - Concept 3 I108.3.2 - received 07/01/21

Elevations - Concept 3 I108.3.3 - received 07/01/21

Site Layout As Proposed I108.3.4 - received 07/01/21

Elevations To Compton Avenue I108.3.6 - received 18/01/21

Section Thro' Site Showing Existing and Proposed Dwellings I108.3.5 - received 18/01/21

Reason:

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

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

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

Reason:

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

### **3 CONDITION: SURFACE WATER DRAINAGE**

#### **PRE-COMMENCEMENT**

No development shall take place until details of the proposals for the disposal of surface water have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the building hereby permitted is first occupied. Details include:

- a) The proposed development is located within a Critical Drainage Area and is required to submit a drainage strategy that meets the design standards in the Plymouth Local Flood Risk Management Strategy.
- b) It is recommended by BRE365 to not include infiltration through the base of any infiltration device in the design of a surface water drainage system. Any infiltration device should be located greater than 5m from property or public highway.
- c) For infiltration drainage systems, a ground investigation study including an assessment of the underlying geology should be undertaken to assess and confirm the anticipated path the water will take having been discharged to the proposed soakaway. This is to confirm that water will not follow a pathway that ultimately impacts upon third party land or property.
- d) In an extreme event that exceeds the design standard, a surface water exceedance flow route should be identified on a plan from the point of surcharge that shows the route exceedance flows will take both on and off site and demonstrating that these flows do not increase the risk of flooding to properties on and off the site and or to Third Party Land including the Public Highway. Exceedance flows should be intercepted and contained on site as far as this is reasonably practicable and safe to do so, ensuring that flows are directed away from public access areas.
- e) A construction environment management plan incorporating method statements should be submitted to demonstrate how the new drainage system and water environment is protected during the demolition and construction phase.
- f) Details should be submitted of how and when the system is to be managed and maintained.

Prior to occupation of the site it shall be demonstrated to the satisfaction of the Local Planning Authority that relevant parts of the scheme have been completed in accordance with the details and timetable agreed. The scheme shall thereafter be managed and maintained in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with Policy DEV 35 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework.

Justification: To ensure the drainage provisions within the development are adequately provided for before development commences and does not cause undue problems to the wider drainage infrastructure.

### **4 CONDITION: DETAILS OF BOUNDARY TREATMENT**

#### **PRE-OCCUPATION**

The dwelling hereby approved shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is first occupied. Development shall be carried out in accordance with the approved details.



Reason:

To ensure that the details of the development are in keeping with the standards of the vicinity in accordance with Policy DEVI and DEV20 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework

**5 CONDITION: ECOLOGICAL MITIGATION**

**PRE-OCCUPATION**

The dwelling shall not be occupied until 2no. enclosed bat boxes/bird bricks have been installed within the fabric of the building.

Reason:

In the interests of the retention, protection and enhancement of wildlife and features of biological interest, in accordance with Policies SPT11 and DEV26 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

**6 CONDITION: PROVISION OF PARKING AREA**

**PRE-OCCUPATION**

Each parking space shown on the approved plans shall be constructed, drained, surfaced and made available for use before the unit of accommodation that it serves is first occupied and thereafter that space shall not be used for any purpose other than the parking of vehicles

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with DEV29 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

**7 CONDITION: BIN STORAGE**

**PRE-OCCUPATION**

No dwelling shall be occupied until the bin storage area shown on the approved plans has been made available for use. The bin storage area shown on the approved plan shall remain available for its intended purpose and shall not be used for any other purpose without the prior consent of the Local Planning Authority. Bins shall be stored in this area at all times except for collection day.

Reason:

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

**8 CONDITION: OBSCURE GLAZING**

Notwithstanding the provisions of Article 3 and Class A of Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the east and west elevation first floor windows shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy of occupants and that of occupiers of adjacent dwellings in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan 2019 as permitted by article 4 paragraph 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

**9 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT**

Notwithstanding the provisions of Article 3 and Classes A, B and C 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 or other alterations, including to the roof, shall be constructed to the dwelling hereby approved.

Reason:

In order to protect the amenity of neighbouring dwellings, in accordance with Policies DEVI and DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

**10 CONDITION: PRESERVATION OF SIGHT LINES**

No structure, erection or other obstruction exceeding 600mm in height shall be placed, and no vegetation shall be allowed to grow above that height, within the approved sight lines to the site access at any time.

Reason:

To preserve adequate visibility for drivers of vehicles at the road junction in the interests of public safety in accordance with Policy DEV29 of the Plymouth and South West Devon JLP 2019.

**11 CONDITION: OVERHANG ON PUBLIC HIGHWAY**

No part of the proposed canopy shall overhang onto the public highway and the underside of the canopy shall maintain a minimum vertical clearance of at least 2.4 metres from the ground level at any time.

Reason:

In the interests of highway and pedestrian safety in accordance with Policy DEV29 of the Plymouth and South West Devon JLP 2019.

**12 CONDITION: GARAGE DOOR TYPE (RESTRICTED DRIVE)**

Any door to the garage hereby permitted shall be of a type that does not project beyond the face of the garage when open or being opened.

Reason:

In order that the door can be opened even when a car is parked in front of it, due to the limited length of the driveway in accordance with DEV29 of Plymouth and South West Devon Joint Local Plan 2014-2034 (2019) and the National Planning Policy Framework 2019.

**13 CONDITION: EXTERNAL MATERIALS**

In accordance with the details set out in the submitted plans the external materials of the dwelling hereby approved shall be: external walls finished in render, slate roof tiles, UPVC or powder coated aluminium window frames and doors. The proposed retaining wall adjacent to Compton Avenue will be faced in re-used natural stone from the demolished part of the boundary wall on site.

Reason:

To ensure that the materials used are in keeping with the character of the area in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2019 and the National Planning Policy Framework 2019.

**14 CONDITION: BEDROOMS**

No more than two rooms at the property shall be used as bedrooms. Only the rooms labelled "bedroom" on the approved plans shall be used as bedrooms, unless the Local Planning Authority gives written approval to any variation of this requirement.

Reason:

The number of bedrooms proposed in the application is considered acceptable any further bedrooms could have an impact on neighbour amenity and would need to be assessed on its merits. This condition is in accordance with policy DEVI and DEV10 of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework

## INFORMATIVES

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

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

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

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

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

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

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

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

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

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

### 3 **INFORMATIVE: KERB LOWERING**

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

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

During development of the scheme approved by this planning permission, the developer shall comply with the relevant sections of the Public Protection Service, Code of Practice for Construction and Demolition Sites, with particular regards to the hours of working.

The Code is available from the Plymouth City Council website

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Plymouth City Council  
 Planning Compliance Summary – to end of January 2021

Cases outstanding	422
Cases received this month	32
Cases closed this month	25
(No breach identified)	(14)
(Informal/formal action taken)	(11)
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
Advertisement Removal Notice	0
Breach of Condition Notice	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	0
Prosecutions Live	0

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# Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
05/01/2021	Granted Conditionally	20/01445/FUL	Mr Neal Stoneman	Retention of mobile caravan for ancillary residential use	St Annes House Jennycliff Lane Plymouth PL9 9SN	Mrs Karen Gallacher
05/01/2021	Granted Conditionally	20/01527/TPO	Mr Nigel Coles	Plane (T1) - reduce the north eastern part of the crown overhanging garden of 5 Parkfield Drive by up to 5m to natural growth points. No reduction required on south western half of crown over Beechwood Rise. Minor reduction of height 1-1.5m where appropriate to balance (amendments agreed with owner and tree surgeon).	5 Parkfield Drive Plymouth PL6 8AR	Mrs Jane Turner
05/01/2021	Granted Conditionally	20/01696/FUL	Plymouth Community Homes	Removal of existing communal TV aerials and satellite dishes and associated cabling and fixing brackets and replacement with new TV aerials and satellite dishes and internal /external rerouting of cables.	Multiple Addresses In How Street, Looe Street And Vauxhall Street Plymouth	Mr Mike Stone
05/01/2021	Granted Conditionally	20/01697/LBC	Plymouth Community Homes	Removal of existing communal TV aerials and satellite dishes and associated cabling and fixing brackets and replacement with new TV aerials and satellite dishes and internal /external rerouting of cables.	Multiple Addresses In How Street, Looe Street And Vauxhall Street Plymouth	Mr Mike Stone
05/01/2021	Granted Conditionally	20/01808/TCO	Richard Badham	Sycamore - reduce to a height of 1m.	Flat C, 18 Wilderness Road Plymouth PL3 4RN	Mrs Jane Turner
05/01/2021	Granted Conditionally	20/01845/FUL	Mr & Mrs Pink	Demolition of existing garage and erection of single storey rear/side extension and detached workshop/store	20 Rollis Park Road Plymouth PL9 7LY	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
06/01/2021	Granted Conditionally	20/01663/FUL	Mr Steve Sims	Ancillary office and re-construction of front boundary wall (part-retrospective).	156 Beacon Park Road Plymouth PL2 2QR	Mr Macauley Potter
06/01/2021	Agreed	20/01860/CDM	Mr Maciej Meldner	Condition Discharge: Condition 3 of application 20/00035/FUL	2 Mount Gould Avenue Plymouth PL4 9EZ	Mr Chris Cummings
07/01/2021	Granted Conditionally	20/00960/FUL	Mr N Bartlett	Two storey rear extension.	6 Churchill Way Plymouth PL3 4PR	Mr Mike Stone
07/01/2021	Granted Conditionally	20/01309/FUL	Hifzul Moosa	Proposed 5G upgrade of existing telecommunications site	Devonport House, 24 Park Avenue Devonport Plymouth PL1 4BB	Miss Josephine Maddick
07/01/2021	Split Decision	20/01641/TPO	Mr Wudecki	Lime (T1) - Crown lift by 1.5-2m and reduce crown spread by 1.5m. Beech (T2) - Reduce crown extending towards property by 2m and in height by 1.5-2m. Beech (T3) - Reduce in height by 3-4m. Turkey Oak (T4) - Reduce lower lateral braches extending over neighbours property by 3-3.5m.	9 Esthwaite Lane Plymouth PL6 5FQ	Mrs Jane Turner
07/01/2021	Granted Conditionally	20/01680/FUL	Mr & Mrs Woodley	Loft conversion with dormer and front porch	39 Merafield Road Plymouth PL7 1TL	Mr Macauley Potter
07/01/2021	Agreed	20/01695/CDM	Mr Joseph Taylor	Condition Discharge: Condition 7 of application 13/02037/FUL	1 Beauchamp Road Plymouth PL2 3PZ	Mrs Rebecca Boyde
07/01/2021	Granted Conditionally	20/01742/FUL	Ms Shute	Single storey rear extension with small terrace, front porch and alteration to driveway.	7 Hirmandale Road Plymouth PL5 2JZ	Mr Macauley Potter



Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/01/2021	Granted Conditionally	20/01755/FUL	Mr & Mrs S Jackson	Single storey front and side extension inc. replacement of existing detached store	4 South View Close Plymouth PL7 4JF	Miss Josephine Maddick
07/01/2021	Granted Conditionally	20/01762/FUL	Mr David Milford	Replacement of 6no. wooden doors with uPVC doors	Stonehouse Pool Boatowners Association Strand Street Plymouth PL1 3RL	Mr Sam Lewis
07/01/2021	Granted Conditionally	20/01786/FUL	Mr Robert Anslow	Replacement timber windows	New Friars Court Friars Lane Plymouth PL1 2LG	Mr Sam Lewis
07/01/2021	Granted Conditionally	20/01793/FUL	Stack Capital	Internal alterations to provide additional bedroom to form 9 bed HMO (Sui Generis) (retrospective)	8 Ermington Terrace Plymouth PL4 6QG	Mr Mike Stone
07/01/2021	Granted Conditionally	20/01830/LBC	Mr Robert Anslow	Replacement timber windows	New Friars Court Friars Lane Plymouth PL1 2LG	Mr Sam Lewis
08/01/2021	Granted Conditionally	20/01576/FUL	Mr Richard Barker	Alteration and extension of rear outbuildings to create 2-bed first floor flat	21 Mutley Plain Plymouth PL4 6JG	Mr Mike Stone
08/01/2021	Agreed	20/01841/CDM	Mr Ian Harrison	Condition Discharge: Conditions 3, 4 and 5 of application 18/01814/FUL	Land Adjacent To Elizabeth Cottage Riverford Estover Close Plymouth PL6 7LJ	Mr Chris Cummings
08/01/2021	Granted Conditionally	20/01876/FUL	Mrs Sarah Coley	Single storey rear extension	26 Wrens Gate Plymouth PL9 7BQ	Mr Sam Lewis
11/01/2021	Granted Conditionally	20/01359/FUL	Motor Fuel Group Ltd	1no. Jet Wash Bay and relocation of air/water and vacuum	Hartley Service Station, Mannamead Road Plymouth PL3 5RF	Ms Abbey Edwards

Decision Date	Decision	Applicaition No:	Applicant	Proposal	Address	Case Officer
11/01/2021	Granted Conditionally	20/01587/FUL	Mr & Mrs Ben Hinchcliffe	Two-storey side extension	11 Old Priory Plymouth PL7 1QS	Miss Josephine Maddick
11/01/2021	Granted Conditionally	20/01764/FUL	Mr Matthew Dove	Single storey rear extension	10 Greenway Avenue Plymouth PL7 4RR	Mr Paul McConville
11/01/2021	Granted Conditionally	20/01797/FUL	Mrs C Giadrini	Single storey rear and side extension	77 Aberdeen Avenue Plymouth PL5 3UF	Mr Macauley Potter
12/01/2021	Granted Conditionally	20/01682/FUL	Mr Paul Matthews	Single storey rear extension and rear dormer	5 Wembury Road Plymouth PL9 8HQ	Ms Abbey Edwards
12/01/2021	Granted Conditionally	20/01725/TPO	Mrs Curnow	Plane (T1) - Reduce crown by a maximum of 2-3m on north side overhanging garden of 13 Minses Close to nearest natural growth points and crown lift by 2m.	3 Sherford Road Plymouth PL9 8DQ	Mrs Jane Turner
12/01/2021	Granted Conditionally	20/01733/TPO	Mr Colin MacKenzie	2x Ash (T1 & T2) - Fell due to deterioration caused by ash dieback disease.	Denver Franklyns Plymouth PL6 5JG	Mrs Jane Turner
12/01/2021	Granted Conditionally	20/01779/TPO	Mr Meyrick	T1, T2, T3 Sycamores - Re-pollard to previous pollard points front row of trees as part of routine maintenance work. T4 Conifer - Remove, to allow more light onto property (not covered by TPO)	11 Beechwood Rise Plymouth PL6 8AP	Mrs Jane Turner
12/01/2021	Granted Conditionally	20/01782/FUL	Mrs K Furlong	First floor side extension over garage and rear extension	28 Southwell Road Plymouth PL6 5BG	Miss Josephine Maddick

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
12/01/2021	Granted Conditionally	20/01794/TCO	Mr Ben Van Walsum	Holm Oak (T1) - reduce the branches over the neighbouring property to the west of the tree by 2-3 meters. Thin the branches that grow towards Wingfield mansions by maximum of 20% and crownlift the lowest branches below the canopy line. Pine (T2) - Reduce the overextended branches by a maximum of 3-4m to natural growth points (remove all major dead wood - exempt works).	Wingfield Mansions 137 Wingfield Road Plymouth PL3 4ER	Mrs Jane Turner
12/01/2021	Granted Conditionally	20/01817/FUL	Mr Sean McAuliffe	Demolition of existing and construction of enlarged porch	92 Sefton Avenue Plymouth PL4 7QH	Mr Paul McConville
12/01/2021	Granted Conditionally	20/01842/TCO	Mr Meyrick	Sycamore (T1) - Fell.	Land Adjacent To 24 Wilderness Road Plymouth PL3 4RN	Mrs Jane Turner
12/01/2021	Granted Conditionally	21/00016/ADV	Mr Mark Buckingham	Installation of self-adhesive vinyl print (10m wide x 10m high) attached onto the fabric of the building	40 Mayflower Drive Plymouth PL2 3DG	Mrs Katie Saunders
13/01/2021	Granted Conditionally	20/00673/FUL	Mr Jon Parr	Part demolition works and erection of new atrium entrance lobby, reconfigure courtyard space to include education centre, laboratory block extension and associated works	The Laboratory Hoe Road Plymouth PL1 2PB	Miss Katherine Graham
13/01/2021	Agreed	20/01583/CDM	Mr Darren Wills	Condition Discharge: Conditions 7, 8 and 10 of application 15/00486/OUT (Minor amendments to previously approved details ref: 15/01696/CDM)	West Park Primary School Wanstead Grove Plymouth PL5 2LY	Mr Chris King
13/01/2021	Granted Conditionally	20/01690/TPO	Mrs Steph Rodgers	Grand Fir (495) - Fell due to decay - retain monolith for dead standing wood habitat, only if it is considered safe to do so.	In Woodland Between Woodlands Lane And Plymbridge Road Plymouth	Mrs Jane Turner

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
13/01/2021	Granted Conditionally	20/01726/TPO	Mrs Susan Tompsett	2x Sycamore - Reduce to a height of 3-4m.	Castleholne Franklyns Plymouth PL6 5JG	Mrs Jane Turner
13/01/2021	Granted Conditionally	20/01728/TPO	Mr David Hewett	Oak - reduce broken branch back to just beyond split.	19 Forget Me Not Lane Plymouth PL6 7FA	Mrs Jane Turner
13/01/2021	Granted Conditionally	20/01753/TPO	Dr Marcus Evershed	Beech (T1) - Removal entire upper crown to finished height of approximately 16-18m from ground level to reduce the risk of failure of the main trunk. Low lateral limb (south western side of the crown) overhanging neighbouring garden reduce by approximately 4m.	22 Thornhill Way Plymouth PL3 5NP	Mrs Jane Turner
13/01/2021	Granted Conditionally	20/01790/FUL	Mr & Mrs Jones	Hip to gable rear dormer with Cedral cladding	31 Church Close Plymouth PL7 4RA	Mr Paul McConville
13/01/2021	Granted Conditionally	20/01799/FUL	Mr Tozer	Two-storey rear/side extension including rear balcony, rear raised terrace area, and detached garage	89 Underlane Plymstock Plymouth PL9 9LB	Mr Sam Lewis
13/01/2021	Granted Conditionally	20/01942/TPO	Mr Felix Humberstone	Oak (T1) - Reduce limb that overhangs the road by 2-3m back to the growth point on the tree due to obstruction.	Marsh Mills China Clay Works Coypool Road Plymouth PL7 4QR	Mrs Jane Turner
13/01/2021	Granted Conditionally	20/01946/TCO	Mr Shannon	Crab Apple (T1) - Reduce to previous reduction points, approximately 1m all round.	8 St Michaels Terrace Plymouth PL1 4QG	Mrs Jane Turner
14/01/2021	Granted Conditionally	20/01837/FUL	Mr Kevin Briscoe	Change of use from residential institution (Class C2) to 2no. residential dwellings (Class C3), including a two-storey extension	Annex Of Longreach House Hartley Road Plymouth PL3 5LW	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/01/2021	Granted Conditionally	20/01925/FUL	Mr Garry Hatton	4-bed dwelling with attached garage (self-build)	Plot 16, West Park Wanstead Drive Plymouth PL5 2LY	Mr Chris King
14/01/2021	Granted Conditionally	20/01926/FUL	Mr Chris Holt	4-bed dwelling with attached garage (self-build)	Plot 20, West Park Wanstead Drive Plymouth PL5 2LY	Mr Chris King
15/01/2021	Agreed	20/00725/CDM	Mr Azizi	Condition Discharge: Conditions 4, 5 & 6 of application 19/01338/FUL	Pier Masters Office Phoenix Wharf Madeira Road Plymouth PL1 2NX	Miss Amy Thompson
15/01/2021	Refused	20/01605/FUL	Mr & Mrs Davies	Part single storey and part two-storey rear and side extension and front porch (part retrospective)	27 Outland Road Plymouth PL2 3DA	Mr Mike Stone
15/01/2021	Granted Conditionally	20/01687/FUL	Mr Robert Jackson	Single story rear extension	6 Ernesettle Road Plymouth PL5 2EZ	Miss Josephine Maddick
15/01/2021	Granted Conditionally	20/01788/FUL	Mr Jon Cartwright	Temporary storage for 12 months of bridge beams	Eastern End Of Runway 31 Plymouth City Airport Plymouth	Mr Alistair Wagstaff
18/01/2021	Granted Subject to S106	20/00577/FUL	Charanna Properties Ltd	Proposed construction of building containing an ancillary office and 13x dwellings (Class C3) and associated bike and bin storage (demolition of existing coachhouse)	2 Armada Street Plymouth PL4 8LU	Ms Marie Stainwright
18/01/2021	Agreed	20/00940/CDMLB	Mr & Mrs Carruthers	Condition Discharge: Conditions 3 & 4 of application 19/01054/LBC	7 & 8 Elliot Terrace Plymouth PL1 2PL	Mrs Karen Gallacher

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
18/01/2021	Granted Conditionally	20/01763/FUL	Miss Hayley Jane Newnham-Francis	Front extension with canopy and accessible platform lift	10 Stirling Road Plymouth PL5 1PE	Miss Josephine Maddick
18/01/2021	Granted Conditionally	20/01768/ADV	Plymouth City Council	To display images on hoardings in association with work to repave New George Street.	New George Street From Armada Way To Old Town Street	Ms Abbey Edwards
18/01/2021	Granted Conditionally	20/01771/ADV	Plymouth City Council	To display images on hoardings in association with work to repave Old Town Street.	Old Town Street From St Andrews Cross To New George Street	Ms Abbey Edwards
18/01/2021	Granted Conditionally	20/01774/FUL	Ms Jacqueline Berry	Demolition of existing rear lean-to and erection of single-storey rear extension along with a rear solar canopy, the replacement of a number of doors and windows, the insertion of a new window in the rear elevation, the erection of new front railings, and a number of other cosmetic internal and external alterations	18 Athenaeum Street Plymouth PL1 2RH	Mr Sam Lewis
18/01/2021	Granted Conditionally	20/01775/LBC	Ms Jacqueline Berry	Demolition of existing rear lean-to and erection of single-storey rear extension along with a rear solar canopy, the replacement of a number of doors and windows, the insertion of a new window in the rear elevation, the erection of new front railings, and a number of other cosmetic internal and external alterations	18 Athenaeum Street Plymouth PL1 2RH	Mr Sam Lewis
18/01/2021	Agreed	20/01836/CDM	Martin Haynes	Condition Discharge: Condition 3 of application 18/02096/FUL	Plymstock School 29 Church Road Plymstock Plymouth PL9 9AZ	Mr Chris Cummings
18/01/2021	Granted Conditionally	20/01867/FUL	Mrs Lauren Patterson	Rear dormer	3 Bramble Close Plymouth PL3 6TR	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
18/01/2021	Granted Conditionally	20/01884/FUL	Mr Ben Quick	Part single storey and part two-storey rear extension	21 Plymstock Road Plymouth PL9 7NX	Mr Sam Lewis
18/01/2021	Granted Conditionally	20/01904/FUL	Mr David Trathen (Junior)	4-bed dwelling	Plot 23, West Park Wanstead Drive West Park Plymouth PL5 2LU	Mr Chris King
18/01/2021	Granted Conditionally	20/01905/FUL	Mr Mike Trathen	4-bed dwelling	Plot 30, West Park Wanstead Drive West Park Plymouth PL5 2LU	Mr Chris King
19/01/2021	Refused	20/01595/FUL	Mr Peter Bailey	Construction of carport to front of property	35 Carlisle Road Plymouth PL5 4BT	Miss Josephine Maddick
19/01/2021	Granted Conditionally	20/01828/FUL	Mrs Alison Furze	Single storey rear and side wrap around extension with raised decking/patio area and detached garage inc. demolition of existing garage and conservatory.	7 Kinver Close Plymouth PL6 8TY	Mr Macauley Potter
19/01/2021	Refused	20/01838/FUL	Mr & Mrs Brooks	Single storey detached building for use as sun lounge, WC and bike store	35 Reynolds Road Plymouth PL7 4PZ	Mr Jon Fox
19/01/2021	Granted Conditionally	20/01869/FUL	Mr Robert Hawkins	Demolition of single storey rear extension and erection of two-storey rear extension	36 Corporation Road Plymouth PL2 3NT	Mr Sam Lewis
20/01/2021	Agreed	20/01473/CDM	Plymouth City Council	Condition Discharge: Conditions 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 of application 20/00056/FUL	Southern Boundary Of Derriford Hospital, The Bircham Valley Local Nature Reserve, Seaton Valley, Forder Valley Link Road And The	Mr Alistair Wagstaff

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20/01/2021	Granted Conditionally	20/01621/FUL	Mr & Mrs Turvey	Two-storey front extension and porch	Mill Cottage Station Road Tamerton Foliot Plymouth PL5 4LD	Mr Mike Stone
20/01/2021	Granted Conditionally	20/01773/FUL	Mr Jason Gregg	Demolition of existing store areas to create a new walkway/entrance, alterations and extension to existing retail unit, and formation of a new retail unit within existing alleyway together with new parking and delivery layout	349 - 351 Southway Drive Plymouth PL6 6QR	Mr Jon Fox
20/01/2021	Agreed	20/01834/CDMLB	Mr Mittler	Condition Discharge: Conditions 3 & 4 of application 19/00279/LBC	1 Elliot Terrace Plymouth PL1 2PL	Miss Amy Thompson
20/01/2021	Agreed	20/01854/CDMLB	Mr Mittler	Condition Discharge: Conditions 3 & 4 of application 19/00277/LBC	1 Elliot Terrace Plymouth PL1 2PL	Miss Amy Thompson
21/01/2021	Granted Conditionally	20/01569/FUL	Mr Ian Wade	First floor extension and two-storey side/front extension (re-submission of 19/01315/FUL)	4A Copse Close Plymouth PL7 1QD	Miss Josephine Maddick
21/01/2021	Granted Conditionally	20/01645/TPO	Mr Remmer	Coppicing of blue area shown on the submitted 2021 plan of the Tulgey Woods Management Plan.	Woodland Between Grantley Gardens, Trefusis Park And Compton Vale Plymouth	Mrs Jane Turner
21/01/2021	Granted Conditionally	20/01756/FUL	Plymouth City Council	Installation of an air source heat pump	Poole Farm Blunts Lane Plymouth PL6 8NF	Mr Mike Stone
21/01/2021	Refused	20/01777/TPO	Mr Wudechi	Beech (T1) - Reduce by 2m in height and crown lift by 2.5m. Beech (T2) - Reduce by 2m in height and crown lift by 2.5m. Beech (T3) - Reduce crown all round by 1.5-2m. Beech (T4) - Crown lift by 2.5m. Holly (T5) - Remove.	9 Esthwaite Lane Derrifod Plymouth PL6 5FQ	Mrs Jane Turner



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21/01/2021	Granted Conditionally	20/01778/TPO	Mr Chris Seymour	Sycamore (T1) - Reduce crown 2m to previous pruning points. Maple (T2) - Reduce crown 2m to previous pruning points. Maple (T3) - Reduce crown 2m to previous pruning points.	St Boniface Close/Drive Beacon Park Plymouth PL2 3QN	Mrs Jane Turner
21/01/2021	Granted Conditionally	20/01806/FUL	Mrs Vikki Rio	Change of use of ground floor commercial use to 2-bed flat (Class C3) and new ground floor frontage.	202 Exeter Street Plymouth PL4 0NH	Mr Mike Stone
21/01/2021	Granted Conditionally	20/01829/FUL	Mr Redgrave	Detached garage and hardstand	96 Foulston Avenue Plymouth PL5 1HN	Miss Josephine Maddick
21/01/2021	Granted Conditionally	20/01856/FUL	Mr & Mrs Bromidge	Single storey rear extension inc. demolition of existing conservatory.	138 Greenwood Park Road Plymouth PL7 2WX	Mr Macauley Potter
21/01/2021	Granted Conditionally	20/01863/FUL	Halton	Demolition of existing orangery and erection of single storey rear extension, plus roof alterations including hip-to-gable and rear dormer	38 Torland Road Plymouth PL3 5TT	Mr Sam Lewis
21/01/2021	Granted Conditionally	20/01913/FUL	Mr S Solomon	First floor and single-storey side extensions	42 Dunstone Road Plymstock Plymouth PL9 8RQ	Mr Sam Lewis
21/01/2021	Granted Conditionally	20/01997/ADV	Mrs Sophia Konnaris	1no. internally-illuminated fascia sign and 1no. internally-illuminated projecting sign	41 - 42 Southside Street Plymouth PL1 2LD	Mr Sam Lewis
21/01/2021	Granted Conditionally	21/00052/ADV	Mr Thomas Donald	Non-illuminated banner sign, (retrospective)	Plymouth College Of Art & Design Tavistock Place Plymouth PL4 8AT	Mr Mike Stone

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22/01/2021	Granted Conditionally	20/01807/FUL	Mr Parnell	Detached garage and extension of driveway access.	Hayes Chalet, Farm Lane Egguckland Plymouth PL6 5RJ	Mr Macauley Potter
22/01/2021	Agreed	20/01840/CDM	Mr O'Riordan	Condition Discharge: Condition 3 of application 20/00660/FUL	4 Borrowdale Close Plymouth PL6 5BN	Mr Macauley Potter
25/01/2021	Granted Conditionally	20/01375/FUL	Mr Pedro Rio	Change of use from warehouse (Class B8) to 4-bed HMO (Class C4)	53 Union Street Plymouth PL1 3LU	Mr Mike Stone
25/01/2021	Granted Conditionally	20/01752/LBC	Mr & Mrs Evans	Replace existing roof	Agaton House Budshead Road Plymouth PL5 2QY	Mr Macauley Potter
25/01/2021	Granted Conditionally	20/01792/TCO	Mr Philip Gerry	Sycamore (incorrectly described as Beech on form) - Fell due to potential risk of collapse to wall. Magnolia - reduce in height by 1.5-2m and shape.	Thorn Park Care Home 69 - 73 Mannamead Road Plymouth PL3 4SR	Mrs Jane Turner
25/01/2021	Granted Conditionally	20/01825/TPO	Mr Nigel Coles	Horse Chestnut (T1) - Crown reduce by maximum of 3m to nearest natural growth points.	6 The Folly Plymouth PL9 8TZ	Mrs Jane Turner
25/01/2021	Granted Conditionally	20/01826/TPO	Mr Kavern	T1 and T2 Oaks - reduce spread of crown on eastern side (12 Leat Walk side only) by up to 2m to natural growth points.T3 Oak (in decline) - reduce whole crown by 1m and remove large diameter dead wood only.T4 Holly - crown lift by 1m and reduce spread by 1m.T5 Hazel - reduce spread by 1.5m over garden of 12 Leat Walk and crown raise by 1m	12 Leat Walk Plymouth PL3 4PW	Mrs Jane Turner
25/01/2021	Granted Conditionally	20/01875/FUL	Rachel Clarke	Single storey side extension with shed, construction of rear patio/veranda and general minor works to property.	77 Efford Lane Plymouth PL3 6LR	Mr Macauley Potter

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25/01/2021	Granted Conditionally	20/01882/FUL	Mr & Mrs D Joy	Provision of parking space and renovation of existing garage and workshop (revision of approval 20/00553/FUL)	111 Springfield Road Plymouth PL9 8PU	Mrs Alumeci Tuima
25/01/2021	Granted Conditionally	20/01920/FUL	Mrs S Millson	Change of use to studio flat and maisonette (Resubmission of 20/01521/FUL)	12 Anstis Street Plymouth PL1 5JT	Ms Abbey Edwards
25/01/2021	Granted Conditionally	20/01921/TCO	Mr Doug Friend	Ongoing notification to coppice and/or remove dead, dying or dangerous Elm, declining Ash and other dead/dying species within close proximity of the east facing cliff edge to ensure safety and stabilisation of cliff face (approximately 2-3m strip from fence line).	Mount Wise House 1 Discovery Road Plymouth PL1 4QU	Mrs Jane Turner
25/01/2021	Granted Conditionally	20/01940/TCO	Mr Andrew Ford	3x Himalayan Birch (Silver Birch) - Remove trees 1 & 2 and retain tree 3.	17 George Lane Plymouth PL7 1LJ	Mrs Jane Turner
26/01/2021	Granted Conditionally	20/01660/FUL	Mr Andrew Dawson	Rear extension with access to a balcony roof terrace	First Floor Flat, 13 Underwood Road Plymouth PL7 1SY	Miss Josephine Maddick
26/01/2021	Granted Conditionally	20/01664/FUL	Carl + Kimberley Roberts And Moreton	Two-storey side extension	8 Lancaster Gardens Plymouth PL5 4AA	Miss Josephine Maddick
26/01/2021	Granted Conditionally	20/01716/ADV	Mr Pierre Rogier	Cantilever advertising shelter with 2no. advertising panels and 1no. overhead sign.	Bus Shelter, Roborough Surgery Southway Drive Plymouth PL6 6PH	Mr Macauley Potter
26/01/2021	Granted Conditionally	20/01847/FUL	Mr Ray Simmons	Two-storey side extension and detached garage	90 Wembury Road Plymouth PL9 8HF	Mr Mike Stone

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26/01/2021	Granted Conditionally	20/01874/FUL	Mr Elliot Cox	Regularisation of existing HMO (Sui Generis) and internal alterations and two storey rear extension to create additional bedrooms (re-submission of 20/01147/FUL)	26 Houndiscombe Road Plymouth PL4 6HQ	Ms Abbey Edwards
26/01/2021	Granted Conditionally	20/01880/FUL	Mr & Mrs Parsons	Two-storey side and single storey rear extension with minor reconfiguration of patio area.	4 Clifton Close Plymouth PL7 4BL	Mr Paul McConville
27/01/2021	Granted Conditionally	20/01702/FUL	Mr David Bryan	Part single and part two-storey rear extension	30 Frensham Avenue Plymouth PL6 7JN	Miss Josephine Maddick
27/01/2021	Granted Conditionally	20/01803/FUL	Mrs Nicola Oliver	Rear extension and extension to existing balcony	131 Elburton Road Plymouth PL9 8JD	Mr Mike Stone
27/01/2021	Granted Conditionally	20/01859/FUL	Southwest Property Ltd	Change of use from flat and masonette to 3x self-contained flats. Internal and external alterations inc. rear dormer windows, first floor rear extension and new velux windows	11 Carlton Terrace Eldad Hill Plymouth PL1 5EA	Ms Abbey Edwards
27/01/2021	Granted Conditionally	20/01912/FUL	Plymouth City Council	Compressor housing to the rear, evaporator on the roof and external pipework in connection with the installation of an air source heat pump.	Ballard House, West Hoe Road Plymouth PL1 3BJ	Mr Mike Stone
27/01/2021	Refused	21/00010/AMD	Mr Rodger Austin	Non-material amendment: Changes to north, rear, south and front elevations for application 12/01966/FUL	3 Leatfield Drive Plymouth PL6 5HP	Mr Mike Stone
28/01/2021	Granted Conditionally	20/01939/LBC	Mr Alex Whittle	Installation of an electric vehicle charging point	Netherton The Elms Plymouth PL3 4BR	Mr Sam Lewis

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28/01/2021	Granted Conditionally	20/02022/FUL	Mr Tom Whiteside	Rear extension	12 Longfield Villas Plymouth PL9 7RS	Mr Mike Stone
29/01/2021	Granted Conditionally	20/01727/TPO	Mrs Susan Tompsett	Ash - Fell due to disease.	Castleholne Franklyns Plymouth PL6 5JG	Mrs Jane Turner
29/01/2021	Granted Conditionally	20/01800/TPO	Mr John Annear	Hazel hedge (G1) - Reduce the highest section of the hedge to the height of the lampost (agreed with owner 19/1/21) and lateral growth by up to 1m on the north and south side and by up to 1.5m on east side (road side). This section can then be maintained at that level without the need to gain consent each year (see informative). T1 Sycamore - 1 small stem touching the property, request to remove to ground level, leaving the remaining stems intact. T2 Lime - Cut back branches to boundary on the West side up to 6 meters in height removing up to 2 meters laterally only cutting no more than 1 inch diameter of branch.	19A Candish Drive Plymouth PL9 8DB	Mrs Jane Turner
29/01/2021	Granted Conditionally	20/01862/TPO	Mike Clemens	T1 Holm Oak - Fell due to poor condition and evidence of decay at base. T2 Holm Oak - Reduce crown of tree by maximum of 2m to natural growth points to lessen wind loading and reduce lever arm acting on the base of the tree and retaining wall. Structural engineers report submitted.	169 Durnford Street Plymouth PL1 3QR	Mrs Jane Turner
29/01/2021	Granted Conditionally	20/01864/TPO	Mr S Dunstan	Sycamore (T1) - Crown lift by 1-1.5m. Oak (T2) - Reduce crown, spread by 1.5m to north.	1 Maristow Close Plymouth PL6 5BR	Mrs Jane Turner

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29/01/2021	Granted Conditionally	20/01866/TPO	Mr John Dean	Holm Oaks (G1) - Prune by 1-1.5m on building side and crown lift to 3m above ground level. Lime (G2) - Prune to clear building by 1-1.5m and remove epicormic growth at base.	Nelson Gardens Stoke Plymouth	Mrs Jane Turner
29/01/2021	Granted Conditionally	20/01868/TPO	Mr Jon Newcombe	Beech (T1) - Reduce height by 2m and reduce western side of canopy by 1.5m.	39 Warleigh Crescent Plymouth PL6 5BS	Mrs Jane Turner
29/01/2021	Granted Conditionally	20/01906/FUL	Mr Jamie Stuart	Single storey rear extension	68 Priory Drive Plymouth PL7 1PX	Miss Josephine Maddick
29/01/2021	Granted Conditionally	20/01907/TPO	Mr R Hall	T1 - Ash - re-pollard to approximately 1m below previous pollard points.	18 Periwinkle Drive Plymouth PL7 2WR	Mrs Jane Turner
29/01/2021	Granted Conditionally	20/01934/TPO	Smith	Leylandii (T1 & T2) - Remove due to lean towards the property and fungus around the base.	129 Looseleigh Lane Plymouth PL6 5HW	Mrs Jane Turner
29/01/2021	Granted Conditionally	20/01957/TPO	Mitchells And Butlers	Fell row of 42 Leylandii to ground level located between 407/409 Tavistock Road and the Hotel .Replant a row of beech tree saplings to allow to grow into a Beech hedgerow.	George Hotel 399 Tavistock Road Plymouth PL6 7HB	Mrs Jane Turner