



Oversight & Governance

Chief Executive's Department
Plymouth City Council
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#plymplanning

PLANNING COMMITTEE

Thursday 13 January 2022
4.00 pm
Council House, Plymouth

Members:

Councillor R Smith, Chair

Councillor Wakeham, Vice Chair

Councillors Corvid, Cresswell, Derrick, Dr Mahony, Morris, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.

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

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

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For further information on attending Council meetings and how to engage in the democratic process please follow this link - <http://www.plymouth.gov.uk/accesstomeetings>

Tracey Lee

Chief Executive

Planning Committee

1. Apologies

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

2. Declarations of Interest

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

3. Minutes (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on

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. 27 Blackstone Close PL9 8UQ 21/02129/FUL (Pages 7 - 14)

Applicant: Marshall
Ward: Plymstock Dunstone
Recommendation: Grant Conditionally

6.2. 83 Randwick Park Road PL9 7QN - 21/01904/FUL (Pages 15 - 20)

Applicant: Mr & Mrs Johnston
Ward: Plymstock Radford
Recommendation: Grant Conditionally

6.3 27 St Johns Drive PL9 9SB - 21/01957/FUL

(Pages 21 - 28)

Applicant: Mr & Mrs Elliott-Smith
Ward: Plymstock Radford
Recommendation: Grant Conditionally

7. Planning Enforcement:

(Pages 29 - 30)

8. Planning Application Decisions Issued

(Pages 31 - 46)

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 from 30/11/2021 to 22/12/2021, including –

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- 3) Applications withdrawn;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

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

9. Appeal Decisions

(Pages 47 - 50)

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

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Planning Committee

Thursday 9 December 2021

PRESENT:

Councillor R Smith, in the Chair.

Councillor Wakeham, Vice Chair.

Councillors Corvid, Cresswell, Derrick, Dr Mahony, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.

Absent from the meeting: Councillor Morris.

Also in attendance: Stuart Wingfield (Head of Development Planning), Julie Parkin (Senior Lawyer), Alistair Wagstaff (Strategic Developments Manager), Mike Stone (Planning Officer), Emily Godwin (Planning Officer), Chris King (Planning Officer), Dan Thorning (Housing Delivery Officer), Gary Lester (Transport Planning Officer), Thomas Westrope (Development Delivery Officer), Jamie Sheldon (Senior Governance Advisor) and Jake Metcalfe (Democratic Advisor).

The meeting started at 4.00 pm and finished at 7.16 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.

56. Declarations of Interest

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

Name	Minute	Reason	Interest
Councillor Tuffin	Minute 62 – Land off Coombe Way	On the Board of Plymouth Community Homes	Personal
Councillor Dr Mahony	Minute 61 – 17 Thorn Park	Friend of the applicant	Personal
Councillor Dr Mahony	Minute 62 – Land off Coombe Way	Investor in Plymouth Energy Renewals	Personal
Councillor Smith	Minute 61 – 17 Thorn Park	Applicant known to them.	Personal

57. Minutes

Agreed the minutes of the meeting held on 11 November 2021.

58. Chair's Urgent Business

The Chair reported that due to technical issues votes would be taken manually by a poll vote.

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

There were no questions from members of the public.

60. **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.

61. **Former Western National Bus Depot, Embankment Road Plymouth PL4 9LQ - 21/00218/FUL**

Goldmix Limited

Decision:

Defer the application to enable the Viability process in relation to Section 106 requests to be undertaken and completed by March 2022.

(This item taken first to facilitate good meeting management).

62. **5 First Avenue Billacombe Plymouth PL9 8AP - 21/01637/FUL**

Mr and Mrs Baynon

Decision:

Application GRANTED conditionally.

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

(The Committee heard from Mr Bayliss, objector).

(The Committee heard from Mr Honey, Agent).

(A site visit took place on 8 December 2021).

63. **17 Thorn Park Plymouth PL3 4TG - 21/01616/FUL**

Mr A Sanders

Decision:

Grant conditionally subject to Condition 4 to be delegated to the Service Director of Strategic Planning and Infrastructure in consultation with Ward Councillors to ensure that the stone and stone cladding are in keeping with the historic environment. Proposed by Councillor Stevens and seconded by Councillor Nicholson.

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

(The Committee heard from Mr Johnson, Objector).

(The Committee heard from Mr Sanders, applicant).

(A site visit took place on 8 December 2021).

64. **Land Off Coombe Way Kings Tamerton Plymouth - 21/01038/OUT**

PEC Homes

Decision:

PS106 Grant subject to S106 Outline subject to Condition 6 being delegated to the Service Director of Strategic Planning and Infrastructure in consultation with Ham Ward Councillors. Proposed by Councillor Stevens and seconded by Councillor Corvid.

The Committee wanted to record their appreciation to Chris King and wished him every success in his new role.

(The Committee heard a written statement from Councillor Wheeler, Ward Councillor).

(The Committee heard from Mr MacPherson, applicant).

(A site took place on 8 December 2021).

65. **Planning Enforcement**

The Committee noted the Planning Enforcement Report.

66. **Planning Application Decisions Issued**

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

67. **Appeal Decisions**

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

VOTING SCHEDULE 9 DECEMBER 2021 (Pages 5 – 6)

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PLANNING COMMITTEE – 9 December 2021**SCHEDULE OF VOTING**

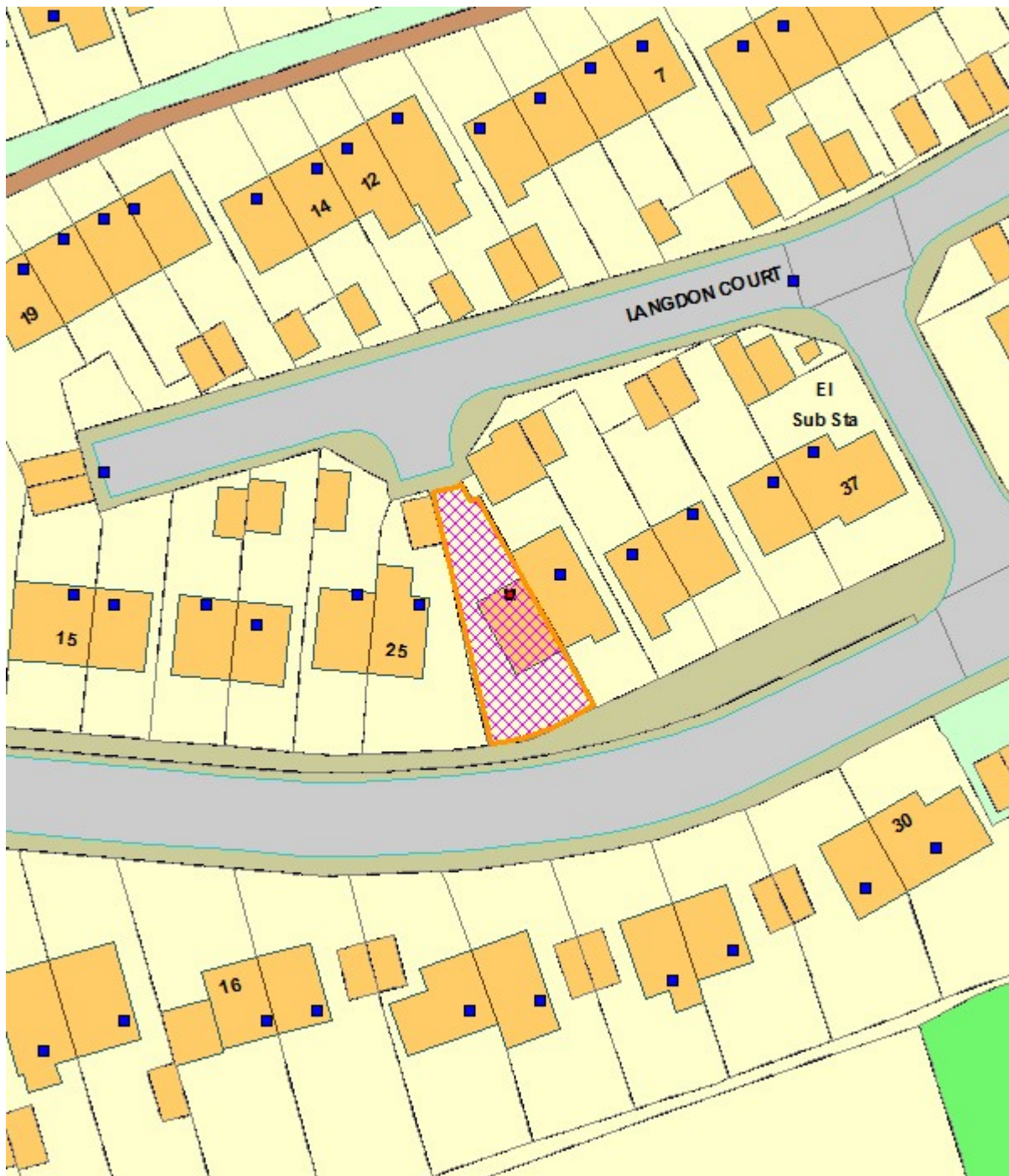
Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
61	Former Western National Bus Depot, Embankment Road Plymouth PL4 9LQ - 21/00218/FUL Defer the application to enable the Viability process in relation to Section 106 requests to be undertaken and completed by March 2022.	Councillors R Smith, Wakeham, Corvid, Cresswell, Derrick, Dr Mahony, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.				Councillor Morris
62	5 First Avenue Billacombe Plymouth PL9 8AP - 21/01637/FUL GRANTED conditionally.	Councillors R Smith, Wakeham, Corvid, Cresswell, Derrick, Dr Mahony, Nicholson, Partridge and Shayer.	Councillor Stevens	Councillors Stoneman and Tuffin		Councillor Morris
63	17 Thorn Park Plymouth PL3 4TG - 21/01616/FUL Grant conditionally subject to Condition 4 to be delegated to the Service Director of Strategic Planning and Infrastructure in consultation with Ward Councillors to ensure that the stone and stone cladding are in keeping with the historic environment. Proposed by Councillor Stevens and seconded by Councillor Nicholson.	Councillors R Smith, Wakeham, Corvid, Cresswell, Derrick, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.		Councillor Dr Mahony		Councillor Morris

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
64	<p>Land Off Coombe Way Kings Tamerton Plymouth - 21/01038/OUT</p> <p>PS106 Grant subject to S106 Outline subject to Condition 6 being delegated to the Service Director of Strategic Planning and Infrastructure in consultation with Ham Ward Councillors. Proposed by Councillor Stevens and seconded by Councillor Corvid.</p>	<p>Councillors R Smith, Wakeham, Cresswell, Derrick, Dr Mahony, Nicholson, Partridge, Shayer, Stoneman and Tuffin.</p>		<p>Councillors Corvid and Stevens.</p>		<p>Councillor Morris</p>

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/02129/FUL	Item	01
Date Valid	01.12.2021	Ward	PLYMSTOCK DUNSTONE
Site Address	27 Blackstone Close Plymouth PL9 8UQ		
Proposal	Single storey side and rear extension and insulated rendering to dwelling gable wall		
Applicant	Marshall		
Application Type	Full Application		
Target Date	26.01.2022	Committee Date	13.01.2022
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



1. Description of Site

27 Blackstone Close is a two-storey, semi-detached dwelling located in the Plymstock Dunstone Ward.

2. Proposal Description

The proposal is for a single storey side and rear extension, with insulated rendering to the gable wall. The proposed side extension is proposed to infill to the site's west boundary. Therefore it will be 9.3m long and 4m wide. Due to the shape of the site, the side extension would taper in to the back to be 2.4m wide. The side extension will include one window on the front elevation.

The rear extension is proposed to be 1.3m long and 5.4m wide. Both extensions will have a flat planted green roof. The extension is proposed to be render clad and painted. On the rear elevation, a patio door and window are proposed.

On the west elevation of the property, the gable wall is proposed to be clad with insulated render to limit water ingress through the existing brickwork as a result of the inclusion of the green roof.

3. Pre-application enquiry

There was no pre-application enquiry.

4. Relevant planning history

None.

5. Consultation responses

None.

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).

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: The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Key Issues/Material Considerations

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

The relevant policies are: DEV1 (Protecting health and amenity), DEV20 (Place shaping and the quality of the built environment) of the Plymouth and SW Devon Joint Local Plan.

The primary planning considerations in this application are: principle of development, visual impact, impact on neighbouring amenity.

Principle of Development

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

Negotiations Undertaken

None.

Visual Impact

Policy DEV20 of the Plymouth and South West Devon Joint Local Plan states that development should have proper regard to the pattern of local development and the wider development context and surroundings. Officers consider that the proposed side extension relates well to the existing

dwelling and surrounding area, and therefore will not have a negative impact on the wider development context.

The proposal is considered to comply with paragraph 13.37 of the SPD, which requires side extensions to be subordinate to the existing dwelling. Although officers note the side extension is not set back the required 1m from the front elevation, on balance, the scale of the side extension with its flat roof is clearly subordinate to the property and therefore could not justify the refusal of the application.

In terms of the proposed roof, guidance in the SPD does not recommend the inclusion of flat roofs where they are not a feature of the original property. However, officers merit the proposal of a planted green roof, it is considered that the positive biodiversity impacts of a green roof outweigh any negative visual impact a flat roof may have on the streetscene. To this end, a condition has been added to ensure that sufficient details regarding the green roof are received and approved by the Natural Infrastructure Team before works to the roof can commence.

The proposed use of render on the gable end and extension is of some concern to officers. The SPD states that materials should relate to the surrounding area in terms of their colour and texture. Currently, along Blackstone Close properties currently have a mixture of brick and tiling, with limited render in the surrounding area. Officers understand that due to requirements of a green roof, render is the preferable material for the works. Therefore, a condition has been added to ensure that the colour of the render used is sympathetic to the existing property and surrounding area.

The proposed rear extension would not be highly visible or have any impact on the streetscene as all the works will be at the rear of the property and are therefore not expected to detract from the local pattern of development.

Overall, officers consider that the proposal complies with DEV20 of the Joint Local Plan as the proposal contributes well to the wider development context.

Amenity

Officers have assessed the potential impacts on neighbouring amenity and have found the proposal to be acceptable.

Officers note that the works, predominantly the side extension, will be visible from properties opposite on Blackstone Close. Due to the sloping topography of Blackstone Close, these properties opposite are set at a higher level and so could have access to a vantage point for increased overlooking into the new side extension. When assessing the potential overlooking, officers note that the side extension window would overlook the garage of 24 Blackstone Close and not directly face any neighbouring habitable windows, and would be 27m away from the closest property opposite. In addition, where the properties are orientated at different angles, officers do not consider a clear line of sight could be established. As a result, officers consider the side extension to be acceptable. Officers note that the proposed windows of the rear extension would not be visible or opposite any neighbouring windows.

The works would not be particularly visible from neighbouring habitable windows and as such are not considered to have a harmful impact on the daylight or outlook experienced by neighbours. Officers have applied the 45 degree guidance as outlined in the SPD and have found none of the works to be in breach of this.

Overall, officers do not consider that the proposal will have a detrimental impact on neighbouring amenity, and therefore complies with Policy DEVI of the Plymouth and South West Devon Joint Local Plan and guidance within the SPD.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

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

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 DEVI and DEV20 of the Joint Local Plan, the guidance contained within the Plymouth and SW Devon SPD, and the NPPF. The application is therefore recommended for approval.

14. Recommendation

In respect of the application dated 01.12.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Location/Block Plans and Elevations P1114-01 - received 01/12/21

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: GREEN ROOF DETAILS

PRE-ROOF WORKS

Prior to any work commencing on the roof, details of the green roof shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Landscape specification details, including plant species and sizes, roof build up details, planting specifications and establishment care
- Arrangement of roof layout including soil layouts and elevations (recommended 1:20 scale plan) and planting details (1:20 scale or as appropriate)

All works shall be carried out within the first planting season following installation of the roof in accordance with the approved details. Any planting that is dead or defective within the first 5 years from planting shall be replaced with similar species.

Reason:

To ensure satisfactory landscape works and biodiversity gain from development in accordance with Policies DEV20 and DEV26 of the Plymouth and South West Devon Joint Local Plan (2019) and Paragraph 127 of the National Planning Policy Framework.

4 CONDITION: RENDER COLOUR

PRE-INSTALLATION

Notwithstanding the details shown on the approved plans, no render shall be installed on any elevation until full details of the render colour has been submitted to and approved in writing by the Local Planning Authority. The render shall be installed in accordance with these approved details and retained at all times thereafter and maintained in accordance with manufacturers recommendations.

Reason:

To ensure a high quality development and that the materials and colours used are appropriate, in accordance with Policy DEV20 of the Plymouth and South West Devon Joint Local Plan (2019), and Paragraphs 124, 127 and 130 of the National Planning Policy Framework.

INFORMATIVES

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NO NEGOTIATION)

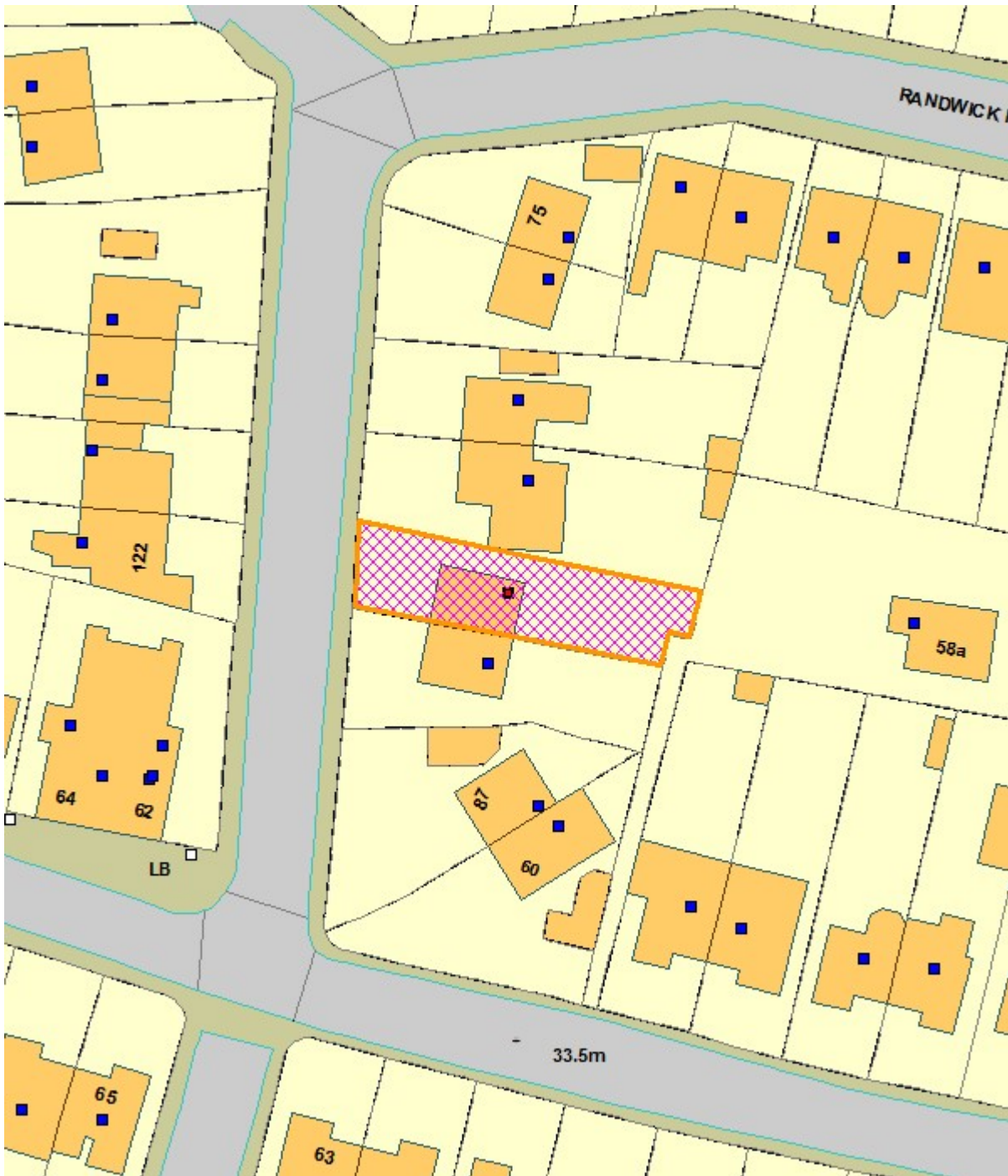
In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2021, the Council has worked in a positive and pro-active way and has imposed planning conditions to enable the grant of planning permission.

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PLANNING APPLICATION OFFICERS REPORT



Application Number	21/01904/FUL	Item	02
Date Valid	29.10.2021	Ward	PLYMSTOCK RADFORD
Site Address	83 Randwick Park Road Plymouth PL9 7QN		
Proposal	Single storey rear and side extension		
Applicant	Mr & Mrs Johnston		
Application Type	Full Application		
Target Date	24.12.2021	Committee Date	13.01.2022
Extended Target Date	N/A		
Decision Category	PCC Employee		
Case Officer	Miss Emily Godwin		
Recommendation	Grant Conditionally		



1. Description of Site

83 Randwick Park Road is a semi-detached, two-storey dwelling located in the Plymstock Radford area of Plymouth.

2. Proposal Description

The proposal is for a single storey rear and side extension.

The side extension is proposed to be 1.6m wide and 5.5m long. Two windows are proposed in the side elevation of the extension. The side extension is proposed to have a flat roof, with an eaves height of 3m.

In addition, a rear extension is proposed. The rear extension will run the entire width of the property, and therefore be 6m wide, with a length of 3.4m from existing rear elevation. The rear extension will have a flat roof, with an eaves height of 3.4m. It will also include a roof lantern, making

the highest point of the roof 3.96m. Bi-folding patio doors are proposed on the rear elevation of the extension.

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

3. Pre-application enquiry

There was no pre-application enquiry.

4. Relevant planning history

None.

5. Consultation responses

None required.

6. Representations

None received.

7. Relevant Policy Framework

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

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).

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: The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Key Issues/Material Considerations

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

The relevant policies are: DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment) of the Plymouth and SW Devon Joint Local Plan.

The primary planning considerations in this application are: principle of development, visual impact and impact on neighbouring amenity.

Principle of Development

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

Negotiations Undertaken

None.

Visual Impact

Officers have considered the proposal's visual impact in line with policy DEV20 of the Joint Local Plan.

Officers consider that there is some variation in the pattern of development on Randwick Park Road, and a sensitively designed side extension would not be out of place in the area. Whilst flat roofs are not favoured within the guidance set out in the SPD, officers consider that the design of the side extension lends itself to promote subordination in relation to the main dwelling. The proposed side extension would be set back approximately 2.6m from the principal elevation of the property, and would have a roof height significantly lower than the existing property. To this end, a side extension is not considered to have an overbearing or oppressive impact on the streetscene and is therefore compliant on the grounds of visual impact.

The rear extension proposed is modest in design and therefore will be unlikely to have any negative visual impact, given it is located at the rear of the property it will not be largely visible from any public vantage points. Its design is in-keeping with the existing property and surrounding area, where many other similar rear extensions have been constructed.

To this end, officers find the proposed works in compliance with DEV20 of the Plymouth and South West Devon Joint Local Plan.

Amenity

Officers do not consider that the proposed works would have a detrimental impact on neighbouring amenity.

Officers have applied the 45 degree guidance as outlined in paragraph 13.32 of the SPD. The rear extension is found to be in breach of the 45 degrees, for habitable windows at 85 Randwick Park Road. Guidance states that proposals in breach of the guidelines could result in a harmful loss of daylight or sunlight to neighbouring properties.

However, officers note that the orientation of the site, and the location of the rear extension, is not expected to have a significant impact on the daylight received to the property, as gardens face towards the east. To this end, whilst the extension would be in breach of a 45 degree line, officers are satisfied that this would not lead to significant issues related to the outlook or daylight at 85 Randwick Park Road.

In addition, officers note that an extension of a similar size and scale could be constructed under permitted development. In this case, the 45 degree guidance is breached where the extension is 1.75m from the rear elevation. Officers consider that an extension could be built any length up to 3m from the rear elevation without planning permission which would also breach the 45 degree guidance. Therefore, officers don't consider that an extension measuring 3.4m from the rear would have a negative impact significant enough to warrant the refusal of the application.

The proposed side extension will be visible from the neighbouring property, 81 Randwick Park. However, officers have assessed the windows proposed in the side elevation and do not consider they will lead to any decrease in the privacy experienced by neighbours.

Officers have assessed the impact of the sliding patio doors on the rear elevation and have concluded that no neighbouring windows will face directly opposite, and will be an acceptable distance away. Therefore, there are no concerns in regards to overlooking or privacy.

Overall, the proposal complies with Policy DEV1 of the Plymouth and South West Devon Joint Local Plan.

9. Human Rights

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

10. Local Finance Considerations

None.

11. Planning Obligations

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

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 DEVI and DEV20 of the Joint Local Plan, the guidance contained within the Plymouth and SW Devon SPD, and the NPPF. The application is therefore recommended for approval.

14. Recommendation

In respect of the application dated 29.10.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Location Plan 181012021 - received 18/10/21

Existing and Proposed Plans and Elevations Dwg 1 of 1 - received 29/10/21

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.

INFORMATIVES

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

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

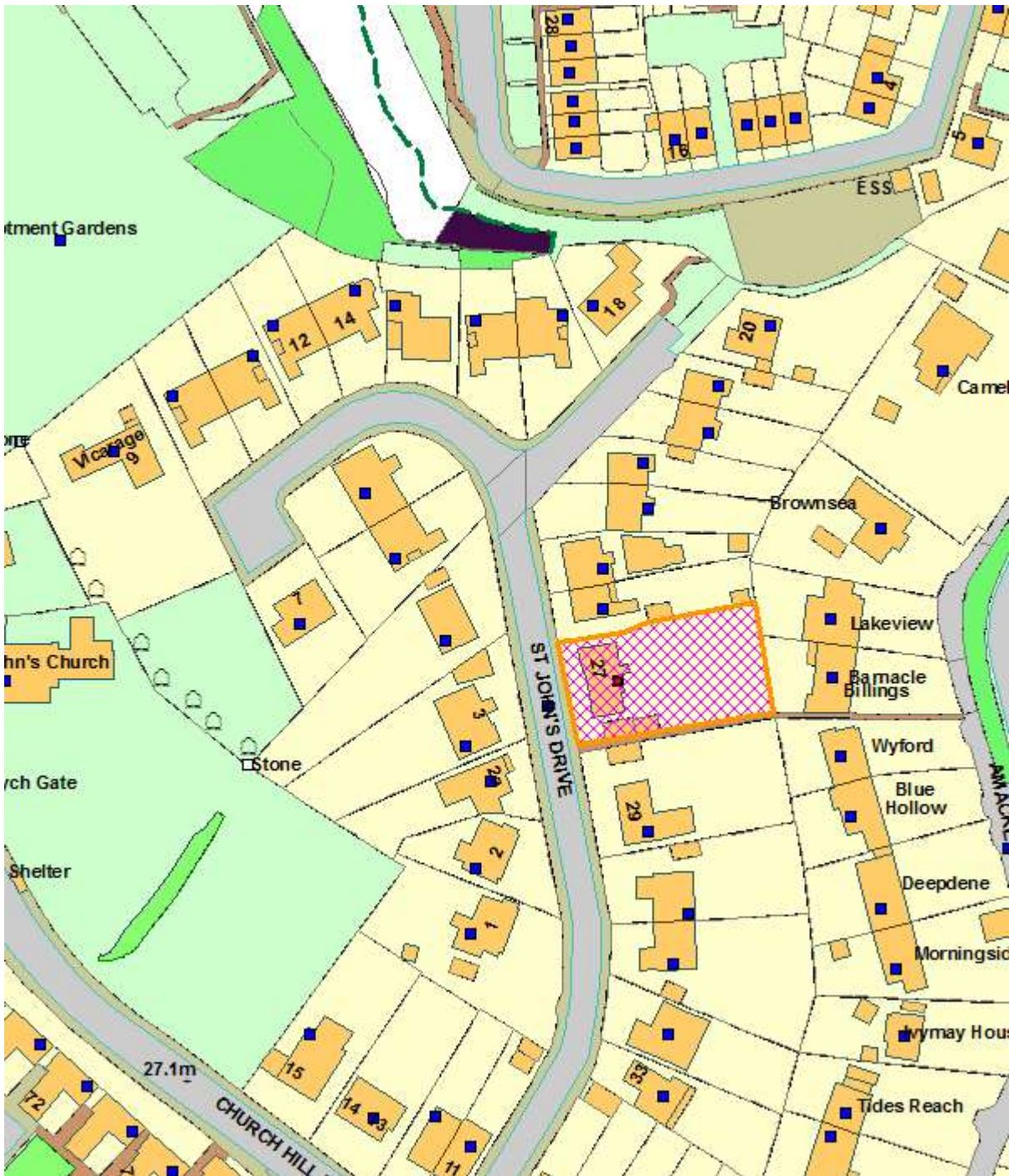
**2 INFORMATIVE: UNCONDITIONAL APPROVAL (APART FROM TIME LIMIT
AND APPROVED PLANS)**

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2021, the Council has worked in a positive and pro-active way and has granted planning permission.

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/01957/FUL	Item	03
Date Valid	03.11.2021	Ward	PLYMSTOCK RADFORD
Site Address	27 St Johns Drive Plymouth PL9 9SB		
Proposal	Raise roof height and add front gable roof extension, three storey rear extension, single storey rear extension, rear dormer with Juliet balcony, side dormer, side and rear raised terrace and raise front garden level to create parking area.		
Applicant	Mr & Mrs Elliott-Smith		
Application Type	Full Application		
Target Date	29.12.2021	Committee Date	13.01.2022
Extended Target Date	20.01.2022		
Decision Category	Councillor Referral		
Case Officer	Mr Mike Stone		
Recommendation	Grant Conditionally		



This application comes before the Planning Committee after being called in by Cllr Watkin.

I. Description of Site

Number 27 St John's Drive is a detached bungalow with a small side extension and a detached side garage. Ground levels fall away from the road level. At the back of the bungalow there is a large rear garden over 25 metres deep and over 20 metres wide. Properties behind in Amacre Drive are set lower down the slope than those in St John's Drive. At the rear of the property are steps leading down to a large patio/terrace area with views over Hooe Lake to the east. The area is residential in character but there is an eclectic mix of style and house types and no single materials palette.

The site is located in the Turnchapel, Hooe and Oreston Neighbourhood.

2. Proposal Description

Raise roof height and add front gable roof extension, three storey rear extension, single storey rear extension, rear dormer with Juliet balcony, side dormer, side and rear raised terrace and raise front garden level to create parking area.

The majority of the main bungalow roof would be raised by 600mm. A 5 metre deep, 5.8 metre wide rear extension would be added. It would include a front to back gable roof with the front gable projecting roughly 4 metres forward at ridge height from the main house roof. The top of the rear gable would be 9 metres above the garden level.

A large side and rear raised terrace would wrap around the new rear extension. It would be 8.6 metres wide and 5.4 metres deep and 2.2 metres above the garden level at its highest point. Below the terrace would be a new en-suite bedroom with doors opening out on to a patio. A new single storey extension, 2.8 metres square, would provide a covered staircase leading to the main extension above.

A pitched roof rear dormer with Juliet balcony would be formed in the roof space. The dormer would be 1.8 metres wide, 2 metres deep and 2.7 metres high.

Another pitched roof side dormer would serve a bedroom in the new three-storey extension. It would be 1.8 metres wide, 2 metres deep and 1.9 metres high.

At the front of the house near the garage, the ground level would be raised up by 1.2 metres to road level for 4.5 metres to form a vehicle hardstanding area. A new set of steps would lead down to the front entrance of the house.

The proposed site plan shows a detached outbuilding described as a Home Office. The agent has confirmed that this would be built later under permitted development, is shown for completeness only and does not form part of the application.

3. Pre-application enquiry

There was no pre-application enquiry with this proposal.

4. Relevant planning history

There is no planning history for the property.

5. Consultation responses

NIPT- refer to the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document for guidance.

South West Water - a plan of the site showing the company's infrastructure and details of asset protection measures has been sent to the agent and copied to the LPA.

Environment Agency, in relation to the Cattedown Control of Major Accident Hazard (COMAH) sites - no objections to this application given the scale and nature of the proposal.

6. Representations

The public consultation ends on 21st December. Six letters of representation have been received. Three letters object to the proposal and three letters are in support. The letters of objection raise the following concerns;

- o Loss of privacy
- o Overbearing appearance
- o Out of keeping with the character of the area.

The letters of support state that;

- o Even with the roof raised it would be below the level of other roofs in the street
- o It would not extend back further than others in the street
- o There is no single design or style in the street
- o The proposal will modernise the property
- o Most other properties have some form of extension
- o Will not impact on other properties.

7. Relevant Policy Framework

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

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

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

1. 8. Analysis

The relevant policies are: 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).

2. Principle of Development

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

3. Negotiations Undertaken

The original plans submitted were considered unacceptable and the assessment has been based on the amended plans. A rear facing projecting balcony has been replaced with a Juliet balcony.

4. Visual Impact

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

5. Letters of objection have said that the development would be out of character. At the rear, the proposed three-storey gable extension would be visible from public areas on the other side of Hooe Lake. Materials would be slate and painted render, similar to others in the street. There is no uniform architectural style in the area. The gable design would reflect the twin gables of St. John's Church at the top of the hill and located behind and above the application site.

6. At the front, the proposed gable roof extension would mirror other gable roofs on houses and bungalows in the street. Even with the roof height raised it would still be lower than that of the neighbour to the north, a two storey dwellinghouse.

7. The use of high quality materials such as aluminium for the doors and windows and galvanised metal rainwater goods is welcomed.

8. Case officers do not consider that the proposal would have a harmful impact on the street scene.

9. Amenity

Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable. Letters of objection have mentioned the issue of overlooking of the properties to the rear.

10. The rear elevations of properties in this part of St John's Drive face Hooe Lake and terraces and balconies are a feature and there is already considerable mutual overlooking of back gardens.

11. Paragraph 13.19 of the JLP SPD states;

"Habitable room windows facing directly opposite one another should be a minimum of 21 metres apart for a two-storey development. This distance should be increased to 28 metres when one or more of the buildings are three-storeys in height or there is a drop in levels that reduce privacy."

12. The rear facing windows at the third floor level would be located in the gable extension and the rear dormer serving Bedroom 3. The upper level of the gable extension is a void serving a double height living area so would not be accessible to occupants.

13. Based on the applicant's submitted site plan and the council's own Geographical Information System, the window to window distance from the upper floor of the gable extension to properties behind would be over 30 metres. However, as there would be no accommodation in the upper floor, the only relevant third level window would be the dormer in Bedroom 3, which would be over 35 metres from the nearest dwelling. Should the application be approved and at some point in the future a floor added to the gable extension, it would still be beyond the threshold set out in the SPD.

14. The neighbour to the north has a large part two storey/part three-storey rear extension.

Paragraph 13.28 of the SPD says 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. This distance should be increased for a three-storey development, normally to at least 15m."

15. The distance between the neighbour's extension and the proposed extension would be 9.4 metres. No objections have been received and the case officer considers that the windows in the neighbour's extension benefit from being dual aspect with rear facing views over the lake.

16. Given the distance between properties and the presence of the large extension, overshadowing of the neighbour's private garden is not felt to be a concern.

17. A new side dormer serving Bedroom 2 would have a window facing windows in the neighbour to the south but this would be beyond the 21 metre privacy guidance in the SPD.

18. At the front of the house a new high level window serving a staircase would be 19 metres from front windows in the property opposite. An obscure glazing condition is recommended for this window.

19. The proposed vehicle hardstanding combined with the garage and driveway will provide off-street parking for at least two vehicles, in line with SPD guidance for a three-bedroom dwelling. A condition stating that the parking area has to be drained and surfaced before the rear extension can be occupied is recommended

20. To promote ecological enhancement and to comply with policy DEV26.5, a condition requiring the installation of two bird bricks or bat boxes is recommended.
21. Given the scale of the proposed development, a condition requiring the applicants of follow the council's Code of Practice for Construction and Demolition is recommended.
22. The case officer considers that the proposal complies with policies DEV1, DEV20, DEV26 and DEV29 and is recommend for conditional approval.

9. Human Rights

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

10. Local Finance Considerations

The development has been assessed as attracting an obligation to contribute towards the Community Infrastructure Levy.

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 accords with policy and national guidance and is therefore recommended for conditional approval.

14. Recommendation

In respect of the application dated 03.11.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

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

I CONDITION: APPROVED PLANS

Lower Ground Floor Proposed 713 P2 - received 29/10/21

Ground Floor Proposed 713 P3 Rev A received 29/10/21

Roof Layout Plan 713 P9 - received 29/10/21
Site and Location Plan 713 PI Rev A received 03/11/21
Proposed Elevations 713 P6 Rev A received 17/12/21
Existing and Proposed Sections 713 P8 Rev A received 17/12/21
First Floor Proposed 713 P4 Rev A received 17/12/21

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: CAR PARKING PROVISION

PRE-OCCUPATION

The rear extension shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the approved details, and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

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

4 CONDITION: CODE OF PRACTICE DURING CONSTRUCTION

The development shall be carried out in accordance with the Plymouth City Council Code of Practice for Construction and Demolition Sites which can be viewed on the Council's web pages.

Reason:

To protect the residential and general amenity of the area from any harmfully polluting effects during construction works and avoid conflict with Policy DEV2 of the Plymouth and South West Devon Joint Local Plan (2014-2034) 2019 and the National Planning Policy Framework.

5 CONDITION: ECOLOGICAL MITIGATION

To promote biodiversity, the applicant shall provide for the installation of 2 no. enclosed bird bricks or bat boxes, at eaves level within the east or west elevations 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 Government advice contained in paragraphs 174 and 180 of the NPPF 2021.

6 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 staircase window in the front elevation of the proposed front gable extension, shall at all times be obscure glazed (the glass of which shall have an obscurity rating of not less than level 5) and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Reason:

In order to protect the privacy enjoyed by the occupiers of the opposite dwelling in accordance with Policy DEVI of the Plymouth and South West Devon Joint Local Plan(2014-2034) 2019 as permitted by article 4 paragraph 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

INFORMATIVES

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

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

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

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

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

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

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

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

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

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

Plymouth City Council
 Planning Compliance Summary – to 31st December 2021

Cases outstanding	203
Cases received this month	15
Cases closed this month	42
(No breach identified)	(20)
(Informal/formal action taken)	(24)
Planning Contravention Notices Issued	2
Planning Contravention Notices <u>Live</u>	10
Planning Enforcement Notices Issued	1
Enforcement Notices <u>Live</u>	3
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Advertisement Removal Notice	0
Breach of Condition Notice	1
Untidy Land Notices Issued	1
Untidy Land Notices Live	15
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
30/11/2021	Granted Conditionally	21/01751/TPO	Plymouth City Council	Oak (T1) - Reduce lower limb by 5m back to main stem. Griselinia Littoralis (T2) - Coppice overgrown non native hedging plant (not covered by TPO).	49 Temeraire Road Plymouth PL5 3UA	Mr Chris Dawson
30/11/2021	Granted Conditionally	21/01773/TCO	Mr Christopher Brien	Copper Beech - fell. However, please see informative re a recommended tree condition report.	Glenfield House, 16 Seymour Drive Plymouth PL3 5BG	Mrs Jane Turner
30/11/2021	Granted Conditionally	21/01785/TPO	Mr Denis Harmer	3x Ash remove due to Ash die back on northern boundary. Row of Ash, Oak and Beech - crown raise to 3.5m and trim back overhang on eastern boundary Sycamore on northern boundary - reduce regrowth from previous reduction (2013) by half.	Tamarisk 18 Widewell Road Plymouth PL6 7DN	Mr Chris Dawson
30/11/2021	Granted Conditionally	21/01834/TPO	Mr Phillip Shell	T1 Maple - reduce back overhanging branches by 4m T2 Hornbeam - reduce back overhanging branches by 3m T3 Hornbeam - reduce back overhanging branches by 2m	Land Adjacent To 11 Gara Close Plymouth PL9 8UN	Mr Chris Dawson
30/11/2021	Granted Conditionally	21/01839/FUL	Mr Stephen Pichler	Detached dwelling and garage	Plot 4, Lilford Gardens West Park Plymouth PL5 2LU	Mr Chris King
30/11/2021	Granted Conditionally	21/01841/TPO	Miss Anna Day	Ash (T1) - Fell due to signs of Ash Die Back and 50% crown loss. Sycamore (T2) - Reduce upper crown by 1.5m of the north side back over the boundary line, reducing lateral growth by 1.5m, cutting no greater than 75mm, clear epicormic growth from stem and basal area.	301 Tavistock Road Plymouth PL6 8AB	Mr Chris Dawson
30/11/2021	Granted Conditionally	21/01863/FUL	Mr John Pitt	Two-storey side and rear extension, single storey rear extension and patio	48 Southwell Road Plymouth PL6 5BQ	Ms Isobel Fardon

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
30/11/2021	Granted Conditionally	21/01873/TCO	Mrs Jill Airey	Various tree pruning works to include crown raising over roads and paths, pruning away from buildings, removal of small self-sown Sycamore and removal of deadwood. Removal of 1 Sycamore in G3 (see report for details).	St Georges Church Of England Primary School Admiralty Street Stonehouse Plymouth PL1 3RX	Emily Browne
30/11/2021	Agreed	21/01977/CDM	TH UK & Ireland Ltd	Condition Discharge: Condition 3 of application 21/00857/FUL	229 Tavistock Road Plymouth PL6 5US	Mr Chris King
01/12/2021	Granted Conditionally	21/01553/LBC	Mr Sean Harrison	Installation of replacement lift, emergency spill holding tank in basement, sump to tanker delivery floor and drilling and fitting of new connecting pipework	60 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
01/12/2021	Granted Conditionally	21/01734/FUL	Mr Richard Huddy	Single storey rear extension to form residential annexe and window to west elevation	160 Springfield Road Plymouth PL9 8PT	Miss Emily Godwin
01/12/2021	Granted Conditionally	21/01781/FUL	Mr Adam Spiers	Alterations to building to provide home gym and external rear terrace	Blake Lodge, Seymour Road Mannamead Plymouth PL3 5AS	Miss Emily Godwin
01/12/2021	Granted Conditionally	21/01782/LBC	Mr Adam Spiers	Alterations to building to provide home gym and external rear terrace	Blake Lodge, Seymour Road Mannamead Plymouth PL3 5AS	Miss Emily Godwin
01/12/2021	Granted Conditionally	21/01825/FUL	Mr Sam Milden	Removal and replacement of defective front porch	25 Lotherton Close Plymouth PL7 1QQ	Ms Isobel Fardon
01/12/2021	Granted Conditionally	21/01840/FUL	Mrs M Fairhurst	Single storey rear extension and detached shed in rear garden	104 Foliot Road Plymouth PL2 2RZ	Mr Macauley Potter

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
01/12/2021	Refused	21/02106/AMD	Mr Adam Green	Non-material Amendment: To install a amosite grey skylight/sky lantern in the flat roof of the ground floor side extension and removal of side and front window of side extension for application 21/00215/FUL	47 Croydon Gardens Plymouth PL5 2RH	Mr Paul McConville
02/12/2021	Granted Conditionally	21/01476/FUL	Ryeland Properties	Rear balcony	81 Hotham Place Plymouth PL1 5NE	Ms Bethany German
02/12/2021	Granted Conditionally	21/01827/ADV	Mr Richard Barker	Fascia signs	53 Mutley Plain Plymouth PL4 6JP	Miss Emily Godwin
02/12/2021	Granted Conditionally	21/01915/FUL	Mr Shaun Hill	Addition of 3no. rear dormers and alteration to the front dormer (re-submission of 21/01053/FUL)	56 Exmouth Road Plymouth PL1 4QH	Miss Emily Godwin
02/12/2021	Granted Conditionally	21/01943/FUL	Mrs Lisa Hart	Disabled access ramp at the rear of the property and a new side door opening onto Weston Park Road	56 Pounds Park Road Plymouth PL3 4QR	Mr Mike Stone
02/12/2021	Granted Conditionally	21/01965/FUL	Mr Gilchrist	Single storey rear extension	63 York Road Plymouth PL5 1AU	Ms Isobel Fardon
02/12/2021	Agreed	21/02014/CDM	Brady Construction Services Limited	Condition Discharge: Condition 3 (Part 3 & 4) of application 20/00519/FUL	Plot B240, Plymouth International Business Park William Prance Road Plymouth	Mr Chris King
02/12/2021	Refused	21/02035/AMD	Mount Wise (Devon) Limited	Non-material Amendment: Amended location for 3 point turn (as previously approved through condition 21 of application 06/01646/OUT)	Former Mod Site Mount Wise Devonport Plymouth PL1 4JH	Miss Katherine Graham

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
03/12/2021	Granted Conditionally	21/00514/FUL	Plymouth City Council	Construction of approx 800m of pedestrian/cycle path on former railway line to connect the new Saltram Meadow Roundabout on Billacombe Road to Colesdown Hill	The Former GWR Yealmpton Branch Railway Line West Of Colesdown Hill Plymouth	Mr Chris Cummings
03/12/2021	Granted Conditionally	21/01386/FUL	Miss Debra Weeks	1.8m boundary fence to the front and side of property (retrospective)	35 Herschel Gardens Plymouth PL5 2AY	Mr Paul McConville
03/12/2021	Granted Conditionally	21/01512/FUL	Wensday Wise	Single storey teaching building to rear of main school building and associated landscaping	Compton Church Of England Primary School Higher Compton Road Plymouth PL3 5JB	Mr Sam Lewis
03/12/2021	Granted Conditionally	21/01696/FUL	Mr Rupert Salmon	Erection of electric vehicle charging station with ancillary uses including retail and food and drink, with associated electric infrastructure, car parking and landscaping.	Land North Of Home Park Outland Road Plymouth PL2 3DE	Miss Amy Thompson
03/12/2021	Refused	21/01862/FUL	M & N Chohan	Conversion of rear outbuilding to create 1no. flat (Class C3) including the addition of second storey; plus alterations to existing HMO entrance and creation of undercroft bin/bike storage	62 Mutley Plain Plymouth PL4 6LF	Mr Sam Lewis
03/12/2021	Granted Conditionally	21/01880/FUL	Mr Steven Cox	Single storey side extension	3 Nicholson Road Plymouth PL5 3BR	Ms Isobel Fardon
06/12/2021	Refused	21/01720/FUL	Mrs Elizabeth Rae	Vehicle hardstand.	272 Southway Drive Plymouth PL6 6QL	Mr Macauley Potter
07/12/2021	Agreed	20/00498/CDM	Persimmon Homes South West	Condition Discharge: Condition 4, 6, 10 and 11 of application 18/01104/REM	Saltram Meadow Primary School The Ride Plymouth PL9 7JA	Ms Marie Stainwright

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/12/2021	Agreed	21/01015/CDM	Halsall Construction	Condition Discharge: Conditions 7, 11, 14 & 15 of application 18/01104/REM	Saltram Meadow Primary School The Ride Plymouth PL9 7JA	Ms Marie Stainwright
07/12/2021	Granted Conditionally	21/01787/FUL	Mr & Mrs Chipman	Change of use from retail unit to residential dwelling	28 Underwood Road Plymouth PL7 1SY	Mr Paul McConville
07/12/2021	Granted Conditionally	21/01788/LBC	Mr & Mrs Chipman	Change of use from retail unit to residential dwelling	28 Underwood Road Plymouth PL7 1SY	Mr Paul McConville
07/12/2021	Granted Conditionally	21/01866/TPO	Corcoran	3x Beech (T1, T2 & T3) - Thin whole crown by 20%, removing limbs up to a diameter of 35mm to increase light in the lower garden.	76 Lynwood Avenue Plymouth PL7 4SG	Mr Chris Dawson
07/12/2021	Granted Conditionally	21/01901/TPO	Mrs Martin	Beech (T1) - Crown lift over the neighbouring garage to give 2m clearance, crown reduction up to a maximum of 1.5m.	19 Powisland Drive Plymouth PL6 6AA	Mr Chris Dawson
07/12/2021	Granted Conditionally	21/01907/TPO	Mr Mike Clarke	25 x Holm Oaks (G1 T5-T8, T10-22 and T24-T31) - Re-pollard to previous pollard points inc. 1 dead stem to fell (T17). Turkey Oaks (G1 T9 & T23) - Crown reduce by up to 3m, crown lift to 5.2m above the road. Ash (T32) - Fell due to Ash dieback disease. Bay (T1) - Crown reduce by 2m. Bay (T2) - Re-pollard at 3m above ground. Hawthorn (T3) - Crown reduce by 2m. Bay (T4) - Fell.	Flat 1, 6 Nelson Gardens Plymouth PL1 5RH	Mr Chris Dawson
08/12/2021	Granted Conditionally	21/01579/S19	F & G Bettison & O & S Bettison	Variation of Condition 1 (Approved Plans) of application 20/00350/LBC	Gordon Court, 4 Craigie Drive Plymouth PL1 3JB	Mrs Karen Gallacher

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/12/2021	Granted Conditionally	21/01913/FUL	Mr Paul Bray	Rear double garage with room above and external staircase (part retrospective)	71 Eggbuckland Road Plymouth PL3 5JR	Mr Mike Stone
08/12/2021	Agreed	21/01954/CDM	Sutton Harbour Group	Condition Discharge: Conditions 3, 4, 5, 6 & 7 of application 18/01246/FUL	Harbour Car Park Lockyers Quay Plymouth PL4 0AL	Miss Katherine Graham
08/12/2021	Refused	21/02124/AMD	Mr Jeffery Seed	Non-material Amendment: Change block paving for tarmac for application 18/02105/S73	47A North Road East Plymouth PL4 6AN	Mr Chris King
09/12/2021	Granted Conditionally	21/01498/S73	Mr Graeme Bothwell	Variation of conditions 1 & 5 of application 19/01863/FUL	The Laboratory Hoe Road Plymouth PL1 2PB	Mr Mike Stone
09/12/2021	Granted Conditionally	21/01671/LBC	Mr Adam Willetts	Works for retention of substation	Melville Building Royal William Yard Plymouth PL1 3RP	Ms Bethany German
09/12/2021	Granted	21/01737/16	Plymouth City Council	Installation of electronic communications; 4G and 5G equipment and microwave equipment on the existing lattice tower at 9m. In addition, ground based equipment comprising of an off grid power supply and ancillary development.	Breakwater Fort Plymouth Sound	Mr Mike Stone
10/12/2021	Granted Conditionally	21/01212/FUL	Ms A Collins	Ground floor side extension	2 Roborough Close Plymouth PL6 6AH	Ms Isobel Fardon
10/12/2021	Granted Conditionally	21/01540/LBC	Ms A Collins	Ground floor side extension	2 Roborough Close Plymouth PL6 6AH	Ms Isobel Fardon

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/12/2021	Granted Conditionally	21/01573/FUL	Mr Ben Stanbury	Single storey side extension	34 Trent Close Plymouth PL3 6PB	Mr Mike Stone
10/12/2021	Granted Conditionally	21/01637/FUL	Mr & Mrs Baynon	Raise roof height and create new gable end roof for accommodation in roofspace, demolition of conservatory and construction of part three storey and part single storey rear extension	5 First Avenue Billacombe Plymouth PL9 8AP	Mr Mike Stone
10/12/2021	Granted Conditionally	21/01810/FUL	Mrs Louise Edwards	Proposed new west boundary timber fence and alteration to garden levels (retrospective)	76 Looseleigh Lane Plymouth PL6 5HH	Mr Macauley Potter
10/12/2021	Granted Conditionally	21/01890/FUL	Mr & Mrs Villars	Hip to gable, front velux windows and rear dormer	2 Hill Top Crest Plymouth PL5 2DY	Mr Paul McConville
10/12/2021	Granted Conditionally	21/01897/FUL	Mr S Foster	Detached garage to the rear of the property	47 Blandford Road Plymouth PL3 5DS	Mr Macauley Potter
10/12/2021	Agreed	21/01914/CDM	Mr & Mrs Piper-Smith	Condition Discharge: Condition 2 of application 21/01237/FUL	4 Beach Cottage Boringdon Road Turnchapel Plymouth PL9 9TE	Mr Sam Lewis
10/12/2021	Granted Conditionally	21/01934/FUL	Mr Tony Horrill	Single storey rear and side extension	3 Ashburnham Road Plymouth PL5 2LR	Ms Isobel Fardon
10/12/2021	Granted Conditionally	21/01979/FUL	Mr Stephen Haigh	Replace 2no. existing single-glazed aluminium bedroom windows and double opening doors with new aluminium double-glazed equivalents	Flat 10, Harbourside Court Hawkers Avenue Plymouth PL4 0QT	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
10/12/2021	Refused	21/02069/AMD	Inspire Multi-academy Trust (South West)	Non-Material Amendment: minor change from brick finish to render finish for application 21/00400/FUL	Tor Bridge Primary School And Cann Bridge School Eden Valley Gardens Plymouth PL6 8EE	Mr Macauley Potter
13/12/2021	Granted Conditionally	21/01616/FUL	Mr A Sanders	Garden studio building and alterations to boundary wall	17 Thorn Park Plymouth PL3 4TG	Miss Emily Godwin
13/12/2021	Granted Conditionally	21/01869/ADV	Mr James Prentice	Stainless steel retailer logo and signage	2 Cornwall Street City Centre Plymouth PL1 1LP	Ms Bethany German
13/12/2021	Refused	21/01882/FUL	Mr G Shorthouse	Erection of garage/workshop	42 Langmead Road Plymouth PL6 5TA	Ms Isobel Fardon
13/12/2021	Agreed	21/02062/CDM	Louis Hamston	Condition Discharge: Condition 3 of application 21/00243/FUL	Staddon Heights Farm, Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
14/12/2021	Granted Conditionally	21/01760/FUL	Abby And Holly Briscoe	Erection of 2no dwellings inc. access, parking, drainage and landscaping	Longreach, Hartley Road Plymouth PL3 5LW	Ms Abbey Edwards
14/12/2021	Refused	21/01870/AMD	Mr Phillip Gerry	Non-material amendment: Retention of the exiting vehicle site entrance, the creation of a new bin storage area and pedestrian access gate within the original garage site entrance and alterations to landscaping for 20/01087/S73	Land Adj. Lelant Nursing Home Glen Road Mannamead Plymouth PL3 5AP	Mr Simon Osborne
15/12/2021	Granted Conditionally	21/00672/FUL	Mr Bowgen	Erection of 2no portacabins to create office and storage space with associated site alterations including parking	Workshop, Cattedown Road Plymouth PL4 0RW	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/12/2021	Refused	21/01546/FUL	Mr Brian Waudby	Detached two-storey dwelling with a room in the roofspace	Land To Rear Of Dewi Sant Care Home Gleneagle Road Plymouth PL3 5HJ	Mr Sam Lewis
15/12/2021	Granted Conditionally	21/01593/FUL	Kirsty Wright	External lighting scheme	St Mary And St Boniface Church Wyndham Street West Plymouth PL1 5EU	Mr Sam Lewis
15/12/2021	Refused	21/01630/FUL	Mr Kevin Briscoe	Erection of restaurant (Class E)/hot food takeaway (Sui Generis) and associated parking	Land Between East Park Avenue And Siding Road Plymouth PL4 6PF	Mr Sam Lewis
15/12/2021	Granted Conditionally	21/01936/FUL	Mr & Mrs Turvey	Two-storey front extension and porch extension.	Mill Cottage, Station Road Tamerton Foliot Plymouth PL5 4LD	Mr Paul McConville
15/12/2021	Granted Conditionally	21/01946/FUL	Mrs K Furlong	Conversion and alterations to garage	28 Southwell Road Plymouth PL6 5BG	Ms Isobel Fardon
15/12/2021	Granted Conditionally	21/01950/FUL	Rowlands	Two-storey rear extension and replacement porch	21 Nettlehayes Plymouth PL9 8BX	Miss Emily Godwin
15/12/2021	Granted Conditionally	21/01952/FUL	Mr C Spriggs	Two storey side extension and single storey front extension	53 Courtland Crescent Plymouth PL7 4HL	Mr Macauley Potter
15/12/2021	Granted Conditionally	21/01955/FUL	Ms Birch	Loft conversion with hip to gable roof conversion and rear dormer with Juliet balcony.	2 Whittington Street Plymouth PL3 4EG	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/12/2021	Granted Conditionally	21/01956/S73	Plymstock School	Variation of Condition 5 (Reinstatement of Footway) of application 18/02096/FUL to maintain existing dropped kerb and site access for future construction project	Plymstock School 29 Church Road Plymstock Plymouth PL9 9AZ	Mr Sam Lewis
15/12/2021	Granted Conditionally	21/01999/FUL	Miss C Nunn	Single storey rear extension	39 Holland Road Plymstock Plymouth PL9 9BJ	Mr Mike Stone
16/12/2021	Agreed	21/00038/CDMLB	Mr Adam Willets	Condition Discharge: Condition 11 (Partitions) of application 16/01377/LBC	Melville Building, Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham
16/12/2021	Granted Conditionally	21/01857/FUL	Zoe Ozanne	Vehicle hardstand and dropped kerb (retrospective)	27 Selkirk Place Plymouth PL5 3BY	Ms Isobel Fardon
16/12/2021	Granted Conditionally	21/01876/FUL	James Monteith	Conversion of existing store area to an operating theatre suite and first floor level extension to existing plantroom	20 Brest Road Plymouth PL6 5XP	Ms Bethany German
16/12/2021	Granted Conditionally	21/01895/FUL	Mrs Nicola Daniel	Erection of 5no dwellings, with associated landscaping and parking	Land At Clowance Street Devonport Plymouth PL1 4LQ	Mr Jon Fox
16/12/2021	Granted Conditionally	21/01961/FUL	Mr Mark Butler	Replacement of cantilevered concrete slab balconies with new powder coated steel balconies on 12no. first floor flats (over 3 no. apartment blocks)	Miles Mitchell Avenue Plymouth PL6 5LY	Mr Jon Fox
16/12/2021	Granted Conditionally	21/01976/ADV	Merkur Slots UK Ltd	4no illuminated fascia signs and 1no non-illuminated fascia sign	116 New George Street Plymouth PL1 1RZ	Ms Bethany German

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
16/12/2021	Granted Conditionally	21/02051/FUL	Mr Phil Ellis	Single story rear extension	219 Ridgeway Plymouth PL7 2HP	Ms Isobel Fardon
16/12/2021	Agreed	21/02109/CDC	Tina Wengrant	Compliance with conditions of application 12/01847/FUL	Flat 5, 4 Grassendale Avenue Plymouth PL2 2JL	Miss Carly Francis
17/12/2021	Granted Conditionally	21/00649/S73	Host Student Housing Management Ltd	Variation of conditions 24, 25 & 26 of application 12/01340/FUL to allow use of the building as serviced apartment (Class C1) during the months of July and August	Frobisher House And Fleet House 64-68 Ebrington Street And 15 Hewers Row Plymouth PL4 9AQ	Mrs Karen Gallacher
17/12/2021	Agreed	21/01736/CDM	Ged King	Condition Discharge: Conditions 3 & 5 of application 21/00736/FUL	Hayes End Farm Coombe Lane Plymouth PL5 4LF	Mr Macauley Potter
17/12/2021	Granted Conditionally	21/01830/FUL	Mr Bradbury	Single storey side extension and single storey replacement garage	39 Ashwood Close Plymouth PL7 2FU	Ms Isobel Fardon
17/12/2021	Refused	21/01883/AMD	University Hospitals Plymouth NHS Trust	Non-material Amendment: Alterations to entrance ramp, size of retaining wall planters, height of roof/parapet and change to external cladding for application 20/00868/FUL	Derriford Hospital Derriford Road Plymouth PL6 8DH	Ms Isobel Fardon
17/12/2021	Granted Conditionally	21/01919/FUL	Mr D Amador	Alterations to roof to provide a bedroom	8 Gower Ridge Road Plymouth PL9 9DR	Miss Emily Godwin
17/12/2021	Granted Conditionally	21/01933/FUL	Mr Aaron Dean	Single storey rear and side extension (part retrospective)	32 Cockington Close Plymouth PL6 8RG	Ms Isobel Fardon

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
17/12/2021	Granted Conditionally	21/02006/FUL	Mr & Mrs Luckham	Demolition of existing conservatory and new single storey rear extension	25 Celandine Gardens Plymouth PL7 2WS	Mr Macauley Potter
17/12/2021	Granted Conditionally	21/02053/FUL	Mr M Baxendale	Rear extension and side dormer	58 Stanborough Road Plymouth PL9 8SX	Mr Mike Stone
17/12/2021	Granted Conditionally	21/02059/ADV	Mr Darren Marshall	3no. internally illuminated slim line box and 4no. non illuminated 3mm flat dibond panels	20 Marsh Mills Park Plymouth PL6 8LX	Ms Isobel Fardon
20/12/2021	Granted Conditionally	21/00648/FUL	Mr Naby Diallo	Change of use from parking area to car sales facility and associated alterations to site	4 Neptune Park Plymouth PL4 0SJ	Ms Abbey Edwards
20/12/2021	Granted Conditionally	21/01847/FUL	Mr Brad Cutler	Change of use from warehouse (Class B8) to gym (Class E)	Unit 7, 6 Burrington Road Plymouth PL5 3LX	Mr Paul McConville
20/12/2021	Refused	21/01861/LBC	Mr Kevin Biss	Replacement window with doors in rear elevation, new window in front elevation, change bedroom to a bathroom, alter bedroom dividing wall and fit new kitchen in current hallway	Flat 1, 216 Citadel Road Plymouth PL1 3BB	Miss Emily Godwin
20/12/2021	Granted Conditionally	21/01875/FUL	Mr Farhadi Muradi	Change of use from ground floor office to self-contained flat (Class C3)	115 Beaumont Road Plymouth PL4 9EF	Mr Sam Lewis
20/12/2021	Granted Conditionally	21/01877/FUL	Mr Bradley Hopkins	Proposed barrier adjacent to private parking.	10 Wolverwood Close Plymouth PL7 1XU	Mr Paul McConville

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/12/2021	Granted Conditionally	21/01896/FUL	G Stewart	Single storey rear extension, patio and external alterations	12 St Johns Close Plymouth PL6 8BR	Ms Isobel Fardon
20/12/2021	Granted Conditionally	21/01959/TPO	Nicola Scobling	Oak - Fell due to disease and being intertwined with another oak tree.	Buddlewood House Arscott Lane Plymouth PL9 9NH	Emily Browne
20/12/2021	Granted Conditionally	21/01967/TPO	Niki Wagstaff	Health and safety tree works.Felling of numerous dead, dying and hanging trees and making safe of broken damaged limbs as detailed on Tree Location Plans 1A-6A	Former China Clay Dryer Works Coypool Road Plymouth PL7 4NW	Mr Chris Dawson
20/12/2021	Granted Conditionally	21/01982/TPO	Mr Nick Bishop	2x Holm Oak (T1 & T2) - Crown lift to 5.5m above ground level and crown thin 10%. Cherry (T3) - Crown lift to 3m above ground level. Sweet Chesnut (T4) - Crown lift 5.5m above ground level. Ash (T5) - Fell. Sorbus (T6) - Fell.	Plymouth College Ford Park Plymouth PL4 6RN	Emily Browne
20/12/2021	Granted Conditionally	21/01984/TPO	Mr Douglas Munford	Sycamore - Monolith the tree leaving as much standing dead wood as is safe due severe decline, bark death and presence of Honey fungus.	Woodland Between Sawpit Field And Romily Gardens Plymouth	Mr Chris Dawson
20/12/2021	Granted Conditionally	21/01986/TPO	Mrs Gillian Sheard	2x Sycamore (T1/T2) - Crown reduction by 5 meters (tops only)	26 Lopwell Close Plymouth PL6 5BP	Emily Browne
20/12/2021	Granted Conditionally	21/01988/TPO	Mr Douglas Munford	Oak - Monolith the tree to make safe, height to be agreed with the Local Planning Authority.	Woodland Between Sawpit Field And Cot Hill Plymouth	Mr Chris Dawson
20/12/2021	Granted Conditionally	21/02057/TCO	Mr Gale	Sycamore - Reduce crown 1.5m all around.	Havelock, Fernleigh Road Plymouth PL3 5AN	Emily Browne

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
20/12/2021	Refused	21/02120/AMD	Mr & Mrs B Storey	Non-material Amendment: Replace garage door with matching wall and window and replace single door on rear elevation with 2no. full height windows and patio doors for application 21/00507/FUL	35C Egguckland Road Plymouth PL3 5HF	Mr Mike Stone
21/12/2021	Refused	21/01071/FUL	Mr Cassidy	Detached dwelling with associated car parking, refuse storage and amenity space (re-submission of 21/00211/FUL)	Land Adj, 28 Petersfield Close Plymouth PL3 6QP	Ms Abbey Edwards
21/12/2021	Granted Conditionally	21/01377/FUL	Mr J Peacock	Demolition of agricultural buildings (permitted as 3no dwellings under Class Q) and replacement with 3no residential dwellings and associated access, vehicular parking and landscaping	Staddon Heights Farm 50 Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
21/12/2021	Granted Conditionally	21/01626/FUL	J Boston & Sons (Holdings) Ltd	Temporary use for storing materials associated with neighbouring development	Land Adj. Bostons Boat Yard Baylys Road Plymouth PL9 7NQ	Mr Jon Fox
21/12/2021	Granted Conditionally	21/01761/FUL	Mr & Mrs Cotterell	Conversion of derelict (former) cottages into a single dwelling and garage space	1-2 Highland Cottages 47 New Street Plymouth PL1 2ND	Mrs Karen Gallacher
21/12/2021	Granted Conditionally	21/01838/FUL	Mr Joe Harvey	Boundary fence	Dsda Plymouth, Ernesettle Lane Plymouth PL5 2TY	Mr Jon Fox
21/12/2021	Granted Conditionally	21/01953/FUL	Mr & Mrs Taylor	Single storey rear extension, change of hipped roof to gabled roof, rear dormer window and roof terrace	101 Staddiscombe Road Plymouth PL9 9LU	Miss Emily Godwin
21/12/2021	Granted Conditionally	21/01994/LBC	Merkur Slots UK Ltd	Internal and external alterations	116 New George Street Plymouth PL1 1RZ	Ms Bethany German

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
22/12/2021	Agreed	21/00352/CDM	Miss Eve Somerville	Condition Discharge: Discharge conditions 3, 4, 5 and 8 of application 19/01486/FUL	Land At Seaton Neighbourhood (Phase 6) Plymouth	Mr Chris Cummings
22/12/2021	Refused	21/01358/AMD	Eve Somerville	Non-material Amendment: Adjustment to depth of window to the southern elevation has been increased to match adjacent window depths for application 19/01486/FUL	Land At Seaton Neighbourhood (Phase 6) Plymouth	Mr Chris Cummings
22/12/2021	Granted Conditionally	21/01842/FUL	Mr & Mrs R Wills	Lower ground floor extension, roof extension and replacement garage and associated works including creation of family annexe	22 Normandy Hill Plymouth PL5 1LE	Mr Jon Fox
22/12/2021	Granted Conditionally	21/01975/FUL	Merkur Slots UK Ltd	New shopfront	116 New George Street Plymouth PL1 1RZ	Ms Bethany German
22/12/2021	Refused	21/02001/FUL	Mr S Barber	Front extension	3 Penrith Close Plymouth PL6 8UY	Mr Macauley Potter
22/12/2021	Granted Conditionally	21/02039/S73	Mr Arnold	Variation of Condition 1 (Approved Plans) of application 20/02027/FUL to include external change from garage door to window and internal disabled access lift.	26 Furzeacre Close Plymouth PL7 5DZ	Mr Macauley Potter

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Appeal Decisions between 30/11/2021 and 04/01/2022

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
14/12/2021	21/00987/PIP	2021/0016	Appeal Dismissed	APP/N1160/W/21/3280806
Ward				
Eggbuckland				
Address				
Land Adjt To 123 Fort Austin Ave Plymouth Devon				
Application Description				
Permission in principle for the erection of a self-build eco dwelling				
Appeal Process		Officers Name		
Written Representations		Mr Jon Fox		
Synopsis				
The Inspector gave weight to policies SPT3 and DEV 9 in respect of the provision of a needed self-build dwelling, but this was outweighed by the need to preserve strategic greenspace as set out in policies PLY41 (Derriford Greenspace) and DEV27.				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
21/12/2021	21/01242/FUL	2021/0023	Appeal Dismissed	APP/N1160/D/21/3283870
Ward				
Southway				
Address				
305 Southway Drive Plymouth PL6 6QN				
Application Description				
Removal of 8ft high and 5ft wide hedges replaced with 1.9m fence around front/ side garden with a 1m fence directly in front of the house (retrospective).				
Appeal Process		Officers Name		
Householder Fast Track		Mr Paul McConville		
Synopsis				
<p>Planning permission was refused for retrospective fencing as the fencing appeared incongruous and out of keeping with the existing street scene. The fencing was considered to be contrary to Policy DEV20 (Place shaping and the quality of the built environment) of the Plymouth and South West Devon Joint Local Plan (2019), paragraphs 13.58, 13.61 and 13.63 the Plymouth and South West Devon Supplementary Planning Document (SPD) (2020) and paragraph 130 of the National Planning Policy Framework. Having reviewed the application, and visited the site, the Planning Inspector agreed with the Local Planning Authority that the fence was a dominant and incongruous feature in the street scene and unacceptably harms the character and appearance of this part of Southway Drive. The inspectorate considered whether painting or staining the fence would overcome the harm, however because of its height, the harm identified would not be overcome. The inspectorate was also in agreement that only a height of 1m would be acceptable to the front of the property due to the prominence of its position. The appeal was therefore dismissed.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
22/12/2021	21/01101/FUL	2021/0019	Appeal Dismissed	APP/N1160/D/21/3282944
Ward				
Southway				
Address				
276 Southway Drive Plymouth PL6 6QL				
Application Description				
Hardstand and dropped kerb				
Appeal Process		Officers Name		
Householder Fast Track		Ms Isobel Fardon		
Synopsis				
<p>Planning permission was refused for the construction of a hardstanding and dropped kerb to create off street car parking space for 1no. vehicle. The hardstanding was considered to be contrary to policies DEV1 (Protecting health and amenity) and DEV29 (Specific provisions relating to transport) of the 2019 Plymouth & South West Devon Joint Local Plan and the Plymouth and South West Devon Supplementary Planning Document (SPD) (2020). Having reviewed the application, and visited the site, the Inspector agreed with the Council that policies DEV29 and DEV1 were breached by the proposal, as well as paragraph 110 of the National Planning Policy Framework (NPPF). It was considered that the proposal would have an unacceptably harmful effect on highway safety. The appeal was therefore dismissed.</p>				

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