Appeal Decisions between 30/09/2020 and 02/11/2020

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
30/09/2020	20/00532/FUL	2020/0014	Appeal Allowed	APP/N1160/W/20/3254957

Ward

Plymstock Radford

Address

1-3 Kelly Cottages Boringdon Road Turnchapel Plymouth PL9 9TN

Application Description

Change of use of nos.1-2 from single dwelling to two dwellings, works to nos.1-3 including juliette balconies, front and rear dormers, roof alterations and demolition of front extensions (resubmission of 20/00027/FUL)

Appeal Process	Officers Name
Written Representations	Mr Chris Cummings

Synopsis

Planning permission was refused for change of use from 2 dwellings to 3 dwellings as it was considered contrary to Policies DEV1 and DEV29 of the Plymouth and South West Devon Joint Local Plan. It was also found to be contrary to guidance in th Development Guidelines Supplementary Planning Document First Review, the Plymouth and South West Devon Supplementary Planning Document November 2019 Consultation Draft and the National Planning Policy Framework 2019. Having reviewed the application and visited the site the inspector disagreed with the Council's view that there would be an unacceptable increase in on-street parking and allowed the appeal. The Inspector noted that the proposal would increase housing density and parking demand and conflicted with the Local Plan and Supplementary Planning Document Guidance, but that there is a shop within 1km and ferry and bus services that connect to the city centre without excessive journey times. It was noted that that new residents using public transport could increase patronage and demand for enhanced connectivity. It was concluded that there would be an increase in parking demand but, with no evidence of accidents or traffic impacts, was acceptable. The Inspector commented there are minor enhancement to character of the buildings and setting of the listed Mansion House. It was also noted that the proposal provided greater efficiency of housing stock at a scale that could be accommodated. These factors indicate that a decision should be taken other than in accordance with the Development Plan and SPD. No cost applications were submitted or awarded.

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
22/10/2020	19/01646/PIP	2020/0013	Appeal Allowed	APP/N1160/W/20/3253648

Ward

Peverell

Address

21 Mutley Road Plymouth PL3 4SB

Application Description

4no. terraced dwellings inc. associated works

Appeal Process	Officers Name
Written Representations	Miss Amy Thompson

Synopsis

Permission in principle was refused for four dwellings at 21 Mutley Road. The amount of development was considered unacceptable as it would result in town cramming, impact on the protected trees, inadequate mitigation for the loss of trees and considered to have unacceptable impact on the character and appearance of the Conservation Area. The proposal therefore was considered to conflict with policies DEV10, DEV20, DEV21, DEV23 and DEV28 of the Plymouth and South West Devon Joint Local Plan. Having reviewed the submitted details, and visited the site, the Inspector did not support the Councils view and allowed the appeal. The Inspector stated that whilst there would be some immediate reduction in tree cover the site could accommodate a terrace of four dwellings, retain, replace and provide new tree planting which would not cause any long term harm to the character or appearance of the Conservation Area. The Inspector has stated that details of the layout, suitable species and future management of tree and hedgerow, suitable orientation of principle rooms for adequate light and details of a scheme of protection for existing trees and construction management to avoid any damage should all be provided at Technical Detail Consent stage. No applications were made for costs by either side and no costs were awarded by the Inspector.