

Planning Appeal Decisions between 30/01/2021 and 01/03/2021

Date of Decision	04/02/2021
Ward	Devonport
Application Number	19/01753/FUL
Decision	Appeal Dismissed
Address of Site	Former Broadreach Site Richmond Walk Plymouth PL1 4LL
Proposal	Demolition of existing buildings and the construction of 60 residential units comprising of one, two and three-bedroom apartments with associated infrastructure
Appeal Process	Written Representations
Officers Name	Mrs Janine Warne
Synopsis of Appeals	<p>The Inspector agreed the proposal would harm the character and appearance of the area, particularly the verdant cliff edge, contrary to JLP policies PLY20, PLY36.5, DEV20, DEV23 and DEV27 and NPPF paras 127 to 130. Whilst a Viability Assessment had concluded that the development was unviable without any contribution, a commuted sum of £100,000 towards offsite AH was submitted as part of the appeal. This was well short of the policy complaint level and the Inspector agreed the proposal would fail to make adequate provision for AH and associated infrastructure, contrary to DEV7. In the absence of an emergency plan identifying safe access and egress, the Inspector wasn't satisfied that the scheme would be safe for its lifetime and so failed to meet the exceptions test and DEV10 and PLY36.5. The constraints of Richmond Walk were noted and, with reference to Mt Wise, the Inspector accepted the LPAs view that there was a lack of information regarding the potential cumulative impact on the surrounding highway network, contrary to DEV29 and NPPF paras 108 and 109. The Inspector acknowledged the constrained pedestrian access and, despite a contribution of £50,000 offered as part of the appeal towards improvements to Richmond Walk, the Inspector concluded that the proposal failed to make adequate provision for suitable pedestrian access contrary to DEV29 and NPPF paras 108 and 110. However, the Inspector did not agree that the development would be harmful to living conditions of 10 Bakers Place, with reference to DEV1, the SPD and NPPF. Further, the Inspector accepted that the footpath/amenity space to the east would be relatively enclosed, but concluded that its overall width and landscaping would create an attractive, useful and suitable route in accordance with DEV10. The Inspector also determined that the layout and the security of the undercroft parking area were sufficient in accordance with DEV10, DEV20 and DEV29, the SPD and NPPF. No applications were made for costs.</p>

Planning Appeal Decisions between 30/01/2021 and 01/03/2021

Date of Decision	15/02/2021
Ward	Honicknowle
Application Number	20/00478/FUL
Decision	Appeal Dismissed
Address of Site	4 Parade Road Plymouth PL5 2NJ
Proposal	New porch and entrance steps
Appeal Process	Householder Fast Track
Officers Name	Mr Peter Lambert
Synopsis of Appeals	<p>The Inspector agreed with the officers assessment that the proposal would harm the character and appearance of the area and, in this respect, would be contrary to DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP), Paragraphs 6.37, 13.35 and 13.36 of the Plymouth and South West Supplementary Planning Document and Paragraph 127 of the National Planning Policy Framework. It was also concluded in line with officers assessment that the proposed development would have a harmful effect upon the living conditions of the residents of No 56 Kings Road and, in this respect, would be contrary to Policy DEV1 of the JLP and Paragraph 127 of the Framework.No costs were claimed from either side.</p>

Planning Appeal Decisions between 30/01/2021 and 01/03/2021

Date of Decision	24/02/2021
Ward	Plymstock Radford
Application Number	20/00636/FUL
Decision	Appeal Allowed with Conditions
Address of Site	6 Billacombe Villas Plymouth PL9 8AL
Proposal	Single storey annexe
Appeal Process	Written Representations
Officers Name	Mrs Alumeci Tuima
Synopsis of Appeals	<p>Planning permission was refused for a single- storey annex resulting in a separate unit and independent from the house. It was considered contrary to Policy DEV10 and DEV20 of the Plymouth and South West Devon Joint Local Plan (2013-2034). It was also contrary to the adopted Joint Development Guidelines Supplementary Planning Document (July 2020), and of the National Planning Policy Framework 2019. Having reviewed the application, the Inspector has allowed the appeal with conditions by establishing its use as integrated into the main dwelling through shared living activities. The Inspector also noted that its refusal as a separate unit and in the context of Policy DEV10.4 of the Supplementary Planning Document did not appear harmful than if it resulted in sub-standard accommodation, with inadequate privacy, access, parking and amenity. In addition to the standard commencement conditions, the Inspector has imposed a condition specifying that the annexe permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling. This is to ensure protection of neighbouring amenity. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>