

Appeal Decisions between 01/03/2021 and 25/03/2021

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
17/03/2021	20/00777/FUL	2020/0025	Appeal Allowed with Conditions	APP/N1160/D/20/3264862
Ward				
St Budeaux				
Address				
10 Admiralty Road St Budeaux Plymouth PL5 1NJ				
Application Description				
Creation of first floor balcony over flat roof				
Appeal Process		Officers Name		
Householder Fast Track		Miss Josephine Maddick		
Synopsis				
<p>10 Admiralty Road Planning permission was refused for creation of first floor balcony over flat roof at 10 Admiralty Road. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV1 and DEV20, the Plymouth and South West Devon Supplementary Planning Document (SPD)2020 and the National Planning Policy Framework 2019. Having reviewed the application, and visited the site, the Inspector did not support the Councils view that the proposal presented as intrusive creating a demonstrably harmful addition to the property that would be over bearing for any neighbouring property who are using their garden space nearby. The Inspector considered that as notwithstanding whether the roof could currently lawfully be used as a balcony, the proposed development, on the basis of its limited scale and its position, set in from and thus not directly adjacent to the shared boundaries with adjoining properties, would not be an overbearing, intrusive feature. Its effect on adjoining occupiers levels of outlook, daylight and sunlight would therefore not be significant. In addition, the opaque glass privacy screens would direct views from the proposed balcony over the site's rear garden and towards the estuary and countryside to the north. The appeal was upheld. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
18/03/2021	20/01052/FUL	2020/0024	Appeal Allowed	APP/N1160/D/20/3264476
Ward				
Plymstock Dunstone				
Address				
39 Reservoir Road Plymstock Plymouth PL9 8ND				
Application Description				
Single storey front extension and window alterations				
Appeal Process		Officers Name		
Householder Fast Track		Ms Abbey Edwards		
Synopsis				
<p>Application was refused on design grounds, specifically the visual impact the proposed porch extension would have on the appearance of the pair of semis and the character and appearance of the surrounding area. The proposal was found to be non compliant with Policies DEV10, DEV20, the guidance contained within the Plymouth and SW Devon SPD (2020) and the NPPF. The Planning Inspectorate considers the properties in this location are limited in visual symmetry and are not particularly uniform. As such, the proposal would not read as an incongruous addition and would not harm the character and appearance of the surrounding area. The proposal is considered to accord with Policy DEV20 of the Joint Local Plan and the NPPF. It is acknowledged that the proposal does not strictly adhere to all parts of the Plymouth and SW Devon SPD but it would be broadly consistent with the SPDs guidance in relation to the visual impact of residential extensions.</p>				