

# Appeal Decisions between 09/08/2021 and 07/09/2021

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
20/08/2021	20/01074/LBC	2021/0005	Appeal Dismissed	APP/N1160/Y/21/3268605
<b>Ward</b>				
St Peters & the Waterfront				
<b>Address</b>				
23 Clarence Place Stonehouse Plymouth PL1 3JW				
<b>Application Description</b>				
Replace existing windows to the the first floor kitchen and landing to double glazed sash windows side elevation and change the ground floor window to new entrance door to first floor flat in line with the 1961 grant aid application.				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Ms Abbey Edwards		
<b>Synopsis</b>				
<p>Listed building consent was refused for internal and external alterations to 23 Clarence Place due to a lack of any detailed historic assessment of the building. The works were therefore considered contrary to Joint Local Plan Policy DEV21, the guidance contained within the Plymouth and SW Devon SPD and the National Planning Policy Framework. Having reviewed the information, the Inspector concluded that the works would have a negative impact on the Grade II listed building and would fail to preserve the character or appearance of the conservation area. The Inspector noted a lack of information making it difficult to assess the impact of aspects of the development. It was noted that whilst the proposal would result in no more than less than substantial harm, this would not be outweighed by the public benefits arising from the proposal regarding increased street surveillance and improved energy efficiency. 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
03/09/2021	20/01146/FUL	2021/0010	Appeal Dismissed	APP/N1160/W/21/3274064
<b>Ward</b>				
Plympton St Mary				
<b>Address</b>				
4 Stoggy Lane Plymouth PL7 2DL				
<b>Application Description</b>				
Change of use from dwelling (Class C3) to mixed use comprising of side extension as hairdressing salon (Class E(c)(iii)) and continued residential use of the rest of the house (Retrospective)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Miss Josephine Maddick		
<b>Synopsis</b>				
<p>This application was refused due to harm to residential amenity and failure to pass the sequential test. The Inspector agreed that the development would be out of character with its quiet residential surroundings and that noise and disturbance generated by the use would be harmful to adjacent dwellings, contrary to Policy DEV1 of the Plymouth &amp; South West Devon Joint Local Plan (2014-2034) and in conflict with the Frameworks aim of achieving well-designed places with a high standard of amenity for existing and future users. The Inspector did not agree that the applicant had failed to demonstrate that the local centre options have been thoroughly assessed as sequentially preferable alternatives. Contrary to the Councils assessment the Inspector concluded that the sequential test was passed and the proposal would accord with Policies SPT5, SPT6, DEV16, DEV18 and DEV20 of the Local Plan, along with the Frameworks aims to ensure the vitality of town centres. It was also concluded that there would be no conflict with Policy PSM6 of the Plympton St Mary Neighbourhood Plan 2015-2034. Notwithstanding this the appeal was dismissed due to the harm to residential amenity.</p>				