

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>				