

Planning Appeal Decisions between 04/01/2022 and 31/01/2022

Date of Decision	26/01/2022
Ward	Sutton and Mount Gould
Application Number	20/00433/FUL
Decision	Appeal Dismissed
Address of Site	7 Lipson Terrace Plymouth PL4 7PR
Proposal	Change of use from former care home into 17 residential units (Class C3), associated car parking, and communal gardens with bike and waste bin storage
Appeal Process	Written Representations
Officers Name	Miss Amy Thompson
Synopsis of Appeals	<p>Planning permission was refused for a change of use from former care home into 17 residential units (Class C3), associated car parking, and communal gardens with bike and waste bin storage. The proposal was considered to be contrary Plymouth and South West Devon Joint Local Plan Policies DEV1, DEV7, DEV9, DEV28, DEV29, DEV30 and DEV32, the Plymouth and South West Devon Supplementary Planning Document and the National Planning Policy Framework. Having reviewed the application, and visited the site, the Inspector did not support that councils view that the proposal would result in additional traffic movements that would give rise to highway safety concerns. The Inspector did not support the councils view that insufficient information had been provided to demonstrate that the development would not result in the loss or harm to trees as the applicant submitted further details at appeal. The Inspector supported the council view that the proposal did not meet the affordable housing requirement or to contribute towards the delivery of a sustainable, inclusive and mixed community. The Inspector stated that there is no good reason why the proposal should not make provision for affordable housing or make provision to address impacts on local and strategic infrastructure. The Inspector agreed that the proposal fails to provide sufficient parking spaces. The Inspector acknowledged that the proposal would impact on residential amenity and encourage illegal and inconsiderate parking that would compromise highway safety. The Inspector supported the councils view that the proposal would not accord with policy DEV32. The applicants argued that due to the building being listed it would not be able to meet the 20% requirement without impacting on the fabric of the building. The Inspector did not agree with the applicants argument. The appeal was dismissed. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 04/01/2022 and 31/01/2022

Date of Decision	28/01/2022
Ward	Peverell
Application Number	21/01114/FUL
Decision	Appeal Dismissed
Address of Site	128 Weston Park Road Plymouth PL3 4NR
Proposal	Front hardstanding and replacement retaining wall (retrospective)
Appeal Process	Written Representations
Officers Name	Ms Bethany German
Synopsis of Appeals	<p>Planning permission was refused for a retrospective front hardstanding and replacement retaining wall as it was considered to be contrary to Joint Local Plan Policies DEV20 and DEV29. It was also considered contrary to guidance contained in the Supplementary Planning Document and the National Planning Policy Framework. Having reviewed the application, and visited the site, the Inspector supported the Council's view that the development results in an incongruous and uncharacteristic feature of Weston Park Road and conflicts with the provisions of the development plan that are aimed at protecting and improving the quality of the built environment. Whilst the Inspector noted the Council's other concerns, it had not been demonstrated that the development, when compared to the long-standing vehicular access to this property, presented any greater risk to highway safety interests or would unduly interfere with the free flow of traffic. It would therefore accord with LP policy DEV29. However, this does not overcome or outweigh the harm identified to the street scene and therefore the appeal was dismissed by the Inspector. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>