

Appeal Decisions between 05/09/2022 and 07/11/2022

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
22/09/2022	21/02245/FUL	2022/0009	Appeal Dismissed	APP/N1160/D/22/3297471
Ward				
Compton				
Address				
97 Mannamead Road Plymouth PL3 4SX				
Application Description				
Proposed demolition of garage and construction of replacement storage building with first floor games room, gym and shower room (re-application of approved scheme 20/00491/FUL)				
Appeal Process		Officers Name		
Householder Fast Track		Mr Mike Stone		
Synopsis				
Planning permission was granted for a two-storey outbuilding at the end of the garden and abutting the next terrace. Attached to the consent was a pre-commencement condition requiring approval of details of a Green Wall for the elevations facing the neighbour at the side. The Green Wall was considered necessary to soften the appearance of the outbuilding. The appellant constructed the outbuilding without the Green Wall and then submitted a retrospective application that replaced the Green Wall with copper cladding. The justification was that it would not be possible to obtain access from the neighbour to build and maintain the Green Wall. The amended scheme was considered to be contrary to JLP Policies DEV1 and DEV20. Having reviewed the application and visited the site, the Inspector supported the Council view that the copper cladding would result in a development that was out of keeping with the local pattern of development and introduce a material that would appear jarring and harmful. The Inspector also agreed with the Council that the replacement of the Green Wall with copper cladding would have a visually harmful impact on the outlook of the neighbour, particularly from their private garden No applications were made for costs by either side and no costs were awarded by the Inspector.				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
27/09/2022	21/01457/FUL	2022/0006	Appeal Dismissed	APP/N1160/W/22/3294648
Ward				
Plympton St Mary				
Address				
Land At Farm Close (including Parts Of Former Gardens To 12 & 13 Reynolds Road) Plympton Plymouth PL7 4PY				
Application Description				
Erection of 2no dwellings and formation of vehicular accesses (re-submission of 20/01712/FUL)				
Appeal Process		Officers Name		
Written Representations		Mr Jon Fox		
Synopsis				
The Inspector agreed with the Council's reason to refuse on harm to the character and appearance of the area, in accordance with policies SPT1, SPT2, Strategic Objective SO11, DEV10 and DEV20. With regard to the Council's objection on climate emergency grounds, the Inspector did not support this, saying that the proposed design could, for example, secure a low carbon energy scheme thus assisting in mitigating any such impact, and that the appeal site is garden land and would not, in his view, fall within the definition of greenfield development, and as such would not conflict with part 3 i to policy SPT1. The Inspector did not agree that that the harm to neighbour's amenities is significant, applying policy DEV1.				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
25/10/2022	21/01606/TPO	2022/0003	Appeal Dismissed	APP/TPO/N1160/8953
Ward				
Southway				
Address				
Cunningham Road Tamerton Foliot Plymouth PL5 4PX				
Application Description				
Poplar tree - fell due to tree leaning and roots causing damage to private car park.				
Appeal Process		Officers Name		
Householder Fast Track		Mr Chris Dawson		
Synopsis				
The inspector agreed with the Case Officer that the loss of this tree would have a significant and detrimental impact upon local amenity and that the felling was not justified by the reasons given in support of the application.				