

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	01/03/2023
Ward	St Peters & the Waterfront
Application Number	22/01320/ADV
Decision	Appeal Dismissed
Address of Site	176 Union Street Plymouth PL1 3HL
Proposal	Digital 48 sheet advertising hoarding
Appeal Process	Householder Fast Track
Officers Name	Miss Emily Godwin
Synopsis of Appeals	<p>Advertisement consent was refused for a 48 sheet digital advertisement poster. The proposal was considered to be harmful to visual amenity and public safety and contrary to policies DEV20 and DEV29 of the Joint Local Plan. This was due to concerns that the site was close to a vehicular junction and parking area, and that a digital display of the size proposed would be visually incongruous and out of keeping with the surrounding area. Following an appeal made by the applicant, the Inspector agreed with Officers that the proposal would be harmful to visual amenity and public safety - dismissing the appeal.</p>

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	03/03/2023
Ward	Compton
Application Number	21/01071/FUL
Decision	Appeal Dismissed
Address of Site	Land Adj, 28 Petersfield Close Plymouth PL3 6QP
Proposal	Detached dwelling with associated car parking, refuse storage and amenity space (re-submission of 21/00211/FUL)
Appeal Process	Written Representations
Officers Name	Ms Abbey Edwards
Synopsis of Appeals	Application for a single dwelling refused on impact on biodiversity and protected trees. Inspector confirmed LPA is unable to identify potential impacts on bats using the wider area or confirm what mitigation measures would be appropriate in terms of bats, without a full bat survey. As it stands, light spill from proposed windows remains a significant concern. Development overlaps RPAs of two cat egory C trees, which are protected under a TPO and insufficient information has been provided to evidence development could be carried out without causing irreversible harm to longevity and wellbeing of the trees. Development is therefore contrary to Policies DEV26 and DEV28 of the JLP.

Date of Decision	08/03/2023
Ward	Efford and Lipson
Application Number	22/00411/ADV
Decision	Appeal Allowed with Conditions
Address of Site	Lipson Vale, Railway Embankment Plymouth PL4 7HY
Proposal	Replacement of 4no. 48 sheet advertisement billboards with 1no. 48 sheet digital LED advertisement display
Appeal Process	Written Representations
Officers Name	Ms Isobel Fardon
Synopsis of Appeals	The Inspector appreciated that the digital panel would be more substantial and illuminated however they disagreed with the Council and concluded the impact of such a single digital panel on the street-scene would be far less that the four poster advertisements currently in place. They considered the decluttering of the embankment would have a positive impact on amenity.

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	08/03/2023
Ward	St Peters & the Waterfront
Application Number	22/00956/ADV
Decision	Appeal Dismissed
Address of Site	16 Bishops Place West Hoe Road Plymouth PL1 3BW
Proposal	Replacement of existing advertisement board with internally-illuminated D-Poster
Appeal Process	Householder Fast Track
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Advertisement consent was refused for a digital advertisement display as it was considered to be harmful to visual amenity. This was due to concerns relating to its overall size compared to local signage, and the fact that it would make an already-harmful advertisement display brighter and more prominent. Following an appeal made by the applicant, the Inspector agreed with Officers that the proposal would be harmful to visual amenity - dismissing the appeal. No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 25/02/2023 and 31/03/2023

Date of Decision	23/03/2023
Ward	Compton
Application Number	22/00643/S73
Decision	Appeal Dismissed
Address of Site	1 Seaton Avenue Plymouth PL4 6QJ
Proposal	Variation of Condition 5 (Refuse Storage) of application 13/00101/FUL to relocate bin store to front of property
Appeal Process	Written Representations
Officers Name	Mr Mike Stone
Synopsis of Appeals	<p>Planning permission was refused to change the location of an HMOs bin storage area from the back to the front of the property. The application was considered to be contrary to JLP Policy DEV20.2 in terms of siting, layout, visual impact and views and paragraph 8.110 of the JLP SPD. Having reviewed the application and visited the site, the Inspector agreed that storing the bins in the front garden of the appeal property would add visual clutter to the street scene and would be highly visible given the location of the property at the end of the terrace and on a junction. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>