

Planning Appeal Decisions between 05/06/2023 and 11/07/2023

Date of Decision	06/06/2023
Ward	Eggbuckland
Application Number	22/00437/FUL
Decision	Appeal Dismissed
Address of Site	26 Morshead Road Plymouth PL6 5AH
Proposal	Change of use from Class E to Sui Generis for consumption of hot-food on and off the premises (retrospective)
Appeal Process	Written Representations
Officers Name	Mr Jon Fox
Synopsis of Appeals	The Inspector found that the site has adequate access and parking provision within the area such that the proposals would not be harmful to highway safety and amenity. The Inspector did find that there would be significant conflict with the development plan's health (DEV6) and town centre strategies (DEV18) that aim to improve the food environment and and support a balance of uses respectively.

Planning Appeal Decisions between 05/06/2023 and 11/07/2023

Date of Decision	21/06/2023
Ward	St Peters & the Waterfront
Application Number	22/01124/FUL
Decision	Appeal Dismissed
Address of Site	135 Hoe Road Plymouth PL1 3DE
Proposal	Removal of stone/brick piers and insertion of glazed opening on middle level of rear elevation
Appeal Process	Written Representations
Officers Name	Mr Mike Stone
Synopsis of Appeals	<p>The appeal site is a waterfront café with a large balcony facing Plymouth Sound in The Hoe Conservation Area and Hoe Registered Park and Garden. Planning permission was refused for the removal of historic door and window piers with the aim of creating a large, modern glazed frontage opening on to the balcony. The removal of the historic fabric was considered to be contrary to JLP Policy DEV21 and Principle 2 of The Hoe Conservation Area Management Plan. The Inspector supported the Councils view that the total removal of the openings and their replacement with a single opening of a modern design would result in a loss of original features that are important in terms of detailing the history and significance of the site and wider Conservation Area and Registered Park and Garden. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 05/06/2023 and 11/07/2023

Date of Decision	27/06/2023
Ward	Sutton and Mount Gould
Application Number	22/02053/FUL
Decision	Appeal Allowed
Address of Site	231 Embankment Road Plymouth PL4 9JH
Proposal	Raised terrace on garage roof, raised walkway and associated fencing inc. artificial ivy screening (retrospective)☒
Appeal Process	Householder Fast Track
Officers Name	Miss Emily Godwin
Synopsis of Appeals	The appeal was allowed as the Inspector disagreed with the Local Planning Authority that the development would result in harm to the streetscene or be detrimental to the outlook or privacy of neighbouring properties. The Inspector considered the development accorded with policies DEV1 and DEV20 of the JLP. There was no costs application with this appeal.