

Planning Appeal Decisions between 02/05/2024 and 09/07/2024

Date of Decision	13/05/2024
Ward	Plymstock Radford
Application Number	23/00319/FUL
Decision	Appeal Dismissed
Address of Site	90 - 92 Plymstock Road Plymouth PL9 7PJ
Proposal	Change of use from part of residential care home (Class C2) to single dwelling (Class C3); inc. partial demolition of glazed link between 90 and 92 Plymstock Road, construction of garage/turntable, erection of rear balcony and raised rear patio, and alterations to building elevations and fencing (resubmission of application 22/00451/FUL)
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the change of use of part of a care home back into a dwelling due to the proposal of a detached front garage and turntable. Planning permission was previously granted for the change of use without the garage. Officers considered that the garage would have a negative impact on the streetscene and that the presence of the garage would limit vehicles' ability to leave the site in forward gear - with the turntable being an unreliable solution for such. Following an appeal made by the applicant, the Inspector agreed with Officers on the first ground - dismissing the appeal due to the proposed garage's visual impact. The Inspector considered, though, that, due to the over-provision of parking proposed compared to the SPD's requirements, sufficient turning could be provided on-site by removing some of the proposed parking spaces - so they disagreed with the highway refusal reason. No applications were made for costs by either side and no costs were awarded by the Inspector.

Planning Appeal Decisions between 02/05/2024 and 09/07/2024

Date of Decision	16/05/2024
Ward	Plymstock Dunstone
Application Number	23/01611/FUL
Decision	Appeal Dismissed
Address of Site	78 Furzehatt Road Plymouth PL9 8QT
Proposal	Extended existing wall out by 3000mm to allow for off road parking and charging points for EVs
Appeal Process	Householder Fast Track
Officers Name	Joanna Churchill
Synopsis of Appeals	Application for 'Extended existing wall out by 3000mm to allow for off road parking and charging points for EVs' refused DEV20 on grounds of visual impact not respecting character of the area and DEV29 on grounds of visibility and highway safety. Appeal dismissed: After visit 8 May 24, Inspector agreed that the proposal would 'materially harm the street scene' but that there would be no conflict with DEV29 but this did not outway the harm caused to the street scene. Also noted that EV charging could take place under existing layout. No applications were made for costs by either side and no costs were awarded by the Inspector.

Date of Decision	20/05/2024
Ward	Efford and Lipson
Application Number	23/00978/ADV
Decision	Appeal Allowed with Conditions
Address of Site	Rear Of 9-11 Chudleigh Road Plymouth PL4 7HU
Proposal	Conversion of existing poster advertisement to a Digital-Poster
Appeal Process	Written Representations
Officers Name	Luke Valentine
Synopsis of Appeals	DEV 20/DEV 29 - The inspector did not consider that the siting and the orientation of the advertisement display would serve as a distraction to vehicles exiting/entering Chudleigh Road or increase the chance of the vehicle/pedestrian collision along Old Laira Road. Furthermore, the inspector considered that there was insufficient detail in the information provided by the LHA and DOC Officer with regards to the 3 injury accidents referenced.

Planning Appeal Decisions between 02/05/2024 and 09/07/2024

Date of Decision	05/06/2024
Ward	Budshead
Application Number	22/01394/FUL
Decision	Appeal Dismissed
Address of Site	Land Adjacent 89 Thirlmere Gardens Plymouth PL6 5HG
Proposal	Erection of 4no three storey 4-bed detached dwellings and associated parking
Appeal Process	Written Representations
Officers Name	Mr Jon Fox
Synopsis of Appeals	<p>Inspector agreed that the proposals result in unacceptable loss of neighbourhood greenspace and impact on character and appearance of the area. Inspector also agreed there would be lack of parking and means of safely and conveniently accessing the site by cycling and walking. Inspector did not agree there would be harm to living conditions, and felt that BNG could be provided by condition, bearing in mind that BNG is (was) only required on major apps acc. to DEV26. Given that PCC had not disputed that the land is suitable for infiltration via soakaways, details of disposal of surface water could be conditioned.</p>

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Date of Decision	07/06/2024
Ward	Plymstock Radford
Application Number	22/01813/FUL
Decision	Appeal Dismissed
Address of Site	Drakes Drum, 19 Radford Park Road Plymouth PL9 9DN
Proposal	Erection of 3no dwellings (Class C3) and reconfiguration of existing public house car park, including alterations to access and landscape details
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the erection of 3no. dwellings towards the southern end of the pub's car park. Officers considered that the dwellings would lead to an underprovision of parking for the pub and that the relocated access to the site would lead to the loss of formal on-street parking. Following an appeal made by the applicant, the Inspector agreed with Officers that the loss both on and off-street parking would be harmful and that the tightness of the access would likely lead to other negative impacts - dismissing the appeal due to the scheme's impact on highway safety and local parking impacts.No applications were made for costs by either side and no costs were awarded by the Inspector.