

Planning Appeal Decisions between 18/02/2025 and 10/03/2025

Date of Decision	18/02/2025
Ward	Ham
Application Number	24/00290/FUL
Decision	Appeal Allowed with Conditions
Address of Site	4 Melrose Avenue Plymouth PL2 3RG
Proposal	Addition of a new dwelling into a large garden inc. demolition of existing garage.
Appeal Process	Written Representations
Officers Name	Mr Macauley Potter
Synopsis of Appeals	<p>Planning permission was refused for the construction of a new dwelling and the demolition of a garage at 4 Melrose Avenue, Plymouth. The main concern was the impact on the character and appearance of the area. The Inspector found the proposal consistent with Joint Local Plan (JLP) policies: DEV10, DEV20, SPT1, SPT2, and SO11, which focus on urban quality, sustainable development, and housing balance. The Inspector determined that the scale and design of the dwelling respected the character of the area and avoided overdevelopment and maintained adequate separation distances. Concerns about privacy, shading, and noise were not considered to be significant. Some conditions were recommended, but others (e.g. renewable energy, SWW approval and sight line requirements) were deemed unnecessary. The appeal was therefore allowed with conditions.</p>

Planning Appeal Decisions between 18/02/2025 and 10/03/2025

Date of Decision	10/03/2025
Ward	Sutton and Mount Gould
Application Number	24/00580/ADV
Decision	Appeal Allowed with Conditions
Address of Site	Sutton Road Plymouth PL4 0HE
Proposal	Erection of new freestanding digital advertisement
Appeal Process	Householder Fast Track
Officers Name	Miss Emily Godwin
Synopsis of Appeals	This appeal was allowed with additional recommended conditions. The planning inspector found that the proposed signage would not lead to harm to the visual amenity of the area, contrary to the LPA's recommendation and would not look dominant within the context site nor look dissimilar to other advertisements already in the area. The inspector recommended additional conditions to restrict the brightness levels of the screen and the time between images changing.