

# Planning Appeal Decisions between 11/03/2025 and 13/04/2025

Date of Decision	28/03/2025
Ward	Ham
Application Number	24/01027/FUL
Decision	Appeal Dismissed
Address of Site	31 North Prospect Road Plymouth PL2 3HY
Proposal	Front garage (retrospective)
Appeal Process	Householder Fast Track
Officers Name	Luke Valentine
Synopsis of Appeals	<p>The planning inspector agreed that the garage what out of scale with the host site and poorly designed with no pattern of existing development. Furthermore, the garage obscured the frontage of the original dwelling and disrupts the established building line. The planning inspector acknowledge the existing wall partially mitigated the visual impact, but this was not sufficient to render it non-harmful, particularly when approaching from downslope. The planning inspector supported their comments with DEV20 and P.13.75 + 13.76 of the SPD.</p>