

# Planning Appeal Decisions between 21/10/2025 and 08/12/2025

Date of Decision	05/11/2025
Ward	St Peters & the Waterfront
Application Number	24/01626/FUL
Decision	Appeal Dismissed
Address of Site	39 Wolsdon Street Plymouth PL1 5EH
Proposal	Replace existing metal/steel casement and frame windows with uPVC windows
Appeal Process	Written Representations
Officers Name	Mr Sam Lewis
Synopsis of Appeals	Planning permission was refused for the replacement of metal windows with uPVC alternatives within a nursery building in the North Stonehouse Conservation Area. Officers considered that the scheme would have a negative visual and heritage impact on the building, a non-designated heritage asset, and the wider conservation area - in breach of DEV20 and DEV21. Following an appeal made by the applicant, the Inspector agreed with Officers, dismissing the appeal due to the significant impact that the scheme would have on the building and the conservation area.No applications were made for costs by either side and no costs were awarded by the Inspector.

# Planning Appeal Decisions between 21/10/2025 and 08/12/2025

Date of Decision	11/11/2025
Ward	Devonport
Application Number	25/00085/PIP
Decision	Appeal Dismissed
Address of Site	1 - 7 Cross Hill Plymouth PL2 1RZ
Proposal	Demolition of buildings on site and construct 5no dwellings, 2no off-road parking spaces and associated amenity areas
Appeal Process	Written Representations
Officers Name	Mr Macauley Potter
Synopsis of Appeals	Permission in Principle (PIP) was refused for the construction of 5no. dwellings. While the site is near services and sustainable transport, the proposed scale and layout would result in inadequate amenity space and poor living conditions for future occupiers, contrary to Policies DEV1 and DEV10 of the Plymouth and Southwest Devon Joint Local Plan. Car parking and highway safety impacts were deemed acceptable in terms of Policy DEV29, but these did not outweigh the harm identified. None of the other considerations material to the proposed development, including the consideration of policy in paragraph 11 of the Framework, indicate that this appeal decision should be taken otherwise than in accordance with the development plan. The appeal was therefore dismissed by the inspector.

# Planning Appeal Decisions between 21/10/2025 and 08/12/2025

Date of Decision	17/11/2025
Ward	Compton
Application Number	24/00642/FUL
Decision	Appeal Dismissed
Address of Site	62 Mutley Plain Plymouth PL4 6LF
Proposal	Security shutters to the front ground floor shop window and entrance (retrospective)
Appeal Process	Written Representations
Officers Name	Miss Emily Godwin
Synopsis of Appeals	Planning permission was refused for the installation of a security shutter to the ground floor shopfront of the premises. The inspector agreed that the proposal had a detrimental impact on the character and appearance of the area, in conflict with DEV20 of the JLP. Overall, the inspector concluded that the proposed development would fail to accord with DEV20 of the Joint Local Plan, the appeal was therefore dismissed.