

Application Number **07/00865/FUL**
Appeal Site **42 AMHERST ROAD PLYMOUTH**
Appeal Proposal Alterations and installation of screen walls/fencing and a balustrade, to form 1st floor rear
Case Officer Janine Pumphrey

Appeal Category REF
Appeal Type Informal Hearing
Appeal Decision Dismissed
Appeal Decision Date 04/09/2008
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector shared the Council's concerns that the proposal, by virtue of its height, prominence and means of screening, would harm the character and appearance of the area contrary to policies CS02 and CS34 of the Council's LDF Core Strategy 2006 - 2021. The Inspector considered all matters referred by the appellants, including the existence of various other balconies in the area, however he noted that: 'each proposal is assessed on its merits and I do not consider that I would be justified in permitting significant harm to be caused to the amenities of an area solely on the basis of what has gone before'. In addition, the Inspector agreed that the proposed development would cause harm to the living conditions of the occupants of the neighbouring residential property (no.41 Amherst Road), contrary to policy CS34 of the Council's Core Strategy and Planning Guidance Notes 1 and 2. Specifically the proximity of the balcony to the adjacent bay window is the fundamental problem; the privacy issue cannot be resolved without creating a loss of light and outlook, and vice versa. Therefore the appeal was dismissed.

Application Number **08/00197/FUL**
Appeal Site **LAND ADJACENT TO GLENSIDE, LANCASTER GARDENS WHITLEIGH PLYMOUTH**
Appeal Proposal Erection of detached bungalow
Case Officer Stuart Anderson

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 25/09/2008
Conditions
Award of Costs Awarded To

Appeal Synopsis

Inspector agreed with LPA's views that the access road to the appeal site is not of an adequate standard to safely accommodate the additional traffic likely to be generated by the proposed development. The proposal therefore conflicts with policies CS28 and CS34 of the Core Strategy.

Note:

Copies of the full decision letters are available to Members in the Ark Royal Room and Plymouth Rooms. Copies are also available to the press and public at the First Stop Reception.