Planning Committee

Appeal Decisions

The following decisions have been made by the Planning Inspectorate on appeals arising from decisions of the City

Application Number 07/00383/LBC

Appeal Site 76 DURNFORD STREET STONEHOUSE PLYMOUTH
Appeal Proposal Demolition and reconstruction of first-floor rear bathroom

Case Officer Alex Marsh

Appeal Category

Appeal Type Written Representations

Appeal Decision Dismissed
Appeal Decision Date 05/09/2008

Conditions

Award of Costs Awarded To

Appeal Synopsis

The inspector noted that planning permission had been granted but clearly stated that significant differences in the matters to be Considered and the planning permission did not predetermine the outcome of this Listed Building Consent appeal. The main issue is the effect the works would have on the character of the Listed Building. The works relate to the demolition and reconstruction of a first floor bathroom extension. The poor construction of the existing bathroom was noted, being a simple timber frame with asbestos sheet roof, it was proposed to replace with a similar timber box like construction with flat roof. The Inspector considered the rear elevation was prominent and prior to this extension would have had a tall staircase window. In conclusion he states, ' this proposal would result in a poor quality extension that would not preserve the distinctive qualities of

Application Number 07/00627/LBC

Appeal Site 111 RIDGEWAY PLYMPTON PLYMOUTH

Appeal Proposal Conversion, internal alterations and single-storey rear extension of office premises to form Class

A4 public house

Case Officer Jon Fox

Appeal Category REF

Appeal Type

Appeal Decision Withdrawn
Appeal Decision Date 18/09/2008

Conditions

Award of Costs Awarded To

Appeal Synopsis

Appeal withdrawn. Costs awarded to the Council.

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 Pomphrey

Appeal Category REF

Appeal Type Informal Hearing
Appeal Decision Dismissed

Appeal Decision Date

Award of Costs Awarded To

04/09/2008

Appeal Synopsis

Conditions

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.