

Planning Committee

Appeal Decisions

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

Application Number **09/00567/FUL**
Appeal Site **VOODOO LOUNGE, THE MONEYCENTRE 1 DRAKE CIRCUS PLYMOUTH**
Appeal Proposal Raised terrace area and associated opening on first floor
Case Officer Thomas Westrope

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 11/12/2009

Appeal Synopsis

The inspector agreed with the Local Planning Authority that the proposal would lead to a detrimental impact to the character and appearance of the locality and that insufficient information had been provided in order to satisfactorily assess the impact of the development to the nearby protected trees of acknowledged amenity importance.

Application Number **09/00866/FUL**
Appeal Site **REAR OF 11 WOODLAND TERRACE GREENBANK ROAD PLYMOUTH**
Appeal Proposal Change of use and conversion of garage/workshop to dwelling, with formation of rooms in roofspace involving raising roof height, dormer extension and rooflights
Case Officer Stuart Anderson

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 01/02/2010

Appeal Synopsis

Inspector considered that the existing building appears incongruous, dominant, and intrusive, and that the proposed raising of the roof height would display these characteristics to an even greater extent. Therefore the resulting harm to the character and appearance of the area makes the proposal contrary to CS34. Also, the proposal would result in a loss of privacy to 10 and 11 (first floor flat) Woodland Terrace. In addition to this, the occupiers of the proposed dwelling would be overlooked by users of the rear balcony/stairway at number 11. The appellant submitted with the appeal a drawing showing the main rear-facing dormer windows obscurely glazed. This would leave each of the bedrooms with only a triangular side-facing fanlight to provide an outlook, which would make both bedrooms feel unacceptably enclosed. However, he did not consider that the proposed development would result in an unacceptable loss of outlook or an overbearing effect to the surrounding properties.

Application Number **09/00961/FUL**
Appeal Site **107 RIDGEWAY PLYMOUTH**
Appeal Proposal Change of use of retail premises to ancillary use in connection with existing private members' club (109 Ridgeway) to provide a new wheelchair access and club administration office space together with associated external alterations to shopfront
Case Officer Jon Fox

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 01/02/2010

Appeal Synopsis

The inspector agreed that the loss of the retail unit would result in an over concentration of non-retail uses. He did not agree that the proposals would lack an adequately complimentary role to the shopping centre and the needs of the community. Therefore the proposals do not meet criterion 3 of CS11, but are acceptable in terms of criteria 1, 2 and 4.