

# Planning Committee

## Appeal Decisions

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

Application Number **09/00573/FUL**  
Appeal Site **4 TORLAND ROAD HARTLEY PLYMOUTH**  
Appeal Proposal Develop part of garden by erection of detached dwellinghouse with 2 associated car parking spaces (amended scheme)  
Case Officer Carly Francis

Appeal Category REF  
Appeal Type Written Representations  
Appeal Decision Dismissed  
Appeal Decision Date 16/02/2010  
Conditions  
Award of Costs

Awarded To

#### Appeal Synopsis

The Inspector agreed with the policies used and weight afforded to them. He supported the Planning Authorities view that the proposed dwelling would not respect the existing pattern of development due to the scale, mass and forward siting of the dwelling that would create an obtrusive development in the streetscene. He supports the view that the new dwelling would appear cramped and unduly dominate this narrow, awkwardly- shaped plot, thereby detracting from the generally well-ordered layout and pattern of development in the locality. The Inspector also agreed that the imposing presence of the new dwelling and its stark end wall, hard up to the garden boundary, would adversely affect the amenity of outlook from No.4 and its recreational garden area, appearing intrusive and overbearing and to that extent causing a loss of privacy. The proposal would therefore have a materially adverse effect on the living conditions of the residential occupiers of No.4 with regard to visual

Application Number **09/01205/FUL**  
Appeal Site **15 EARLS MILL ROAD PLYMOUTH**  
Appeal Proposal Two-storey rear extension and enlargement of existing garage  
Case Officer Kate Saunders

Appeal Category REF  
Appeal Type Written Representations  
Appeal Decision Dismissed  
Appeal Decision Date 22/02/2010  
Conditions  
Award of Costs

Awarded To

#### Appeal Synopsis

The inspector agreed with the LPA that despite the extension being chamfered to comply with the 45 degree rule the structure would be dominating and overbearing when viewed from the neighbouring property, No.17 Earls Mill Road. The inspector stated the impact was heightened due to the terraced nature of the gardens.