

Planning Committee

Appeal Decisions

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

Application Number **10/01063/FUL**
Appeal Site **203 ELBURTON ROAD PLYMOUTH**
Appeal Proposal Two-storey side extension to form granny flat, and replacement of flat roof on existing rear extension with pitched roof
Case Officer Simon Osborne

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 11/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector considered that the proposal would not detract from the appearance of the dwelling. The issue of whether the annex was integral to the main dwelling was partially overcome by the submission of amended drawings during the appeal process showing an internal access. The inspector concluded that the use of the annex could be secured by condition.

Application Number **10/01318/FUL**
Appeal Site **SOUTH END OF RAGLAN ROAD, CUMBERLAND PARK GARDENS PLYMOUTH**
Appeal Proposal Erect two pairs of private motor garages
Case Officer Adam Williams

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 03/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector agreed as detail by the case officer that the eastern garage in particular would harm the openness of the area and additionally exacerbated by their uncharacteristic design. The inspector directly commented on the design and finish of the two garages, he agreed with the LPA that the garages would be incompatible with the surrounding residential buildings and in turn cause harm to the character of the area. The view taken by the LPA suggested a relocation of the garages directly opposite to No's 63-70 Raglan Road would be more in keeping and less obtrusive, the inspector agreed with this view and also stated there are other alternatives as well, however he did not detail this. The inspector concluded that the proposed development would conflict with policies CS02 & CS03 of the adopted Plymouth Core Strategy.

Application Number **10/01356/FUL**
Appeal Site **5 PARKSTONE LANE PLYMOUTH**
Appeal Proposal Two-storey side extension, first-floor rear extension and single-storey side extension (amendments to previously approved scheme)
Case Officer Kate Saunders

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Split
Appeal Decision Date 22/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The main alterations between this application and the previously approved scheme were changes to the conservatory roof and the insertion of an external front door to the two-storey annexe extension. The application was refused on the basis that the proposed front door would lead to the annexe being used as a separate unit, and would be out of character with the pattern of development in the area. The inspector gave considerable weight to the Development Guidelines SPD which states that "annexe extensions should be designed to form an integral part of the main dwelling with access to the accommodation via the main dwelling and not by means of a separate access". The inspector notes that the external door is the "critical threshold" in allowing the extension to function as a separate unit of accommodation. The appellant argued that the previous ancillary use restriction would safeguard the occupancy of the extension however the inspector concluded that the insertion of the front door made this condition unenforceable. The inspector also supported the LPA's view that if occupied separately the annexe would form a substandard unit of accommodation. However the inspector did not consider that the external door would lead to the development appearing out of character as the bulk, massing, design and external materials would all be the same as the previously approved scheme. The appeal relating to the external door was therefore dismissed. The alterations to the conservatory roof have been allowed at appeal, the LPA did not raise concerns about this element of the application.

Application Number **10/01383/FUL**
Appeal Site **CHIEVELEY, SEYMOUR ROAD MANNAMEAD PLYMOUTH**
Appeal Proposal Alterations to bay window to form doorway and construction of balcony to rear of second floor flat
Case Officer

Appeal Category
Appeal Type
Appeal Decision Dismissed
Appeal Decision Date 08/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The Inspector agreed that the development was contrary to policies CS34 and SPD Development Guidelines in terms of the impact to privacy. The inspector also highlighted that the materials were not in keeping with the conservation area and therefore also contrary to CS03.

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.