

Planning Committee

Appeal Decisions

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

Application Number **10/00696/FUL**
Appeal Site **PENNYCOMEQUICK, CENTRAL PARK AVENUE PLYMOUTH**
Appeal Proposal Extension (to former public house) to provide an additional 6 units of student accommodation with communal facilities, amenity area and 2 off street parking spaces
Case Officer Adam Williams

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 28/02/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector concluded that whilst living conditions would be provided for future occupiers there would be no need to provide off street parking or any infrastructure contribution, contrary to the Local Planning Authority refusal reasons 4 & 5. The inspector drew attention to the

comments from the Highway Authority objecting to the proposed car parking spaces which would overhang the public highway and stating that only a 'car-free' development would be acceptable here. In terms of the infrastructure contribution requirement the inspector concluded that the proposal would be exempt as it falls below the threshold of more than 10 bed spaces, additionally he stated the requirement of a management fee would be unjustified as the Council would simply be carrying out its general statutory duty to ensure compliance with planning controls.

However whilst these two refusal reasons were contested the inspector agreed that the proposal would cause unacceptable harm to the living conditions of the adjoining occupiers, at No. 1 Pennycomequick Villas, and to the character and appearance of both the existing building and the surrounding area.

Application Number **10/01609/FUL**
Appeal Site **45 ALEXANDRA ROAD FORD PLYMOUTH**
Appeal Proposal Construction of garage in front garden
Case Officer Olivia Wilson

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 10/03/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector noted that the front of the garage would be in excess of 1m above the existing wall height which would make it a prominent structure in this part of the road. There would be no landscaping across the width of the plot and for up to 10m back. This would introduce a significant element of built form into this open area to the detriment of the character and appearance of the street-scene. The inspector did not consider that other garages along the road set any form of precedent for this scheme. The scheme would conflict with Policy CS34 and guidance in the Development Guidelines SPD.

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.