Planning Committee

Appeal Decisions

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

Application Number 10/00066/EXDE

Appeal Site 37 RENOWN STREET KEYHAM PLYMOUTH

Appeal Proposal Lawful development certificate for existing rear first floor extension

Case Officer Adam Williams

Appeal Category

Appeal Type Written Representations

Appeal Decision Dismissed
Appeal Decision Date 20/06/2011

Conditions

Award of Costs Awarded To

Appeal Synopsis

The appeal was made under Section 195 of the 1990 Planning Act, following the Council's refusal to grant a certificate of lawful development (LDC) for a rear first floor extension. The Planning Inspectorate chose for the appeal to be determined through a public inquiry.

The main issue was whether the extension was built before the required date (14 January 2006) and whether there was adequate evidence to prove this to be the case. The applicant failed to provide accurate and clear drawings to indicate what he was seeking an LDC for, and the evidence of the extension's history was unclear and to some extent conflicting. The Inspector considered that the advice on the Planning Portal and the Council's web site are helpful to the layman - and do not remove the need to consider each case on its merits. The appeal was dismissed.

Application Number 10/01388/FUL

Appeal Site 2,4, 6, ALBERT ROAD PLYMOUTH

Appeal Proposal Demolition of garage/store and wall and construction of 2no 1 bed dwellings

Case Officer Karen Gallacher

Appeal Category

Appeal Type Written Representations

Appeal Decision Dismissed
Appeal Decision Date 27/06/2011

Conditions

Award of Costs Awarded To

Appeal Synopsis

The inspector agreed with the LPA that the new building would not relate well to the established street pattern and was a poor design within the conservation area. He did not agree that the parking area was inadequate as there was parking available on the street and he did not support the LPAs decision that the level of amenity was inadequate.

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.