

**Planning Committee**  
**Appeal Decisions**

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

Application Number **11/00146/FUL**  
Appeal Site **14 MANOR LANE PLYMOUTH**  
Appeal Proposal Retention of raised decking in rear garden  
Case Officer Mark Utting

Appeal Category  
Appeal Type Written Representations  
Appeal Decision Allowed  
Appeal Decision Date 31/08/2011  
Conditions  
Award of Costs Awarded To

Appeal Synopsis

Inspector observations indicate that a similar level of overlooking already exists and concludes that the living conditions at neighbouring properties would not be significantly harmed if screening were not provided in accordance with condition 2 (screening).

Application Number **11/00455/FUL**  
Appeal Site **123 SPRINGFIELD ROAD PLYMOUTH**  
Appeal Proposal Retention of decking  
Case Officer Richard Webb

Appeal Category  
Appeal Type Written Representations  
Appeal Decision Dismissed  
Appeal Decision Date 09/09/2011  
Conditions  
Award of Costs Awarded To

Appeal Synopsis

The appeal considered the refusal of planning application 11/00455/FUL for the retention of a timber decking structure erected to the rear of the subject property.

Having investigated the matter, the planning inspector considered that the main issue regarded the effect the raised decking had on the living conditions of the occupiers of neighbouring properties. It was concluded that the decking resulted in a loss of privacy, perceived overlooking and loss of outlook for neighbouring properties, resulting in the gardens of these properties being less pleasant places to be.

The appeal was dismissed.

Note:  
Copies of the full decision letters are available to Members, the press and public at the First Stop Reception.