

Planning Committee

Appeal Decisions

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

Application Number **10/00556/FUL**
Appeal Site **7 QUEENS ROAD LIPSON PLYMOUTH**
Appeal Proposal Change of use from nursing home to house in multiple occupation (16 bedrooms)
Case Officer Robert Heard

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 11/08/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The Inspector considered that the living conditions of future occupiers would be acceptable, as there is a good mix of different size bedrooms at the site, there are shower and toilet facilities on each floor and a large, kitchen, dining area and lounge. There is also access to a private garden area with clothes drying facilities, a garage for cycle storage and a separate refuse storage area. He also referred to the property being granted a HIMO license and being inspected by the University and being classed as A grade accommodation. He considered

that the character and appearance of the area would not be affected due to minimal external changes being proposed to the external elevations and the area still being mainly characterised by family occupied dwellings. He stated that he didn't consider the site to be over developed as the intensity of the use was similar to that of the previous use at the site for a nursing home. He noted that the property was semi detached but didn't consider the proposed use as a HIMO to be significantly different from a normal residential use and gave weight to the fact that the impacts of the proposal would be similar to the previous use as a nursing home for 18 residents.

Application Number **10/02138/FUL**
Appeal Site **20 PEVERELL PARK ROAD PLYMOUTH**
Appeal Proposal Change of use and conversion of dwellinghouse to a house in multiple occupation (nine bedrooms) for use as student accommodation
Case Officer Chris Watson

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 20/09/2011
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The appeal has been dismissed with the Planning Inspector concluding that the use of this mid-terraced three-storey property as a nine-bedroom student accommodation house in multiple occupation (HMO) is unacceptable on residential amenity impact and parking grounds, and he concludes this use is contrary to the Council's Local Development Framework Policies CS34 and CS22, and the Council's Supplementary Planning Guidance advice in respect of HMOs.

The Inspector notes that the property is located in a mainly single family dwelling area, and so the impact of intensive student use is more noticeable and undesirable than it otherwise might be. In doing so, he has given significant weight to neighbour's reports of problems they have experienced since this use began without planning permission approximately 12 months ago.

The property has no off-street parking spaces, and the Inspector has also endorsed the Transport & Highways Officer's refusal recommendation, given the likely demand for more on-street parking, and the generally busy nature of Peverell Park Road.