Planning Committee

Appeal Decisions

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

Application Number 11/00991/FUL

Appeal Site 33 EDWARDS DRIVE PLYMOUTH

Appeal Proposal Two storey rear extension

Case Officer Simon Osborne

Appeal Category

Appeal Type Written Representations

Appeal Decision Allowed
Appeal Decision Date 17/11/2011

Conditions

Award of Costs Awarded To

Appeal Synopsis

This application was refused by planning committee (officers recommended approval). The inspector disagreed with members and considered that although the extension would marginally break the council's 45 degree guide, the neighbouring ground floor window is large and therefore given the extensions limited projection and hipped roof the proposal would not unduly impact on neighbouring properties by reasons of loss of light or outlook.

Application Number 11/01057/FUL

Appeal Site 22 ELFORD CRESCENT PLYMOUTH

Appeal Proposal Formation of roof terrace on existing single storey side extension

Case Officer Sarah Curtis

Appeal Category

Appeal Type Written Representations

Appeal Decision Dismissed
Appeal Decision Date 17/11/2011

Conditions

Award of Costs Awarded To

Appeal Synopsis

The Inspector agreed with the refusal reason in that the proposed railings would cause visual harm, saying that they would "appear incongruous and poorly related to the dwelling as a whole". The Inspector was not persuaded that screening would be adequate due to the prominent nature of the site.

The Inspector viewed the proposal to be in conflict with the Council's Local Development Framework Policy CS34. The Inspector concluded by saying that other options could be explored in order to alleviate the applicant's concerns over safety (to prevent children climbing on roof).

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.