

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 **10/02097/FUL**
Appeal Site **64 SHERFORD ROAD PLYMOUTH**
Appeal Proposal Develop part of garden by removal of private motor garage and erection of bungalow; and single-storey extension to side of existing dwellinghouse (to provide private motor garage and garden room) with removal of greenhouse
Case Officer Stuart Anderson
Appeal Category 12/08/2011
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 06/12/2011
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector disagreed that the proposed dwelling would be out of character in the area, however he agreed that due to the small scale of the plot and lack of amenity space the proposals would create unsatisfactory conditions for future occupiers and occupiers of neighbouring properties. He also agreed that the lack of turning provision would be detrimental to highway safety.

Application Number **11/00824/FUL**
Appeal Site **15 SHUTE PARK ROAD PLYMOUTH**
Appeal Proposal Erection of two-storey dwellinghouse
Case Officer Simon Osborne
Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 05/03/2012
Conditions
Award of Costs Awarded To

Appeal Synopsis

Given the unique characteristics of the site, the inspector did not agree that the proposal would unsettle the rythem of the development in the area. The inspector considered the site was large enough to accommodate an additional dwelling and therefore considered that the proposal was in accordance with policy.

Application Number **12/00043/FUL**
Appeal Site **21 UNDERLANE PLYMPTON PLYMOUTH**
Appeal Proposal Excavation of part of front garden, creation of footway and erection of double garage
Case Officer Mike Stone
Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 01/05/2012
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector agreed that the proposal to create a garage by digging out a bank in front of the house would cause significant harm to the character and appearance of the area and was contrary to CS02 and CS34 and the SPD. He felt that the council had overstated the public safety and transport concerns and that the garage would not be in conflict with CS02 and CS34 or the NPPF.

Overall he felt that the scope for harm caused to the area by the garage was sufficient reason not to grant it permission.

Note:

Copies of the full decision letters are available to view electronically at the First Stop Reception.