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	**12/00224/FUL**
Appeal Site	**2 SPARKE CLOSE PLYMOUTH**
Appeal Proposal	Boundary fence to rear and part side garden
Case Officer	Mike Stone

Appeal Category	
Appeal Type	Written Representations
Appeal Decision	Dismissed
Appeal Decision Date	27/07/2012
Conditions	
Award of Costs	Awarded To

Appeal Synopsis

The appeal relates to the refusal of a retrospective application for a 2 metre high fence that has been built along the front and side boundaries of the property. The application stemmed from a contravention case. The inspector agreed that the fence would have a detrimental impact on the street scene and that it was out of keeping with the open character of the area. Referring to the issue of other high boundary treatments raised by the appellant such as leylandii hedging the inspector said that they were softer and less intrusive than the fence. He sympathised with the appellants need for security and privacy but felt that the high fence was not the only way of achieving this. The inspector agreed with the council's view that approval would establish a precedent and make it difficult to resist similar developments.

Application Number	**12/00335/FUL**
Appeal Site	**6 MEADOWFIELD PLACE PLYMOUTH**
Appeal Proposal	Side extension with hipped roof over existing garage
Case Officer	Mike Stone

Appeal Category	
Appeal Type	Written Representations
Appeal Decision	Dismissed
Appeal Decision Date	03/08/2012
Conditions	
Award of Costs	Awarded To

Appeal Synopsis

The appeal relates to a side extension on a property in a street of semi-detached houses with an unusual asymmetrical gable roof design. The inspector supported the councils' view that the proposed side extension would appear intrusive and incongruous and would have a detrimental impact on the street scene. He went further by stating that even if the applicants had set the side extension back to the figure recommended by the SPD this would not overcome the harm that would be caused to the balance and symmetry of the street.

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.