

Planning Committee

Appeal Decisions

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

Application Number **12/00134/FUL**
Appeal Site **4 NETTLEHAYES PLYMOUTH**
Appeal Proposal Develop part of rear garden by erection of detached two-storey dwelling (including rooms in the roof and associated dormers) and detached single private motor garage plus basement private motor garage, ground source heat pump and rainwater harvesting pump
Case Officer Jon Fox

Appeal Category
Appeal Type Informal Hearing
Appeal Decision Allowed
Appeal Decision Date 03/01/2013
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector considered that the gable of the proposed dwelling would not be overbearing or dominant when viewed from garden of No.6 Nettlehayes and that the proposals were not in conflict with the Development Guidelines SPD, i.e. the Guidelines show that gables can be situated quite close to neighbours' gardens.

Application Number **12/00676/FUL**
Appeal Site **7 & 9 SEATON AVENUE PLYMOUTH**
Appeal Proposal Change of use, conversion and alteration of care home to form two student houses in multiple occupation (containing a total of 17 bedspaces) including removal of rear extensions to No.9 and formation of parking area and associated bin and cycle storage
Case Officer Kate Saunders

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 19/12/2012
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector notes that the property is well positioned, close to the university and Mutey Plain and would provide a high standard of accommodation. The student occupants would also have the potential to add to the vibrancy of the area and contribute to meeting the aim of creating a sustainable community. However the inspector notes that the proposal will bring the number of multiple occupancy properties in the street to over one third, and in an established residential area there is a need to ensure the development will not result in undue noise and disturbance. It is reasoned that the comings and goings from the nursing home cannot be compared with the proposal and there is a clear need for the property to be managed effectively. The inspector concludes that the submitted management plan is vague and insufficient to adequately manage and control the property and the appeal is therefore dismissed.

Application Number **12/01014/TPO**
Appeal Site **68, HAWTHORN WAY, HIGHER COMPTON, PLYMOUTH**
Appeal Proposal Reduce one Oak tree to earlier pollarding points at circa 10 metres above ground level
Case Officer Chris Knapman

Appeal Category Appeal against refusal of application for consent to carry out works to protected trees
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 12/12/2012

Conditions

Award of Costs

Awarded To

Appeal Synopsis

The appeal was dismissed on the basis that the Inspector did not find the evidence presented in favour of the proposed overall treework sufficient to overcome its impact upon the appearance and setting of the area. The impact of the work would significantly reduce the tree's contribution for a number of years.

The Inspector was not satisfied that the degree of shading from the tree or leaffall into gutters was sufficient to justify the extent and nature of the proposed reduction work.

Note:

Copies of the full decision letters are available on the website.