

Planning committee summary of appeal decisions

PLANNING COMMITTEE DATE OF COMMITTEE APPEAL DECISIONS

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

Appeal Site: (Address)	74 SHERFORD ROAD PLYMOUTH.
Appeal Proposal:	Extension and alterations including raising roof with front dormer windows, first floor rear extension and infill front extension (amended scheme)
Appeal Category:	REF
Appeal Type:	WR
Award of Costs:	
DecisionCode:	Allowed
Appeal Synopsis:	With regards to the impact on 1 Sherford Walk, whilst accepting that the development would be visible from rear windows and gardens, the Inspector commented that the separation distance exceeds the 12m guideline set out in the Council's adopted Development Guidelines Supplementary Planning Document and therefore saw no reason why this should not be sufficient to ensure that any limited loss of light or outlook falls within acceptable limits, particularly as the first floor extension is contained within the roofspace, such that the appeal property would remain as a chalet style dwelling, rather than being converted to a building of two full storeys. Also the use of small secondary windows and high level rooflights to the side elevations would be sufficient to avoid any undue degree of overlooking. With regards to the impact on 76 Sherford Road, he noted that a recently approved rear extension is already under construction, which would limit the effect on the light and outlook to the main rear windows and rear garden and therefore satisfied that any effect on this property would be within acceptable limits.
Appeal Conditions	DEVELOPMENT TO COMMENCE WITHIN 3
Appeal Conditions	APPROVED PLANS

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