

Planning Committee

Appeal Decisions

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

Application Number **11/01260/FUL**
Appeal Site **28 RIDGE ROAD PLYMOUTH**
Appeal Proposal Variation of condition 2 of appeal decision APP/N1160/A/09/2118855 (Appendix A Schedule A) to allow a single commercial vehicle of up to 10 tonnes in weight (up to 15 tonnes gross weight) to be parked at the site
Case Officer Jon Fox

Appeal Category
Appeal Type Informal Hearing
Appeal Decision Dismissed
Appeal Decision Date 28/02/2013
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector dismissed the appeal: he agreed that the movements of a 10 tonne lorry would generate harmful noise and disturbance, notwithstanding the noise data submitted by the applicant and other potential measures such as the erection of a fence and the possibility of restricting the times of lorry movements (which would not be early enough for the operation of the applicant's business). The Inspector considered that the visual impact on neighbours could be reduced by additional planting and would not have a harmful visual impact on neighbours. The Inspector said that the comings and goings of a 10 tonne lorry would cause some harm to the semi-rural character of the surrounding area and the proposed countryside park. The Inspector supported policies CS17 and CS34 as well NP11 of the North Plymstock Area Action Plan.

Application Number **12/00698/FUL**
Appeal Site **44 HEADLAND PARK PLYMOUTH**
Appeal Proposal Conversion of 7-bedroom house in multiple occupation to form 10-bedroom house in multiple occupation for student occupation, including provision of new bedroom window
Case Officer Jon Fox

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 04/02/2013
Conditions
Award of Costs Awarded To

Appeal Synopsis

The Inspector considered that increasing the number of students from 8 to 10 would not result in harm to neighbours' amenities via noise and disturbance and that the small amenity at the rear of the property would be too small to be made much use of by the occupiers (therefore not in itself resulting in activities that would generate noise and disturbance). The Inspector said that the development would be acceptable by reference to policies CS15, CS22 and CS34 of the Council's Core Strategy.

Application Number **12/00787/FUL**
Appeal Site **111 WOLSELEY ROAD PLYMOUTH**
Appeal Proposal Continuation of use as tyre fitting garage
Case Officer Olivia Wilson

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 01/03/2013

Conditions

Award of Costs Awarded To

Appeal Synopsis

The main issues were the effects of the proposed development on the living conditions at nearby residential properties and highway safety. The inspector found that because of the small size of the site and its proximity to residential properties it was detrimental to residential amenity due to noise and disturbance. There is no off-street parking for staff or customers which adds to disturbance and causes parking congestion and is prejudicial to highway safety. It therefore is contrary to Policies CS22, CS28 and CS45 of the Core Strategy.