

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 **12/00778/FUL**
Appeal Site **DORSMOUTH, DRUNKEN BRIDGE HILL PLYMOUTH**
Appeal Proposal
curtilage parking;
and pavement
Develop western part of garden by erection of a pair of semi-detached dwellinghouses with integral garages and improvements to existing path up to parking plateau together with forming a new pavement refuge (outside gate) crossover opposite (n.b. the application site excludes garden land on the eastern side of Dorsmouth that was granted outline planning permission for erection of a dwelling under reference 10/01814/OUT)

Case Officer Jon Fox

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 12/06/2013

Conditions

Award of Costs Awarded To

Appeal Synopsis

The Inspector agreed that the development would represent an alien intrusion into and would detract from traditional townscape views currently enjoyed from along Fore Street in the heart of the CA. The Inspector also considered that the proposals would result in loss and harm to bushes, hedges and trees including protected tree T608 and other mature trees that would come under pressure for cutting back or removal owing to the shadow they would cast on the proposed dwellings.

The Inspector also noted that the professional "Habitat Survey, Mitigation and Enhancement Strategy" (HMES) which accompanied the application identified habitats as suitable for badgers, dormice, common reptiles and bird species on the site and that a further habitat survey, (it is stated), is under production and therefore mitigation measures have not been finalised. In these circumstances the Inspector said that permitting the scheme would be contrary to the advice in Circular 06/2005 which requires that the presence and extent of any impacts upon protected species must be established before planning permission is granted.

The Inspector confirmed that the proposed development would not preserve the character or appearance of the Plympton St Maurice CA and that the scheme is also contrary to policies CS03, CS34 and CS18 which are consistent with the Government's Framework

Application Number **12/01931/FUL**
Appeal Site **55 HOUNDISCOMBE ROAD PLYMOUTH**
Appeal Proposal
occupation (Class C4)
Change of use and conversion of single family dwelling house (Class C3) to a six bedroom house in multiple

Case Officer Chris Watson

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 18/07/2013

Conditions

Award of Costs Awarded To

Appeal Synopsis

This appeal decision, in respect of this proposed C4 Class House in Multiple Occupation (3-6 occupiers), is the first to be received by the Council following the introduction of the C4 HMO Article 4 Direction on 14 September 2012. The Inspector agreed with the Council that more than 25%, but less than 90%, of nearby properties were already in multiple occupation, and that to permit an additional one would therefore be prejudicial to social cohesion and community wellbeing, contrary to Core Strategy Policies CS01 and CS15, and Supplementary Planning Guidance on the subject. The Inspector also concluded that the proposed C4 HMO would result in more comings and goings at the property, than if used as a single dwelling, and that this would be harmful to the amenity of neighbouring residents. The appeal was therefore dismissed.