

## 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)** 44 WHITEFORD ROAD PLYMOUTH.  
**Appeal Proposal: (Description)** Building of a single storey extension to the east of the existing single storey extension at the rear of the property, partial demolition of the garage at north end of garden, creating a smaller garage

**Appeal Category:**

**Appeal Type:** WR

**Award of Costs:**

**DecisionCode:** Allowed

**Appeal Synopsos:**

- (i) The Inspector disagreed with the LPA's opinion in that he did not consider that the proposed extension would have an unacceptable overbearing impact on the outlook from next door.
- (ii) The Inspector did not feel that the proposed extension would cause any greater contravention to the amount of daylight entering the neighbour's property than that already caused by the existing two storey extension attached to the rear of number 44;
- (iii) Thus the Inspector considered that the living conditions of the occupiers of 42 Whiteford Road would not be harmed in respect of outlook and daylight by the erection of the proposed single storey extension.

**Appeal Conditions**

The appeal is allowed and planning permission is granted for a single storey rear extension and alterations to the existing garage at 44 Whiteford Road, Plymouth, PL3 5LX, in accordance with the terms of the application Ref:13/00138/FUI, dated 28 January 2013, subject to the following conditions:

- 1) The development hereby permitted shall begin before the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall not be carried out other than in accordance with the following approved drawings: 44 AF (00)01 A; 44 AF (00)02 A; 44 AF (00)03 A; 44 AF (00)04 A; 44 AF (00)05 A; 44 AF (00)06 A; 44 AF (00)07 OP2 A; 44 AF (00)08 A.
- 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.