

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) 23 WELBECK AVENUE PLYMOUTH.
Appeal Proposal: (Description) Change of use from 2 flats to 4 bedroom house in multiple occupation (Use class 4)

Appeal Category:

Appeal Type: WR

Award of Costs:

Decision Code: Dismissed

Appeal Synopsis: The inspector found that the proposed development would cause unacceptable harm as it would fail to provide acceptable living conditions for future occupants with reference to the internal living space. He also supported the council's view that the proposed development would unacceptably harm the living conditions of the occupiers of neighbouring properties with regards to noise and disturbance and would be in conflict with Policy CS22 (Pollution). The inspector accepted that the site had good transport links but felt that this would not outweigh the other considerations.

Appeal Conditions

Appeal Site: (Address) 24 HEADLAND PARK PLYMOUTH.
Appeal Proposal: (Description) Change of use of existing 2 bed flat , C3 (dwellinghouse) to C4 (House of Multiple Occupancy) providing 3 bedrooms

Appeal Category:

Appeal Type: WR

Award of Costs:

Decision Code: Allowed

Appeal Synopsis: Inspector allowed appeal and granted consent for change of use as the existing 2 bed flat did not present an attractive option for family housing and has not been used as a family dwelling prior to the application. Despite exceeding the threshold (at 51.92%) the Inspector concluded that the proposal would not significantly alter the mix of housing in the area being a 'low level' change of use. Satisfied it would accord with CS01 and CS15.

Appeal Conditions Provision of minimum of two cycle storage spaces Ote:

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