

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 **13/01017/FUL**
Appeal Site **8 LADYSMITH ROAD PLYMOUTH**
Appeal Proposal Retrospective application for change of use and conversion to 9 bed house in multiple occupation
Case Officer Simon Osborne

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 05/03/2014
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector agreed with the Council that the proposal would result in unacceptable living conditions for the occupiers of bedroom 2 and the 'Bedsit' In reaching this decision the inspector bore in mind paragraphs 47-49 of the NPPF and its guidance in paragraph 17 that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of buildings. The inspector did not agree that the proposal is unacceptable in terms of parking provision.

Application Number **13/01750/FUL**
Appeal Site **1 PEMROS ROAD PLYMOUTH**
Appeal Proposal Change of use from office (A2) to Hot food takeaway (A5)
Case Officer Louis Dulling

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 31/03/2014
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspectorate considered that in this case the harm that would be caused by the likely cumulative impact of parking associated with the proposed use and resultant risk to highway and pedestrian safety would amount to a severe impact. Lack of parking space(s), on street time restriction and characteristics of area were considered. Other, allowed appeals were referenced but deemed not relevant. Time the property has been vacant did not supersede the highway safety concerns.

Application Number **13/01887/FUL**
Appeal Site **232 ST PETERS ROAD PLYMOUTH**
Appeal Proposal Construction of vehicle hardstanding
Case Officer Mike Stone

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 01/04/2014

Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector supported the council's view that vehicles reversing on to or off the proposed vehicle hardstanding on this busy classified road would present a safety hazard to pedestrians and other road users. The presence of other vehicles parked on the road compounded the problems of driver visibility. The inspector also acknowledged that the council had been able to successfully demonstrate that those properties with permission for a hardstanding had been given consent before the adoption of the SPD.

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.