

Planning Committee

Appeal Decisions

Application Number **13/02074/FUL**
Appeal Site **5 WIDEY LANE PLYMOUTH**
Appeal Proposal Proposed raising and enlarging of roof to form new rooms in roof
Case Officer Mike Stone

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 13/05/2014
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector agreed with the policies used but did not consider that the extension would be obtrusive or of an inappropriate size, scale and form in relation to the wider locality. He therefore concluded that the proposed development would cause no significant harm to the character and appearance of the area. The inspector did not find that the Council had acted unreasonably and therefore no costs were awarded.

Application Number **14/00069/FUL**
Appeal Site **136 EFFORD ROAD PLYMOUTH**
Appeal Proposal Car hardstanding to front
Case Officer Liz Wells

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 14/05/2014
Conditions

1) The development hereby permitted shall begin not later than three years from the date of this decision.

Conditions 2) The development hereby permitted shall be carried out in accordance with the following approved plan: JOB No. 2588 'Proposed Car Hardstanding', dated Jan 2014.

Conditions 3) Prior to the commencement of the development hereby permitted details of surface water drainage facilities to serve the hardstanding shall be submitted to and approved in writing by the Council. The works set out in the approved details shall be put in place prior to the bringing into use of the hardstanding.

Award of Costs Awarded To

Appeal Synopsis

Appeal allowed. Main issue: impact on public safety and convenience. Inspector noted that Diagram 2.13 in SPD showed gates opening inwards (gates taking up space) so this proposal, without gates, is not wholly at odds with this illustration in terms of usable space. Observed that pavement outside is wide and pedestrians with pushchairs don't need to use the existing grass strip, therefore if car overhung this area, it would not prejudice pedestrian safety or convenience. Accords with aims of policy. Decision doesn't set precedent for other similar developments in area. Condition for details of surface water drainage to be submitted for approval (but details of construction of hardstanding not necessary or reasonable).