

Application Number **13/01068/FUL**
Appeal Site **15 GREENBANK TERRACE PLYMOUTH**
Appeal Proposal Change of use from single dwelling (C3) to 4 bed house of multiple occupancy (HMO) (C4) for students
Case Officer Louis Dulling

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 18/06/2014
Conditions (1) The development hereby permitted shall begin not later than three years from the date of this decision.
2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan at scale 1:1250 and Drg No 1 of 1.
3) The use hereby permitted shall not commence until the 'bike store' as shown on Drg No 1 of 1, hereby approved, has been provided. The 'bike store' shall thereafter be maintained and used for the storage of bicycles and shall not be used for any other purpose without the prior consent of the local planning authority.

Award of Costs Awarded To

Appeal Synopsis

The specific HMO percentage was not provided in the assessment. The basis for the decision appears to be taken based upon HMOs in isolation. However figures were provided for 'non family dwellings' which forms part of the assessment in the SPD specifically paras 2.5.9 and 2.5.11.

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 REF
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 REF
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).

Application Number **14/00071/FUL**
Appeal Site **6 CATALINA VILLAS PLYMOUTH**
Appeal Proposal Proposed extension over existing garage
Case Officer Mike Stone

Appeal Category **Ref**
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 16/06/2014
Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector agreed that the proposed extension would appear prominent and intrusive when viewed from the ground floor of the neighbouring property. The inspector didn't accept that the development would have any impact on significant local views or that approval would have established an unwelcome precedent, each case being treated on its own merits..

Application Number **14/00183/FUL**
Appeal Site **67 DUNRAVEN DRIVE PLYMOUTH**
Appeal Proposal 2 first floor extensions one over the garage and one over rear extension
Case Officer Rebecca Boyde

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 11/06/2014

Conditions

Award of Costs Awarded To

Appeal Synopsis

Appeal allowed. The inspector did not agree that the set down and set back was significantly different compared to that allowed in a previous application.

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.