

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 **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.

Application Number **14/00365/FUL**
Appeal Site **36 SHERFORD ROAD PLYMOUTH**
Appeal Proposal Extension to existing garage to provide double garage with stores below
Case Officer Mike Stone

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 24/07/2014

Conditions
Award of Costs Awarded To

Appeal Synopsis

The inspector agreed that the proposed garage and store would not comply with the guidance in the SPD. However he felt that because of the open nature of the character of the area with properties set away from the road and some distance from other dwellings the site was big enough to accommodate the proposed garage. He also considered it unlikely that the garage could take on the character of a separate dwelling because of its scale. He added a condition requiring the garage to be constructed of materials match the main house.

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.