# **Planning Committee**

### **Appeal Decisions**

#### The following decisions have been made by the Planning Inspectorate on appeals arising from decisions of the City

Application Number 13/00235/FUL

Appeal Site 3 BOWDEN FARM, CHURCH HILL PLYMOUTH

Appeal Proposal Installation of 12 solar panels in the curtilage of a listed building

Case Officer Jess Maslen

Appeal Category REF

Appeal Type Written Representations

Appeal Decision Allowed
Appeal Decision Date 17/06/2014

Conditions

Award of Costs Awarded To

#### Appeal Synopsis

Although the Inspector acknowledged that the proposals would fail to achieve the statutory expectation of preserving the listed building and its setting; she considered that the benefits of generating electricity from a renewable resource would outweigh the limited harm which the proposal would have upon the special architectural and historic interest of the former barn and upon the setting of Bowden Farm.

Application Number 13/00236/LBC

Appeal Site 3 BOWDEN FARM, CHURCH HILL PLYMOUTH

Appeal Proposal Installation of 12 solar panels in the curtilage of a listed building

Case Officer Jess Maslen

Appeal Category REF

Appeal Type Written Representations

Appeal Decision Allowed
Appeal Decision Date 17/06/2014

Conditions

Award of Costs Awarded To

#### Appeal Synopsis

Although the Inspector acknowledged that the proposals would fail to achieve the statutory expectation of preserving the listed building and its setting; she considered that the benefits of generating electricity from a renewable resource would outweigh the limited harm which the proposal would have upon the special architectural and historic interest of the former barn and upon the setting of Bowden Farm.

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

his 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.