

Planning Committee

Appeal Decisions

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

Application Number **13/00081/FUL**
Appeal Site **RIDE, 45 TAVISTOCK PLACE PLYMOUTH**
Appeal Proposal Front first floor balcony with ground floor decked area under to provide additional seating area
Case Officer Simon Osborne

Appeal Category
Appeal Type Written Representations
Appeal Decision Allowed
Appeal Decision Date 04/06/2014
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The inspector considered that due to the mix of building lines that exist along Tavistock Place and, given the deeper pergola at No 46, the proposal would not be seen as an isolated intrusion within the street scene but rather one that would blend reasonably well within its surrounding built context. The inspector considered that the imposing Classical style of the adjacent listed building would be unaffected by the appeal proposal and would still loom large and dominant above the proposed development.

The inspector therefore disagreed with the Council and considered that the proposal would not appear out of keeping with the character or appearance of the area and that it would not harm the setting of the adjoining listed building, which would retain its significance as a heritage asset.

Application Number **13/01577/FUL**
Appeal Site **LAND ADJACENT TO 1 SALISBURY LODGE, SALISBURY ROAD PLYMOUTH**
Appeal Proposal Erection of detached dwelling
Case Officer Jon Fox

Appeal Category REF
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 02/07/2014
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The Inspector came at this from a different angle to the LPA. He agreed that the visual impact on 21 Drake Court was harmful, but considered the impact on 1 Salisbury Lodge was also harmful. He did not agree that there would be an unreasonable loss of privacy, nor that the noise intrusion from such a close development would be harmful to neighbours. He did agree that the development would be out of character, but added that the cramped nature of the development is part of this objection. He also added that the development would be imposed upon by proximitous 2-storey development. The Inspector also considered that there would be a lack of outside amenity space for the dwelling.

Application Number **13/01935/FUL**
Appeal Site **23 COLLEGE LANE PLYMOUTH**
Appeal Proposal Demolition of existing office/store and erection of three storey building for use as 2 flats with integral garages
Case Officer Karen Gallacher

Appeal Category
Appeal Type Written Representations

Appeal Decision Dismissed

Appeal Decision Date 14/04/2014

Conditions

Award of Costs

Awarded To

Appeal Synopsis

This scheme to extend and convert an existing two storey store to a three storey building containing two flats and parking was refused primarily because its location on a rear lane was considered to be out of character with development in the vicinity. The inspector agreed that the proposal would not reflect the character of the area in terms of plot size, and because it would not address an existing residential frontage it would not conform to the established street pattern. The inspector also agreed with the LPA that the proposal would be visually intrusive, offer substandard amenity space, and overlook neighbours. The proposal was also refused because its rear lane location and design would not reduce the opportunity for crime and the fear of crime. The inspector confirmed that while this was a concern that contributed to the overall decision to dismiss the appeal, it would not have been supported as a refusal reason on its own.