

Application Number **13/02214/FUL**
Appeal Site **LAND AT THIRLMERE GARDENS PLYMOUTH**
Appeal Proposal Construction of 14 dwellings with access from Thirlmere Gardens and associated parking and landscaping
Case Officer Olivia Wilson
Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 16/02/2015
Conditions
Award of Costs Awarded To

Appeal Synopsis

The main consideration was whether the scheme's effects on 1) the character, appearance and identity of the neighbourhood, 2) protected species and 3) protected trees outweigh the presumption is favour of granting planning permission for new dwellings as set out in NPPF para 14. The Inspector did not consider that Policy CS18 was applicable as the site did not appear to be identified in a development plan document as a greenscape area. However, he agreed that the site retains an informal woodland appearance provides a visual break between the lower and upper parts of Thirlmere Gardens. The introduction of development on the site would materially harm the area's character and appearance, contrary to policies CS01 and CS02. He also considered that the design of the dwellings would be at odds with the prevailing character of the surrounding area, also contrary to CS01 and CS02. He also considered that the proposal is contrary to policy CS19 as insufficient information has been submitted to establish the presence or otherwise of protected bats. Finally, he considered that the proposal would unacceptably harm protected trees, contrary to policy CS18.