

Planning Committee

Appeal Decisions

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

Application Number **16/00260/FUL**
Appeal Site **51 FURZEHILL ROAD PLYMOUTH**
Appeal Proposal Retrospective change of use to HMO (Class C4 3-6 persons).
Case Officer Chris Cummings

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 11/10/2016
Conditions
Award of Costs

Awarded To

Appeal Synopsis

Planning permission was refused for a retrospective change of use to HMO (Class C4 3-6 persons), as it was considered to be contrary to Local Development Framework Cores Strategy Policies CS01 and CS15. It was also considered contrary to guidance contained in the Council's Development Guidelines Supplementary Planning Document First Review and the National Planning Policy Framework.

Having reviewed the application, and visited the site, the Inspector supported the Council's view that the development results in an imbalanced and unsustainable community which adversely affects the character of the area, endorsing the existing Article 4 Direction. The Inspector noted that although the use of properties in the surrounding area will fluctuate over time, at this present time the proposal would result in a high concentration of HMOs in the area.

Occupants and the condition of the property may not necessarily generate future issues, however the Inspector noted that this does not change the nature of the use and does not outweigh the negative effect on the balance of the community.

No applications were made for costs by either side and no costs were awarded by the Inspector.

Note:
Copies of the full decision letters are available at <http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>.