

Planning Committee

Appeal Decisions

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

Application Number **15/01681/FUL**
Appeal Site **4 ST LAWRENCE ROAD PLYMOUTH**
Appeal Proposal Rear extension to building
Case Officer Alumeci Tuima

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 22/08/2016
Conditions
Award of Costs

Awarded To

Appeal Synopsis

Planning permission was refused for a first floor rear office extension, as it was considered to be contrary to Local Development Framework, Core Strategy Policies CS02 (unacceptable design), CS18 (impact on Protected Tree) and CS34 and contrary to guidance contained in the Council's Development Guidelines Supplementary Planning Document First Review and the National Planning Policy Framework.

The Inspector supported the Council's view that the development would be harmful to the character and appearance of the surrounding area. It however held the view that the proposal would not have a detrimental impact on the protected tree's overall health and growth pattern stating it would be unlikely to result in any increased pressure to prune given a suitable on-going tree management plan.

The appeal was dismissed, no applications were made for costs by either side and no costs were awarded by the Inspector.

As a result of the outcome of this appeal, the appellant has re-submitted a second planning application for consideration in November, 2016.

Application Number **15/02098/FUL**
Appeal Site **COOMBE HOUSE, THE QUAY PLYMOUTH**
Appeal Proposal Change of use from dwelling to 4no self-contained flats
Case Officer Christopher King

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 18/10/2016
Conditions
Award of Costs

Awarded To

Appeal Synopsis

The Inspector dismissed the appeal, stating that the development would have an adverse effect on the safety of the users of the highway in proximity of the site. Therefore the development would fail to accord with Policies CS28 and CS34 of the Core Strategy and the Development Guidelines SPD which require the provision of sufficient car parking in order to ensure highway safety. The reasons and justifications for refusal are therefore considered sound. In addition, the appellants Application for Costs were also dismissed as the council has not acted unreasonably in determining this application.

Application Number **16/00116/FUL**
Appeal Site **10 LYNDHURST CLOSE PLYMOUTH**
Appeal Proposal Hardstanding with carport
Case Officer Amy Thompson

Appeal Category
Appeal Type Written Representations
Appeal Decision Dismissed
Appeal Decision Date 04/08/2016
Conditions
Award of Costs

Awarded To

Appeal Synopsis

Planning permission was refused for a hard-standing with car port with access to Outland Road, as it was considered to be contrary to Local Development Framework Cores Strategy Policies CS02, CS28 and CS34. 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 a significant harm to the safety and convenience of highway uses on Outland Road, and to the character and appearance of this stretch of road.

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>.