

Planning Appeals decided between 22/04/2017 and 18/05/2017 = 4

App no	Decision	Address	Proposal	Case Officer	Appeal Type	Decision Date	Synopsis
16/01664/FUL	DISMISSED	861A WOLSELEY ROAD, PLYMOUTH, PL5 1JX	Extension and change of use from garage to single dwellinghouse (Class C3)	Mike Stone	Written Representations	26/04/2017	Planning permission was refused for an extension and change of use from garage to single dwellinghouse (Class C3). In 2015 consent was granted for a similar development of two storeys, this application was for three storeys. The application was considered to be contrary to Local Development Framework Core Strategy policies CS02 (Design), CS34 (Planning Application Considerations) and emerging, PLYMOUTH, Plan policies, 29 (Place shaping and the quality of the built environment) and 30 (Safeguarding environmental quality, function and amenity) It was also considered contrary to guidance in the Development Guidelines Supplementary Planning Document (First Review) and the National Planning Policy Framework. The Inspector supported the Council view that the proposal would have an adverse effect on the character and appearance of the area, in conflict with policy CS02 (Design) of the Core Strategy, by appearing out of keeping and harming the semi-natural character of the area. The Inspector did not accept that the development would result in an unacceptable loss of privacy but did agree that the proposal would be detrimental to the living conditions of neighbours by resulting in an increase in levels of enclosure and overshadowing, contrary to policy CS34 (Planning Application Considerations). No applications were made for costs by either side and no costs were awarded by the Inspector.