

# Appeal Decisions between 22/03/2018 and 10/07/2018

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
16/04/2018	17/01383/FUL	2017/0036	Appeal Dismissed	APP/N1160/D/17/3191115
<b>Ward</b>				
Stoke				
<b>Address</b>				
86 St Levan Road Plymouth PL2 3AF				
<b>Application Description</b>				
Demolition of existing single garage and erection of an annex extension for dependants, separate from the main dwelling with parking facilities				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Mr Chris King		
<b>Synopsis</b>				
<p>The Inspector shares the Council's concerns that the proposal would result in overlooking of the rear gardens of Nos. 84 and 88 and a harmful loss of privacy for neighbouring residents. The proposal would unacceptably harm the living conditions of those living alongside. It would be at odds with The National Planning Policy Framework and Policy CS34(6) of the Plymouth Core Strategy 2006-2021, adopted in 2007, that are aimed at securing a good standard of amenity for existing occupiers of land and buildings. No reference has been made by the Inspector to JLP policies in this regard. The Inspector added that although the Council refused the application for being out of character in terms of style, size, use, layout and precedent, each proposal must be determined on its own merits and the Council, at the time, had not informed the Inspector of pressure for other similar developments in the area. The proposal would be unlikely therefore to set a harmful precedent which the Council would have difficulty resisting elsewhere. No reference has been made by the Inspector to CS, JLP or NPPF policies in this regard. Nevertheless, neither this nor the benefits the proposal would provide to the appellants and their family would be sufficient to outweigh the harm that has been identified to the living conditions of neighbouring residents.</p>				