

Appeal Decisions between 04/09/2018 and 29/10/2018

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
05/10/2018	18/00508/FUL	2018/0016	Appeal Allowed with Conditions	APP/N1160/D/18/3208012
Ward				
Peverell				
Address				
16 Torland Road Plymouth PL3 5TS				
Application Description				
Outbuilding with balcony to existing treehouse above (part retrospective)				
Appeal Process		Officers Name		
Hearing		Mr Chris Cummings		
Synopsis				
<p>Planning permission was refused at Planning Committee for a part-retrospective outbuilding and balcony serving an existing tree house. The Officer Report recommended approval, however this recommendation was overturned by Members, following a site visit, due to concerns regarding an unacceptable level of amenity and privacy impacts to neighbouring properties, specifically no.14 Torland Road, contrary to Policy CS34 of the Local Development Framework Policy CS34 and Paragraph 17 of the National Planning Policy Framework (2012). Having reviewed the application and visited the site and the neighbour's property the Inspector disagreed with the Committee's refusal, with the Inspector considering that the development would not harm the living conditions of adjoining occupiers, overturning the Planning Committee's decision. The Inspector advised that the outbuilding, due to the door and use as a garden store, would not result in significant overlooking and the positioning would not result in a significant loss of daylight/sunlight to neighbouring properties. The Inspector also advised that, subject to conditions, the balcony's location and modest size was not considered to generate significant overlooking issues and that the installation of a privacy screen would significantly reduce the overlooking impacts to no.14 Torland Road. The Inspector considered that conditions were appropriate on the decision to protect neighbour amenity, requiring the development to be built in accordance with the approved plans; the installation of a 1.7 metre privacy screen on the south-east elevation; materials to match the existing tree house close board timber; restriction of the balcony to the area identified on the plans only; and no installation of windows on the south-east elevation of the outbuilding. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
17/10/2018	18/00061/FUL	2018/0009	Appeal Dismissed	APP/N1160/D/18/3201994
Ward				
Budshead				
Address				
706 Budshead Road Plymouth PL6 5DY				
Application Description				
Proposed loft conversion (Retrospective)				
Appeal Process		Officers Name		
Written Representations		Mrs Alumeci Tuima		
Synopsis				
<p>Planning permission was refused for the rear dormer extension as it was considered to be contrary to policy CS34 (parts 4 and 6) of the Core Strategy of Plymouth's Local Development Framework (April 2007), policies DEV1 and DEV10 of the emerging Plymouth and South West Devon Joint Local Plan, the Development Guidelines Supplementary Planning Document (2013) and paragraph 64 of the NPPF. Having reviewed the application, and visited the site, the Inspector has dismissed the appeal as the development would unacceptably harm the character and appearance of the surrounding area. Furthermore, the Inspectorate notes that it would dominate and, thereby, unbalance the host building. No application for costs were submitted or awarded by either the applicant or the Council.</p>				