

# Appeal Decisions between 29/10/2018 and 04/12/2018

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
02/11/2018	17/02070/FUL	2018/0011	Appeal Dismissed	APP/N1160/W/18/3203584
<b>Ward</b>				
Southway				
<b>Address</b>				
5 Trentham Close Plymouth PL6 6BR				
<b>Application Description</b>				
New dwelling (resubmission of 17/00791/FUL)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Miss Amy Thompson		
<b>Synopsis</b>				
<p>Planning permission was refused for the erection of a detached two bedroom dwelling in an existing garden area . The proposal was considered to be to be contrary to Local Development Framework Core Strategy Policies CS15 (Overall Housing Provision) and CS34 (Planning Application Considerations), Paragraph 2.2.31 of the Development Guidelines Supplementary Planning Document, Policies DEV1 (protecting health and amenity) and DEV10 (delivering high quality housing) of the Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework. Having reviewed the application the Inspector did not agree with the Councils view that the development would provide inadequate living conditions for potential occupiers. The Inspector acknowledged that the proposed development did not accord with the DCLG Technical Housing Standards, nationally described space standards with respect to ceiling heights but having considered the modest scale of the shortfalls considered the development would provide adequate living conditions. The Inspector supported the Councils view that the proposed development would have an oppressive and overbearing impact on the living conditions of the neighbouring property at 1 Farnley Close. The Inspector acknowledged that the proposal would have some benefits but they do not outweigh the clear adverse impacts of the development and is therefore does not represent sustainable development. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>				