

# Appeal Decisions between 04/12/2018 and 06/01/2019

Decision Date	Original Planning Application	Appeal Reference	Inspectors Decision	Inspectors Reference Number
04/01/2019	18/00951/FUL	2018/0019	Appeal Dismissed	APP/N1160/W/18/3208617
<b>Ward</b>				
Drake				
<b>Address</b>				
6 Apsley Road Plymouth PL4 6PJ				
<b>Application Description</b>				
Change of use to 9-bed HMO (Sui Generis)				
<b>Appeal Process</b>		<b>Officers Name</b>		
Written Representations		Mr Chris Cummings		
<b>Synopsis</b>				
<p>Planning permission was refused for a change of use to a 9-bed HMO (Sui Generis) as it was considered that there was an overconcentration of HMOs, contrary to Local Development Framework Core Strategy Policies CS01 and CS15, and there was inadequate outdoor amenity space provided, contrary to Policy CS15. Having reviewed the application and visited the site, the Inspector supported the Council's view that the development results in an imbalanced and unsustainable community which adversely affects the character of the area. The Inspector did not agree with the Council's view regarding insufficient outdoor amenity space, advising that although the amenity level is below recommended level for a terraced house the Development Guidelines Supplementary Planning Document advises that in older areas of the city it is not unreasonable to assume the provision might be lower. The Inspector advised that although the proposal reduces the amenity space available there is public open space within reasonable proximity of the appeal site and there would be provision of satisfactory levels of amenity for future occupiers. The Inspector concluded that although there would be sufficient amenity space, this did not outweigh the harm generated from allowing an HMO in an area with high concentrations of HMOs where associated noise and parking problems could be exacerbated and the appeal was dismissed. No applications were made for costs by either side, and no costs were awarded by the Inspector.</p>				