

Planning Appeal Decisions between 13/07/2021 and 09/08/2021

Date of Decision	30/07/2021
Ward	Plymstock Dunstone
Application Number	20/01952/FUL
Decision	Appeal Dismissed
Address of Site	58 Pegasus Place Sherford PL9 8FB
Proposal	Removal of existing pitched roof on rear extension and replace with a balcony and patio doors.
Appeal Process	Householder Fast Track
Officers Name	Mr Mike Stone
Synopsis of Appeals	<p>Planning permission was refused for a balcony at the rear of this terraced property as it was as it was considered that it would result in a harmful increase in overlooking and loss of privacy for neighbours. This would have contrary to Policy DEV1. The Inspector said that the overlooking to the rear and to one side was acceptable. Concerning the nearest neighbour on the other side, the inspector stated that the balcony would provide clear, elevated and close overlooking towards the adjoining rear garden. They concluded that the proposal would have an unacceptable effect, with reference to privacy and would conflict with the residential amenity aims of Policy DEV1 of the JLP and the NPPF. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 13/07/2021 and 09/08/2021

Date of Decision	05/08/2021
Ward	Eggbuckland
Application Number	21/00237/FUL
Decision	Appeal Dismissed
Address of Site	16 Fort Austin Avenue Plymouth PL6 5JN
Proposal	Hardstand and dropped kerb.
Appeal Process	Householder Fast Track
Officers Name	Mr Macauley Potter
Synopsis of Appeals	Planning permission was refused for a vehicle hardstand due to the lack of on-site turning provision. The property is on a classified road. This was considered to be contrary to JLP policies: DEV1, DEV20 and DEV29, guidance contained within the JLP Development Guidelines and Section 9 of the NPPF. The inspector agreed with the decision, noting that the proposal conflicts with the development plan as a whole and that there are no other considerations which outweigh this conflict.

Planning Appeal Decisions between 13/07/2021 and 09/08/2021

Date of Decision	06/08/2021
Ward	Compton
Application Number	21/00301/FUL
Decision	Appeal Dismissed
Address of Site	5 Lockington Avenue Plymouth PL3 5QR
Proposal	2no. freestanding verandahs (retrospective)
Appeal Process	Householder Fast Track
Officers Name	Mr Sam Lewis
Synopsis of Appeals	<p>Planning permission was refused for 2no. retrospective freestanding verandahs as they were considered to be contrary to JLP policies DEV1 and DEV20. This was due to concerns relating to the overall look of the verandahs, which were considered to be incongruous additions to the property that would stand out in a negative way and would dominate the property's most prominent elevations. Following an appeal made by the applicant, the Inspector agreed with Officers that the proposal would not accord with DEV20 due to the fact that the verandahs would be an unsympathetic addition to the property that would detract from its character and that of the wider area. No applications were made for costs by either side and no costs were awarded by the Inspector.</p>