

Planning Appeal Decisions between 07/03/2022 and 05/04/2022

Date of Decision	16/03/2022
Ward	Drake
Application Number	21/00800/FUL
Decision	Appeal Dismissed
Address of Site	21 - 23 Houndiscombe Road Plymouth PL4 6HG
Proposal	Conversion of existing garage to a two-storey dwelling with associated external amenity space (re-submission of 20/01342/FUL)
Appeal Process	Written Representations
Officers Name	Ms Abbey Edwards
Synopsis of Appeals	<p>The Inspector supported the Council's view that the proposed dwelling would fail to create adequate living conditions for future users, with reference to outlook and daylight. The main concerns being a ground floor kitchen and first floor bedroom but also gave reference to non-habitable rooms including a utility and en-suite. As such, the application was considered to conflict with JLP Policies DEV1 and DEV10. The Inspector did not support the Council's view that the proposed dwelling would have an unacceptable impact on the character and appearance of the laneway. The Inspector noted the dwelling would take design cues from existing residential properties (Bantham Mews) and would read as a proportionate addition to the building frontage, causing neither aesthetic harm or disruption to the character of the lane. As such the Inspector concluded that the proposal would comply with the design aims of JLP Policies DEV10 and DEV20.</p>