



#plymplanning

Oversight and Governance

Chief Executive's Department
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PLANNING COMMITTEE

Thursday 22 July 2021
4.00 pm
Council House, Plymouth

Members:

Councillor R Smith, Chair

Councillor Wakeham, Vice Chair

Councillors Corvid, Cresswell, Derrick, Dr Mahony, Morris, Nicholson, Partridge, Shayer, Stevens, Stoneman and Tuffin.

Members are invited to attend the above meeting to consider the items of business overleaf.

This meeting will be webcast and available on-line after the meeting. By entering the Council Chamber, councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

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Tracey Lee

Chief Executive

Planning Committee

1. Apologies

To receive apologies for non-attendance submitted by Committee Members.

2. Declarations of Interest

Members will be asked to make any declarations of interest in respect of items on this agenda.

3. Minutes (Pages 1 - 6)

The Committee will be asked to confirm the minutes of the meeting held on 23 June 2021.

4. Chair's Urgent Business

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

5. Questions from Members of the Public

The Chair will receive and respond to questions from members of the public submitted in accordance with the Council's procedures. Questions shall not normally exceed 50 words in length and the total length of time allowed for public questions shall not exceed 10 minutes. Any question not answered within the total time allowed shall be the subject of a written response.

6. Planning Applications for consideration

The Service Director for Strategic Planning and Infrastructure will submit a schedule asking Members to consider Applications, Development proposals by Local Authorities and statutory consultations under the Town and Country Planning Act 1990 and the Planning (Listed Building and Conservation Areas) Act 1990.

6.1. 7 First Avenue Billacombe Plymouth PL9 8AP - 21/00529/FUL (Pages 7 - 16)

Applicant:	Mr Jordan Collins
Ward:	Plymstock Dunstone
Recommendation:	Grant conditionally

7. Planning Enforcement (Pages 17 - 18)

8. Planning Application Decisions Issued

(Pages 19 - 38)

The Service Director for Strategic Planning and Infrastructure, acting under powers delegated to him by the Council, will submit a schedule outlining all decisions issued since the last meeting.

- 1) Committee decisions;
- 2) Delegated decisions, subject to conditions where so indicated;
- 3) Applications withdrawn;
- 4) Applications returned as invalid.

Please note that these Delegated Planning Applications are available to view online at: <http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

9. Appeal Decisions

(Pages 39 - 40)

A schedule of decisions made by the Planning Inspectorate on appeals arising from the decision of the City Council will be submitted. Please note that these Delegated Planning Applications are available to view online at:

<http://www.plymouth.gov.uk/planningapplicationsv4/welcome.asp>

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Planning Committee

Wednesday 23 June 2021

PRESENT:

Councillor R Smith, in the Chair.

Councillor Wakeham, Vice Chair.

Councillors Mrs Aspinall (substitute for Councillor Morris), Corvid, Cresswell, Derrick, Nicholson, Mrs Pengelly (substitute for Councillor Dr Mahony), Riley (substitute for Councillor Partridge), Shayer, Stevens, Stoneman and Tuffin.

Apologies for absence: Councillors Dr Mahony, Morris and Partridge.

Also in attendance: Stuart Wingfield (Head of Development Management, Strategic Planning and Infrastructure), Julie Parkin (Senior Lawyer), Natalie Gloyn (Lawyer), Paul Barnard (Service Director for Strategic Planning and Infrastructure), Abbey Edwards (Planning Officer), Macauley Potter (Planning Officer), Simon Osborne (Planning Officer), Kat Deeney (Head of Environmental Planning), Neil Mawson (Housing Delivery Manager), Craig Oakes (Transport Officer), Joe McCarthy (Development Viability Officer) and Amelia Boulter (Democratic Advisor).

The meeting started at 3.00 pm and finished at 4.56 pm.

Note: At a future meeting, the committee will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.

1. **To Note the Appointment of Chair and Vice Chair for the Municipal Year 2021/ 2022**

The Committee noted the appointment of Councillor Smith as Chair and Councillor Wakeham as Vice Chair for the forthcoming municipal year 2021/22.

2. **Declarations of Interest**

The following declarations of interest were made in accordance with the code of conduct.

Name	Minute	Reasons	Interest
Councillor Nicholson	Minute 12	Speaking as a Ward Councillor	Private

3. **Minutes**

Agreed the minutes of the meeting held on 8 April 2021.

4. **Chair's Urgent Business**

The Chair reported that Peter Ford had submitted the team for an award with the Royal Town Planning Institute for the Local Authority Planning Team of the Year. The Chair was pleased to announce that Plymouth City Council were joint winners with Preston City Council. The Chair and the Committee congratulated the Planning Team.

5. **Questions from Members of the Public**

One question was received from a member of the public.

The following question was received by Mr Dart.

Question:

If a Planning Application Officer's Report deems it appropriate to impose a condition but such condition is not included in the Planning Decision Notice issued what action can or should be taken by someone who has made representations and the Planning Department?

Answer:

In the event that a Planning Application Officer's report deems it appropriate to impose a condition but fails to attach said condition to the formal Planning Decision Notice without justification then it would be reasonable for an interested party to follow the council's complaints procedure so that the relevant department could investigate and respond accordingly.
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6. **Planning Applications for consideration**

The Committee considered the following applications, development proposals by local authorities and statutory consultations submitted under the Town and Country Planning Act, 1990, and the Planning (Listed Buildings and Conservations Areas) Act, 1990.

7. **10 Commercial Wharf Madeira Road Plymouth PLI 2NX - 21/00082/FUL**

Miss Sophie Chiswell

Decision:

Application GRANTED conditionally with delegated authority to the Service Director for Strategic Planning and Infrastructure in consultation with the Chair, Vice Chair and Shadow Lead for further discussion with the Applicant in relation to the bin storage.

8. **10 Commercial Wharf Madeira Road Plymouth PLI 2NX - 21/00327/ADV**

Miss Sophie Chiswell

Decision:

GRANTED conditionally.

9. **38 St Edward Gardens Plymouth PL6 5PD - 21/00567/FUL**

Mr Richard Best

Decision:

GRANTED Conditonally.

10. **9 Recreation Road Plymouth PL2 3NA - 21/00376/FUL Item**

Mr Paul McConville

Decision:

GRANTED conditionally.

11. **I Boston Close Plymouth PL9 7NR - 21/00842/FUL**

Councillor Ms Watkin withdrew the Member referral and therefore the application will be determined under delegated powers.

12. **Former China Clay Dryer Works Coypool Road Plymouth - 19/01288/OUT**

Mr Paul Britton

Decision:

GRANTED conditionally subject to S106 agreement with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timescales.

(The Committee heard from Councillor Nicholson, Ward Councillor).

(The Committee heard from Mr Paul Britton, applicant).

(Councillor Nicholson declared an interest and took no part in the discussion or vote).

(A site visit was held on 22 June 2021 in respect of this item).

13. **Planning Enforcement**

The Chair thanked officers for the report this was endorsed by Councillor Stevens. Councillor Stevens raised a particular case within the Devonport Ward and requested that the Devonport Ward Councillors and the Chair of Planning be briefed on the specifics.

The Committee noted the Planning Enforcement Report.

14. **Planning Application Decisions Issued**

The Committee noted the report from the Service Director for Strategic Planning and Infrastructure on decisions issued since the last meeting.

15. **Appeal Decisions**

The Committee noted the schedule of appeal decisions made by the Planning Inspectorate. A discussion took place on decisions made and lessons learned. It was reported that all decisions were reviewed and discussed at management development meetings.

VOTING SCHEDULE 23 JUNE 2021 (Pages 5 – 6)

PLANNING COMMITTEE – 23 June 2021**SCHEDULE OF VOTING**

Minute number and Application		Voting for	Voting against	Abstained	Absent due to interest declared	Absent
7.1	10 Commercial Wharf, Madeira Road, Plymouth, PL1 2NX – 21/00082/FUL GRANTED conditionally with delegated authority to the Service Director for Strategic Planning and Infrastructure in consultation with the Chair, Vice Chair and Shadow Lead for further discussion with the Applicant in relation to the bin storage.	Councillors R Smith, Wakeham, Mrs Aspinall, Corvid, Cresswell, Derrick, Nicholson, Mrs Pengelly, Riley, Shayer, Stevens, Stoneman and Tuffin.				
7.2	10 Commercial Wharf, Madeira Road, Plymouth, PL1 2NX – 21/00327/ADV GRANTED conditionally.	Councillors R Smith, Wakeham, Mrs Aspinall, Corvid, Cresswell, Derrick, Nicholson, Mrs Pengelly, Riley, Shayer, Stevens, Stoneman and Tuffin.				
7.3	38 St Edwards Gardens, Plymouth, PL6 5PD – 21/00567/FUL GRANTED conditionally.	Councillors R Smith, Wakeham, Mrs Aspinall, Corvid, Cresswell, Derrick, Nicholson, Mrs Pengelly, Riley, Shayer, Stevens, Stoneman and Tuffin.				
7.4	9 Recreation Road, Plymouth, PL2 3NA – 21/00376/FUL GRANTED conditionally.	Councillors R Smith, Wakeham, Mrs Aspinall, Corvid, Cresswell, Derrick, Nicholson, Mrs				

Minute number and Application	Voting for	Voting against	Abstained	Absent due to interest declared	Absent
	Pengelly, Riley, Shayer, Stevens, Stoneman and Tuffin.				
7.5	<p>I Boston Close, Plymouth, PL9 7NR – 21/00842/FUL</p> <p>Councillor Ms Watkin withdrew the Member referral and therefore the application will be determined under delegated powers.</p>				
7.6	<p>Former China Clay Dryer Works, Coypool Road, Plymouth – 19/01288/OUT</p> <p>GRANTED conditionally subject to S106 with delegated authority to the Service Director for Strategic Planning and Infrastructure to refuse if not signed within agreed timescales.</p>	Councillors R Smith, Wakeham, Mrs Aspinall, Corvid, Cresswell, Derrick, Mrs Pengelly, Riley, Shayer, Stevens, Stoneman and Tuffin.		Councillor Nicholson	

PLANNING APPLICATION OFFICERS REPORT



Application Number	21/00529/FUL	Item	01
Date Valid	22.03.2021	Ward	PLYMSTOCK DUNSTONE
Site Address	7 First Avenue Billacombe Plymouth PL9 8AP		
Proposal	Single storey rear extension and rear raised stepped access		
Applicant	Mr Jordan Collins		
Application Type	Full Application		
Target Date	17.05.2021	Committee Date	22.07.2021
Extended Target Date	30.07.2021		
Decision Category	Councillor Referral		
Case Officer	Mr Sam Lewis		
Recommendation	Grant Conditionally		



This application has been referred to Planning Committee by Cllr. Churchill.

1. Description of Site

7 First Avenue is a detached bungalow set in quite a long garden. The property sits to the north of the site, with the garden extending to the rear southwards. The property has been extended to the rear previously, with a historic kitchen extension present on the bungalow's rear elevation. The site falls within the Plymstock Dunstone ward of the city.

2. Proposal Description

The proposal is for a rear extension, with a raised stepped access at the rear. The existing kitchen extension is proposed to be at least partially demolished to make way for the proposal, although it is possible that some of the extension's original side wall may be retained. All of the quoted length measurements are therefore taken from the property's original rear wall. The extension is proposed to extend from the property's rear elevation by 4.75m and be 8.56m wide. Due to the slope of the

property's rear garden, which slopes downwards away from the property, the height of the extension would differ depending on where the measurement was taken from. When measured at the point where it would meet the property's rear elevation, it would measure 3.02m high; while measuring 3.24m high from its southern end. Officers note that two rooflights are proposed which would raise certain portions of the roof up by a further 25cm.

For context, the existing extension is 2.1m long, 3.37m wide and 3.47m high when measured from its rear elevation. The proposal is therefore proposed to be 2.65m longer than the existing extension; and 21cm shorter.

Also proposed is a rear stepped access to the extension, with a decked area at ground floor level. This is proposed to be 70cm high; with the decked area being 3.97m wide and 1.57m deep - which gives the deck a proposed surface area of 6.23sqm. The width of the entire access, including the steps, however is proposed to be 4.71m.

The above measurements are taken from a second set of amended drawings, which include changes negotiated with the applicant. The proposal was originally proposed to be longer and higher than what is currently under consideration. The first set of amended drawings reduced the overall height of the proposal, while the second set reduced the overall length while maintaining the height decrease. This has also meant that the height of the deck/access has been reduced. The application was originally advertised for 21 days between 30th March 2021 and 20th April 2021; and has had two further 14 day consultation periods between both 25th May 2021 and 8th June 2021, and 22nd June 2021 and 6th July 2021.

3. Pre-application Enquiry

None.

4. Relevant Planning History

There is no relevant planning history concerning the site itself, but there are some other relevant local schemes to note:

8 First Avenue

83/01670/FUL - Extension to dwelling house and erection of garage (Refused).

83/03588/FUL - Alterations and extension to dwelling house and erection of new garage (Granted Conditionally).

5. Consultation Responses

None requested.

6. Representations

At the time of writing, four letters of representation have been received by Officers, all of which object to the application. These objections have been reiterated despite the alterations made to the proposal. The material considerations raised include:

- The proposal is out of character with other extensions in the area.
- The scale of the proposal means that it is not subordinate to the property.
- The proposal would lead to a loss of outlook from neighbouring properties.
- The mass of the structure would lead to the creation of overbearing feelings for neighbouring properties.
- The proposal would lead to a loss of light for neighbouring properties (including a breach of the 45 degree rule)
- The proposal would lead to a loss of privacy for neighbouring properties.

The above concerns will be discussed in Section 8 of this report.

Additionally, the following non-material considerations have also been raised:

- References to 'Right to Light' legislation.
- The proposed internal layout of the property.
- The proximity of the proposal to an existing septic tank.

The above concerns raised are non-material in the context of the planning process, and therefore have no bearing on this recommendation. Officers will consider the light impacts of the proposal in Section 8 in a planning context, but 'Right to Light' legislation falls outside of the planning process and anything relating to it specifically is considered a civil matter.

Any further letters of representation received following the publication of this report will be addressed in an addendum report.

7. Relevant Policy Framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park).

Other material considerations include the policies of the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and National Design Guidance. Additionally, the following planning documents are also material considerations in the determination of the application:

- The Plymouth and South West Devon Supplementary Planning Document (SPD) (2020).

8. Key Issues/Material Considerations

8.1 The relevant policies are: DEV1 (Protecting health and amenity) and DEV20 (Place shaping and the quality of the built environment).

8.2 Principle of Development

Joint Local Plan policies indicate that the proposal is acceptable in principle.

8.3 Negotiations Undertaken

8.3.1 The original plans (and indeed their first revisions) submitted were considered unacceptable. This is because the overall length and height of both the extension and the rear deck was considered too great, and would have had a harmful impact on neighbouring properties. Revised plans were submitted to reduce the proposal's height, but Officers still had concerns relating to the overall proposed length. Further revised plans were submitted to also reduce the length, and this recommendation has been based on this second set of revisions.

8.4 Visual Impact

8.4.1 Officers have considered the visual impact of the development against the guidance in the SPD and consider it acceptable.

- 8.4.2 Following the amendments made to the proposal, Officers consider that the overall appearance of the extension is now acceptable. Officers originally had concerns relating to the size of the extension, although this was more from an amenity perspective rather than a design perspective, but it is considered that the changes made have improved the overall look of the proposal. This is because the shorter extension appears more subservient to the main dwelling overall. The original proposal showed the extension as being higher than the property's eaves, with the amendments reducing its height to a more typical level relative to the eaves.
- 8.4.3 Concerns were raised relating to the extension's flat roof, in the context of SPD guidance that states that flat roofs will be discouraged (paragraph 13.12). Officers however consider that the proposed flat roof is acceptable as it is to be situated at the rear of the property - which means that the overall streetscene will be unaffected by its presence. Officers note that there are a number of flat roof extensions in the street, some of which are quite large, which leads Officers to consider that they are part of the overall character of the street. Officers also note that a number of flat-roofed detached garages are present too.
- 8.4.4 Taking the above into account, and the fact that the proposed materials (painted render) will match the main dwelling, Officers consider that the proposal is acceptable from a visual impact perspective and that it accords with DEV20 of the JLP.

8.5 Amenity

- 8.5.1 Officers have considered the impact on neighbouring amenity against the guidance in the SPD and consider it acceptable. A number of amenity concerns have been raised in the letters of representation received, so these will be discussed here.
- 8.5.2 Officers will first consider the impact of the proposal on the outlook of neighbouring properties - which also includes any massing impacts. It should be noted however that private views are not protected under the planning system, but outlook more generally still needs to be considered. 8 First Avenue, to the west of the site, has its own rear extension - as well as a raised patio area. Both the extension and the patio overlook the application site. Officers consider that the extension will have impacts on outlook from both the neighbouring property and the patio - but that these impacts will not be significantly harmful enough to warrant a refusal of planning permission. It is worth noting at this point that a similar extension that is 4m long could be erected under permitted development. The proposed extension is 75cm longer than this, and Officers must consider all impacts in the context of the property's permitted development fall back options.
- 8.5.3 Views and outlook to the east of number 8 will be reduced as a result of the extension, but the difference between the loss of outlook and massing when comparing the proposal to the permitted development fall back position is considered minor. Officers visited number 8 as part of the application process, and noted that outlook from the property is generally good - with views out over number 7's garden and down its own long garden. The outlook down number 8's garden would not change due to the proposal; and it is considered that outlook down a garden is typical within residential properties. Outlook from number 8 is somewhat atypical due to a combination of low boundary treatments and its raised patio area. Views from the property are greater than is usual as a result - with much more overlooking of other properties.
- 8.5.4 Paragraphs 13.27 - 13.29 of the SPD provide guidance relating to the optimum distances between windows and blank walls. This distance is generally set to 12m. Officers acknowledge that the distance between number 8's side window and the proposed extension

would be less than this, at 8.68m. This guidance, however, is designed with rear windows in mind, and it is quite typical for side windows to be closer to neighbouring blank walls. The 8.68m quoted would be the same in the context of the permitted development extension too, so the differences between the scheme and any permitted development alternative is again considered to be minimal. Officers note that number 8's rear extension is a dual-aspect one too, with a south-facing window looking down the garden in addition to the east-facing affected window.

- 8.5.5 Despite the extension, Officers consider that the outlook from number 8 would still be good, with views down over its garden (and even a portion of number 7's garden). This is considered to be the same whether the proposed extension is as shown on the submitted plans or a smaller version to accord with permitted development. Officers therefore consider that, while reduced, the impact on outlook is not significant enough to warrant a refusal of planning permission.
- 8.5.6 Officers will now turn to the issue of light; which again needs to be considered in the context of any potential permitted development fall back option. Figure 25 in the SPD details guidance relating to the 45 degree rule in relation to the impact. The submitted plans demonstrate that the proposed extension will breach the 45 degree rule in relation to number 8. Officers consider, however, that a 4m permitted development extension would also breach the 45 degree rule - which means that light impacts would occur if an extension was built under permitted development. Officers consider, therefore, that there would be some light impacts as a result of the proposed extension, particularly in the morning - with number 8's closest rear window and patio area likely to see some shading that they are not currently affected by. Officers consider, however, that the differences in overshadowing between the proposal and a permitted development extension would be minimal - with the additional 75cm of length not likely to significantly increase the impacts caused.
- 8.5.7 Officers also note paragraph 13.34 of the SPD which considers situations for relaxations of the 45 degree rule - with reasons such as the site's orientation and the ground level given, depending on the specific context for each case. Due to the fact that gardens of the properties are south facing, with a sloping ground level to give an open southward aspect, Officers consider that the properties' access to light will currently be very high. This is likely to largely remain, despite the aforementioned impacts discussed in the previous paragraph.
- 8.5.8 Officers must also consider the impact of the proposal on the privacy of neighbours. Officers do not consider that the extension itself will lead to any alterations to existing privacy arrangements, but concerns have been raised in relation to the rear stepped deck/access. Officers originally had concerns relating to the decked area, but it has since been reduced in height. The original deck would have likely led to views over neighbouring gardens being possible, but as the decked area is now proposed to be only 70cm from ground level these views have been significantly reduced. Additionally the decked area, when measured from the bottom of the steps, is proposed to be 5.73m from the western boundary. Officers note that raised decks/patios/balconies are quite a common feature in the area - which is typical when garden ground levels slope downwards away from properties. Some of these existing decks are quite large, and likely overlook neighbouring properties quite significantly. Following its reduction in size, the proposed small deck area is considered to be acceptable by Officers. Views back towards the decks and windows of neighbouring properties will be blocked by the extension itself; and its relatively small surface area will reduce how it can be used. As such, the views from it are not considered to be significantly harmful enough for Officers to consider making a recommendation to refuse planning permission. A condition however has been added to ensure that no future side windows are installed in the proposed extension.

8.5.9 For context, as detailed in Section 2, Officers are considering amended plans which have reduced both the height and length of the extension. Officers had concerns relating to the amenity impacts of the original scheme - and the proposal was reduced in size in an attempt to overcome those concerns. Officers also considered the original proposal in the context of the property's permitted development fall back options, but it was considered that the difference between the two extensions was too great to justify a recommendation of approval. It was considered that the amenity impacts of the original proposal would have been noticeably more harmful than a permitted development alternative. As outlined above, Officers no longer consider this to be case - and consider that the amenity impacts of the proposal to be similar to those that would be caused by a permitted development extension. This is despite elements of SPD guidance not being accorded with - as is typical when considering anything to do with permitted development.

8.5.10 Taking the above into account, Officers consider that the proposal accords with DEVI of the JLP and is, on balance, acceptable on amenity grounds.

9. Human Rights

Human Rights Act - The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

10. Local Finance Considerations

None.

11. Planning Obligations

The purpose of planning obligations is to mitigate or compensate for adverse impacts of a development, or to prescribe or secure something that is needed to make the development acceptable in planning terms. Planning obligations can only lawfully constitute a reason for granting planning permission where the three statutory tests of Regulation 122 of the CIL Regulations 2010 are met.

Planning obligations not required due to the nature and size of proposal.

12. Equalities and Diversities

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

13. Conclusions and Reasons for Decision

The proposed extension and rear deck/access is considered to be appropriate for planning approval, having regard to all national and local planning policies and all other relevant material considerations. It is considered that policies DEVI and DEV20 will be accorded with and therefore conditional approval is recommended.

14. Recommendation

In respect of the application dated 22.03.2021 it is recommended to Grant Conditionally.

15. Conditions / Reasons

The development hereby permitted shall be carried out in accordance with the following approved plans:

1 CONDITION: APPROVED PLANS

Site Location Plan I53_001 Rev 1 - received 22/03/21
Site Layout Plan I53_002 Rev 1 - received 22/03/21
GF GA Plan (Existing) I53_003 Rev 1 - received 22/03/21
Roof Plan (Existing) I53_004 Rev 1 - received 22/03/21
Elevations (Existing) I53_005 Rev 1 - received 22/03/21
Building Section I53_006 Rev 1 - received 22/03/21
Building Section (Proposed) I53_011 Rev 3 - received 14/06/21
Site Layout Plan (Proposed) I53_007 Rev 3 - received 14/06/21
GF GA Plan (Proposed) I53_008 Rev 4 - received 14/06/21
Roof Plan (Proposed) I53_009 Rev 3 - received 14/06/21
Elevations (Proposed) I53_010 Rev 4 - received 14/06/21

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with the Plymouth & South West Devon Joint Local Plan 2014–2034 (2019).

2 CONDITION: COMMENCE WITHIN 3 YEARS

The development hereby permitted shall be begun before the expiration of three years beginning from the date of this permission.

Reason:

To comply with Section 51 of the Planning & Compulsory Purchase Act 2004.

3 CONDITION: RESTRICTIONS ON PERMITTED DEVELOPMENT FOR ADDITION OF WINDOWS

Notwithstanding the provisions of Article 3 and Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows shall be inserted into the east and west-facing side elevations of the extension hereby approved.

Reason:

In order to prevent loss of privacy to neighbouring dwellings in accordance with JLP Policy DEVI and the NPPF 2019.

INFORMATIVES

1 INFORMATIVE: (NOT CIL LIABLE) DEVELOPMENT IS NOT LIABLE FOR A COMMUNITY INFRASTRUCTURE LEVY CONTRIBUTION

The Local Planning Authority has assessed that this development, due to its size or nature, is exempt from any liability under the Community Infrastructure Levy Regulations 2010 (as amended).

2 INFORMATIVE: CONDITIONAL APPROVAL (NEGOTIATION)

In accordance with the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 and the National Planning Policy Framework 2019, the Council has worked in a positive and pro-active way with the Applicant and has negotiated amendments to the application to enable the grant of planning permission.

3 INFORMATIVE: PROPERTY RIGHTS

Applicants are advised that this grant of planning permission does not over-ride private property rights or their obligations under the Party Wall etc. Act 1996.

4 INFORMATIVE: COUNCIL CODE OF PRACTICE

The applicant is directed to the Council's Code of Practice by the Public Protection Service (Control of Pollution and Noise from Demolition and Construction Sites):
<https://www.plymouth.gov.uk/sites/default/files/ConstructionCodeOfPractice.pdf>

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Plymouth City Council
 Planning Compliance Summary – to end of June 2021

Cases outstanding	416
Cases received this month	53
Cases closed this month	92
(No breach identified)	(45)
(Informal/formal action taken)	(47)
Planning Contravention Notices Issued	1
Planning Contravention Notices <u>Live</u>	1
Planning Enforcement Notices Issued	0
Enforcement Notices <u>Live</u>	2
Temporary Stop Notices (TSN) issued	0
Temporary Stop Notices (TSN) Live	0
Advertisement Removal Notice	0
Breach of Condition Notice	0
Untidy Land Notices Issued	0
Untidy Land Notices Live	8
Prosecutions Initiated	0
Prosecutions Live	0

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Planning Applications Determined Since Last Committee

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
14/06/2021	Agreed	20/01544/CDM	Mr Stephen Vitali	Condition Discharge: Condition 6 of application 19/00093/FUL	26 Longbrook Street Plymouth PL7 1NJ	Mr Jon Fox
14/06/2021	Granted Conditionally	21/00358/FUL	Mr Mark Russell	New spectator seated stand, relocation of existing stand, 2no spectator turnstiles and installation of screening fencing	Bolitho Park, St Peters Road Manadon Plymouth PL5 3LG	Mr Jon Fox
14/06/2021	Granted Conditionally	21/00599/S73	Mr David Renwick	Variation of condition 1 (Approved Plans) for application 18/01303/FUL to amend material from tiles to cedar cladding.	16 Philip Close Plymouth PL9 8QZ	Mr Macauley Potter
14/06/2021	Granted Conditionally	21/00784/S73	Mr Dan Riden	Variation of Condition 1 (Approved Plans) of application 19/01016/FUL. Addition of porch roof and change of garage to window.	38 Manor Road Plymouth PL9 7DP	Miss Emily Godwin
14/06/2021	Refused	21/00925/AMD	Berat Veseli	Non-material Amendment: Changing of wording to conditions 11 and 12 and elevational detailing changes for application 19/01859/S73	Bath Street Plymouth PL1 3LT	Miss Katherine Graham
14/06/2021	Agreed	21/00927/CDM	Eve Somerville	Condition Discharge: Condition 4 of application 20/01240/REM	Phase 5, Saltram Meadow Plymstock Plymouth	Ms Marie Stainwright
15/06/2021	Granted Subject to S106	19/02044/FUL	Mr Simon O'Neill	Change of use from vacant offices (Class A2) into 10 self-contained apartments (Class C3)	7 - 8 Ford Park Road Plymouth PL4 6QZ	Miss Amy Thompson

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
15/06/2021	Granted Subject to S106	20/01787/S73	Mr M Salopek	Variation of condition 1 (approved plans) of application 18/01288/FUL: Minor Material Amendments including the roof strategy, fenestration strategy, elevations, building footprints, internal layouts and parking spaces.	Land At Poole Park Road, Savage Road, Roberts Road & Roope Close Plymouth	Mr Simon Osborne
15/06/2021	Granted Conditionally	21/00687/FUL	Mr Nick Hudson	Two-storey rear extension inc. removal of existing rear tenement and side lean-to conservatory, removal and replacement garage, off-road parking, rear raised decking and front porch	26 Underlane Plympton Plymouth PL7 1QU	Mr Paul McConville
15/06/2021	Granted Conditionally	21/00734/FUL	Miss Lisa Rawle	Change of use to dog day care and training services (Sui Generis)	Unit 13, 12 Newnham Road Plymouth PL7 4AW	Mr Jon Fox
15/06/2021	Granted Conditionally	21/00757/FUL	Mr David Sheppard	Replacement of 52no. diesel generators with battery storage	Plymouth Stor Generation Faraday Road Plymouth PL4 OST	Mrs Katie Saunders
16/06/2021	Granted Conditionally	21/00670/TPO	Mrs Pamela Hearn	Hornbeam (T1) - trim back branches on house side only to previous pruning points (approximately 1m). Amendment agreed with owner 15/6/21.	15 Reservoir Road Plymstock Plymouth PL9 8JR	Mrs Jane Turner
16/06/2021	Granted Conditionally	21/00683/TCO	Richard Prowse	T1 Hornbeam - fell due to damage to retaining wall.T2 Ilex Oak - fell due to damage to retaining wall.T3 Ilex Oak (on eastern boundary with Glen Road not southern boundary) - reduce crown by 3m back to previous points.	Rockville, Seymour Road Mannamead Plymouth PL3 5AR	Mrs Jane Turner
16/06/2021	Granted Conditionally	21/00692/FUL	Mr Richard Samuels	Single storey front extension, side and rear boundary fence adjacent to highway (Part retrospective)	17 Huxham Close Plymouth PL6 5LH	Miss Josephine Maddick

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16/06/2021	Granted Conditionally	21/00693/FUL	Mr & Mrs Davis	Amendment to single storey rear extension roof (re-submission of 20/01670/FUL)	33 Lucas Lane Plymouth PL7 4EU	Mr Macauley Potter
16/06/2021	Refused	21/00728/FUL	Mr & Mrs Walker	New entrance porch	68 Moorland Avenue Plymouth PL7 2DD	Mr Paul McConville
16/06/2021	Refused	21/01066/AMD	Mr Dominic Elliott	Non-material amendment: To add velux windows to extended roof area over kitchen to application 19/02077/FUL	112 & 112A Underlane Plympton Plymouth PL7 1QZ	Mr Macauley Potter
17/06/2021	Agreed	21/00096/CDM	Mr M Jones	Condition Discharge: Conditions 3 & 5 of application 17/02276/FUL	Braidwood Terrace Lane Plymouth PL4 8JW	Mr Jon Fox
17/06/2021	Granted Conditionally	21/00261/FUL	Mr J Radmore	Conversion and extension to form a holiday let and associated works	Radford Castle Hooe Lake Plymouth PL9 7PS	Mr Chris Cummings
17/06/2021	Granted Conditionally	21/00262/LBC	Mr J Radmore	Conversion and extension to form a holiday let and associated works	Radford Castle Hooe Lake Plymouth PL9 7PS	Mr Chris Cummings
17/06/2021	Agreed	21/00286/CDM	Hazel Birse	Condition Discharge: Conditions 8, 10, 11 & 13 of application 19/01859/S73	Bath Street Plymouth PL1 3LT	Miss Katherine Graham
17/06/2021	Granted Conditionally	21/00316/FUL	Michael Hocking	Single storey rear extension	68 Merrivale Road Beacon Park Plymouth PL2 2RW	Mr Paul McConville
17/06/2021	Granted Conditionally	21/00617/FUL	Mr Brian Sanderson	Single storey rear extension and rear garage door at service lane exit	41 Glendower Road Plymouth PL3 4LA	Mr Mike Stone

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17/06/2021	Granted Conditionally	21/00762/FUL	Mr & Mrs Sully	Two-storey rear extension with balcony	27 Southwell Road Plymouth PL6 5BG	Mr Paul McConville
17/06/2021	Granted Conditionally	21/00803/FUL	Mr & Mrs Sheikh	Single storey rear extension	12 Jedburgh Crescent Plymouth PL2 2NY	Mr Paul McConville
18/06/2021	Granted Conditionally	21/00478/FUL	Gavin Sutton	Construction of 7no. new dwellings with associated landscaping and roadworks inc. demolition of existing garages	St Helens Walk Plymouth PL5 4HQ	Mr Jon Fox
18/06/2021	Granted Conditionally	21/00502/FUL	Mr Marius Andreica	Garage with associated steps.	99 Bridwell Road Plymouth PL5 1AE	Mr Macauley Potter
18/06/2021	Granted Conditionally	21/00571/FUL	Mr Neil Hardie	Single storey front extension	203 Thurlestone Walk Plymouth PL6 8QW	Mr Paul McConville
18/06/2021	Agreed	21/00887/CDM	J Boston & Sons (Holdings) Ltd	Condition Discharge: Condition 2 (CEMP) of application 20/01222/S73	Bostons Boat Yard Baylys Road Plymouth PL9 7NQ	Mrs Janine Warne
18/06/2021	Refused	21/00902/FUL	Mr & Mrs Simpson	Rear roof terrace with close boarded timber fence	54 Edgcumbe Park Road Plymouth PL3 4NL	Mr Mike Stone
18/06/2021	Granted Conditionally	21/00907/FUL	Miss Helen Andrews	Shed	6 Charlbury Drive Plymouth PL9 7GD	Miss Emily Godwin

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21/06/2021	Granted Conditionally	20/01965/LBC	Professor Alex de Rijke	Alterations to site inc. refurbishment of lean-to and addition of waterside viewing terrace to accommodate mixed-use Class E: Pickleworks and cafe/restaurant	16 Cremyll Street Plymouth PL1 3RB	Ms Abbey Edwards
21/06/2021	Granted Conditionally	21/00326/OUT	Mr Young	Bungalow including first floor accommodation in the roof space	2 Borrowdale Close Plymouth PL6 5BN	Mr Jon Fox
21/06/2021	Refused	21/00332/FUL	Mrs Julie Hart	Decking (retrospective)	55 Sharrose Road Plymouth PL9 9QF	Mrs Alumeci Tuima
21/06/2021	Granted Conditionally	21/00671/FUL	Trevor Hawker	Front porch extension	54 Kensington Road Plymouth PL4 7QJ	Mr Mike Stone
21/06/2021	Granted	21/00783/16	Hutchinson UK Ltd	Proposed 15m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works	Western Approach Plymouth PL1 1AR	Ms Bethany German
21/06/2021	Granted Conditionally	21/00840/FUL	Mr Keith Maggs	First floor rear extension and rear terrace	6 Lippell Drive Plymouth PL9 9EL	Mr Sam Lewis
21/06/2021	Granted Conditionally	21/00942/FUL	Great End Properties Limited	Change of use from shop (Class E(a)) to nail salon (Sui Generis)	25 The Broadway Plymouth PL9 7AF	Mr Sam Lewis
22/06/2021	Granted Conditionally	20/01922/FUL	Professor Alex De Rijke	Alterations to site inc. refurbishment of lean-to and addition of waterside viewing terrace to accommodate mixed-use Class E: Pickleworks and cafe/restaurant	16 Cremyll Street Plymouth PL1 3RB	Ms Abbey Edwards

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22/06/2021	Granted Conditionally	21/00303/ADV	Plymouth City Council	16no. bronze free-standing walking trail monoliths/totems with ink-filled etched lettering (6 single sided and 10 double sided)	West Pier And Multiple Locations Throughout Plymouth Hoe	Mr Mike Stone
22/06/2021	Granted	21/00568/16	Plymouth City Council	15m concrete base mono pole - temporary telecommunications mast and associated development	The Mount Batten Sailing & Watersports Centre 70 Lawrence Road Plymouth PL9 9SJ	Mr Mike Stone
22/06/2021	Agreed	21/00593/CDMLB	Nick Down	Condition Discharge: Condition 3 of application 20/00621/LBC	156 Durnford Street Plymouth PL1 3QR	Mr Mike Stone
22/06/2021	Granted Conditionally	21/00633/S73	Kevin Briscoe	Variation of condition 1 (Approved Plans) of application 20/01889/FUL	Longreach, Hartley Road Plymouth PL3 5LW	Ms Abbey Edwards
22/06/2021	Agreed	21/00778/CDM	Mr Jamie Hook	Condition Discharge: Condition 3 of application 20/01622/FUL	22 Underwood Road Plymouth PL7 1SY	Mr Macauley Potter
22/06/2021	Granted Conditionally	21/00781/ADV	Mr Karsan Vaghani	1no freestanding totem sign	Plymouth NHS Trust, Plymbridge Road Estover Plymouth PL6 7LQ	Mr Macauley Potter
22/06/2021	Refused	21/00800/FUL	Mr & Mrs Darbyshire	Conversion of existing garage to a two-storey dwelling with associated external amenity space (re-submission of 20/01342/FUL)	21 - 23 Houndiscombe Road Plymouth PL4 6HG	Ms Abbey Edwards
22/06/2021	Agreed	21/00816/CDM	Mr Andrew Cotterell	Condition Discharge: Discharge condition 3 of application 20/00366/FUL	5 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
22/06/2021	Granted Conditionally	21/00892/FUL	Mr & Mrs Eckersley	Roof alterations inc. the creation of gable ends, a rear dormer, and raising the ridge height	129 Staddiscombe Road Plymouth PL9 9LT	Mr Sam Lewis

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22/06/2021	Granted Conditionally	21/00940/FUL	Mr & Mrs Williams	First floor rear raised terrace and external steps	107 Elburton Road Plymouth PL9 8JD	Mr Mike Stone
23/06/2021	Granted Conditionally	21/00527/FUL	Emma Evans	Alterations to existing rear extension	98 Cardinal Avenue Plymouth PL5 1UT	Mr Macauley Potter
23/06/2021	Granted Conditionally	21/00569/FUL	Mr Wayne Clemens	Single-storey rear extension	24 Stenlake Terrace Plymouth PL4 9LA	Mr Mike Stone
23/06/2021	Granted Conditionally	21/00678/FUL	Gary Weeks	Lower ground floor rear extension with balcony and two storey side/rear extension.	110 Powisland Drive Plymouth PL6 6AF	Mr Macauley Potter
23/06/2021	Granted Conditionally	21/00684/TPO	Mr David Richardson	Lime (T1) - Fell. Lime (T2) - crown raise to give 2.5m clearance above ground level and review trees condition in September/October 2021.	135 Compton Avenue Plymouth PL3 5DE	Mrs Jane Turner
23/06/2021	Granted	21/00704/16	Hutchison UK Ltd	Proposed 20m Phase 8 monopole C/W wrapround Cabinet at base and associated ancillary works	Mannamead Road Plymouth PL3 5LN	Ms Abbey Edwards
23/06/2021	Granted Conditionally	21/00743/FUL	Mr Andrew Brett	Single storey rear extension with rear steps and loft conversion	28 Milehouse Road Plymouth PL3 4DB	Miss Emily Godwin

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23/06/2021	Granted Conditionally	21/00772/TPO	Mr Richard Larson	Group of 6 monterey Pine (T1-T6):-Reduce low lateral branches of Tree 1 where they overhang garden of No.5 Catalina Villas by 1m taking care not to go beyond green growth.T1-T6 removal of any damaged broken branches and large diameter deadwood/branches from within the crown.No height reduction required.Amendment agreed with owner by e-mail 21/6/21.	4 Catalina Villas Plymouth PL9 9XQ	Mrs Jane Turner
23/06/2021	Granted Conditionally	21/00789/FUL	Mr & Mrs Craig Allinson	Two-storey rear extension	37 Seymour Road Plympton Plymouth PL7 4NY	Mr Macauley Potter
23/06/2021	Granted Conditionally	21/00813/FUL	Ms Laura Fraser-Crewes	Single storey rear and side extension	7 Providence Place Plymouth PL1 5QS	Miss Emily Godwin
23/06/2021	Agreed	21/00814/CDMLB	Mr Andrew Cotterell	Condition discharge: Condition 3 of application 20/00367/LBC	5 Southside Street Plymouth PL1 2LA	Mrs Karen Gallacher
23/06/2021	Granted Conditionally	21/00897/TCO	Mrs Pamela Rae	Unknown (T1) - Fell. Cypress (T2) - Fell. Cypress (T3) - Fell. Spruce (T4) - no work required (amendment agreed with owner 18/6/21).Cypress (T5) - no work required (amendment agreed with owner 18/6/21).	Elmside Fernleigh Road Plymouth PL3 5AN	Mrs Jane Turner
23/06/2021	Granted Conditionally	21/00943/FUL	Mr & Mrs Hope	Rear dormer	27 Barn Park Road Plymouth PL3 4LP	Mr Sam Lewis
24/06/2021	Granted Conditionally	21/00327/ADV	Miss Sophie Chiswell	Metal fabricated 'Rise and Grind' entrance signage	10 Commercial Wharf Madeira Road Plymouth PL1 2NX	Ms Abbey Edwards

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
24/06/2021	Granted Conditionally	21/00376/FUL	Mr & Mrs Vallance	Rear extension inc. removal of existing conservatory	9 Recreation Road Plymouth PL2 3NA	Mr Paul McConville
24/06/2021	Granted Conditionally	21/00554/FUL	The Crescent (Plymouth) Management Company Limited	Removal of existing combustible and replacement non-combustible cladding and external wall insulation system	Ocean Crescent, The Crescent Plymouth PL1 3FG	Mr Chris Cummings
24/06/2021	Agreed	21/00559/CDMLB	Mr James Sawyer	Condition Discharge: Conditions 3, 4, 5, 6, 7, 8 & 9 of application 20/01509/LBC	6 Windsor Villas Lockyer Street Plymouth PL1 2QD	Mr Chris Cummings
24/06/2021	Granted Conditionally	21/00567/FUL	Mr Richard Best	Replacement of existing front/rear dormer roof with a new pitched roof.	38 St Edward Gardens Plymouth PL6 5PD	Mr Macauley Potter
24/06/2021	Granted Conditionally	21/00660/FUL	Mr & Mrs Kelley	Rear extension, demolition of chimney, loft conversion with rear dormers, changes to rear windows and new rooflights	5 Portland Road Plymouth PL1 4QN	Mr Mike Stone
24/06/2021	Granted Conditionally	21/00749/TPO	Mr Nigel Coles	London Plane x3 (T1, T2 and T3) - Reduce over extended lateral branches over garden of 19 Jellicoe Road by a maximum of 2m to natural growth points.	22 Conqueror Drive Plymouth PL5 3UT	Mrs Jane Turner
24/06/2021	Granted Conditionally	21/00796/FUL	Mr Bill Hunter	Single storey rear extension	29 Woodford Avenue Plymouth PL7 4QW	Mr Macauley Potter
24/06/2021	Granted Conditionally	21/00807/TPO	Mr Charlie Hoatson	3x Conifer - Crown lift to 2m above ground level. Ash - remove overhanging branch as indicated in submitted photo. Sycamore (T1) - fell leans over the neighbours garden. Sycamore (T2) - fell. Sycamore (T3) - fell due to severe lean into customers garden. 3x Sycamore (T4, T5 & T6) - reduce overhanging branches by 2m to natural growth points.	5 Beechwood Rise Plymouth PL6 8AP	Mrs Jane Turner

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24/06/2021	Granted Conditionally	21/00842/FUL	Mr & Mrs Vanstones	Side extension to garage and new flat roof and rear Juliet balcony.	1 Boston Close Plymouth PL9 7NR	Mr Mike Stone
24/06/2021	Agreed	21/00884/CDMLB	Mr Chris Walker	Condition Discharge: Condition 2 of application 21/00454/LBC	3 Berkeley Cottages Collingwood Road Plymouth PL1 5QT	Ms Abbey Edwards
24/06/2021	Granted Conditionally	21/00961/TPO	Mr Mason	Lime (T1) - remove epicormic growth to give 4m clearance above ground level.	The Pearn, Egguckland Road Plymouth PL3 5JP	Mrs Jane Turner
25/06/2021	Granted Conditionally	21/00756/FUL	Devon Block Management	Removal of existing combustible cladding and external wall insulation system, implementing cavity barriers and closers where required around windows. New non-combustible cladding and external wall insulation system including areas of render and rainscreen cladding	Lunar Rise, Exeter Street Plymouth PL4 0AP	Mr Chris Cummings
25/06/2021	Granted Conditionally	21/00799/FUL	Mr & Mrs Hanchett	Single storey side and rear extension inc. demolition of existing garage	219 Linketty Lane East Plymouth PL6 5JX	Mr Paul McConville
25/06/2021	Granted Conditionally	21/00939/FUL	Mr Liam James	Change of use from a residential institution (Class C2) to a dwellinghouse (Class C3)	Blake Lodge, Seymour Road Mannamead Plymouth PL3 5AS	Mrs Rebecca Boyde
28/06/2021	Granted Conditionally	20/01714/FUL	Mr Sergio Shemetras	External timber frame staircase and terrace on top of shed roof in rear garden (Part retrospective)	29 Berrow Park Road Plymouth PL3 5PZ	Mr Mike Stone
28/06/2021	Granted Conditionally	21/00408/LBC	Everyman Cinema Group	Cinema fit out works (Minor internal revisions to approved scheme)	Melville Building Royal William Yard Plymouth PL1 3RP	Miss Katherine Graham

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
28/06/2021	Granted Conditionally	21/00422/FUL	Ian Jenkin	Loft conversion with dormer to west elevation, addition of upper floor windows to north and south elevations	16 Woodway Plymouth PL9 8TT	Mr Mike Stone
28/06/2021	Granted Conditionally	21/00626/FUL	Mr J Dailey	Change of use from offices to Tattoo Studio (Sui Generis) with internal and external building alterations	10A Gibbon Lane Plymouth PL4 8BR	Ms Abbey Edwards
28/06/2021	Granted Conditionally	21/00634/FUL	Z&K Cornwall Food Ltd t/a Crispy	Extraction equipment at rear of unit	Unit 2, 130 - 132 Armada Way Plymouth PL1 1LA	Ms Bethany German
28/06/2021	Refused	21/00788/AMD	Justin Agouzoul	Non material Amendment: Internal and window alterations for application 18/01461/FUL	42 Mannamead Road Plymouth PL4 7AF	Mr Mike Stone
28/06/2021	Granted Conditionally	21/00843/FUL	Mr Neil Aitken	First floor side extension and terrace	17 Leigham Terrace Lane West Plymouth PL1 3FR	Mr Sam Lewis
28/06/2021	Granted Conditionally	21/00963/S73	Lindsay Peters	Variation of Condition 2 of application 18/01214/FUL to allow 2no. portakabins to remain in situ for a further 3 years	University Of St Mark And St John Plymbridge Lane Plymouth PL6 8BH	Mr Sam Lewis
28/06/2021	Granted Conditionally	21/00967/FUL	Zara Cook	Single storey rear extension	17 Fairfield Avenue Plymouth PL2 3QF	Mr Mike Stone
29/06/2021	Granted Subject to S106	20/00817/FUL	Lysander Associates	Removal of temporary buildings and development of the site for the storage of operational vehicles, including resurfacing, associated parking, floodlighting columns, landscaping, ancillary infrastructure and other associated minor works	Thornbury Road Plymouth PL6 7PP	Mr Chris King

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29/06/2021	Granted Conditionally	21/00243/FUL	Mr J Peacock	Conversion of existing agricultural building to a residential dwelling (Class C3) inc. design alterations, extensions to building and curtilage and landscaping works	Staddon Heights Farm, Staddon Lane Plymouth PL9 9SP	Ms Abbey Edwards
29/06/2021	Granted Conditionally	21/00445/FUL	Mr & Mrs T Pearce	Part single/part two storey side extension and rear dormer	53 Wembury Road Plymouth PL9 8HE	Mr Mike Stone
29/06/2021	Granted Conditionally	21/00547/FUL	Mr Ricky Fitch	Single storey rear extension and raised decking	23 Eastfield Crescent Plymouth PL3 5JX	Mr Mike Stone
29/06/2021	Agreed	21/00713/CDM	Mr Tim Mathias	Condition Discharge: Condition 19 of application 20/00429/S73	39 William Prance Road (Previously Stated 10 William Prance Road) Plymouth PL6 5WR	Miss Katherine Graham
29/06/2021	Granted Conditionally	21/00740/FUL	Mrs Susan Lock	Replacement bay window with pitched roof (part retrospective).	17 Revell Park Road Plymouth PL7 4EH	Mr Macauley Potter
29/06/2021	Granted Conditionally	21/00833/FUL	Mr Shaun Davy	Single storey rear extension, alterations to garage, first floor rear extension and widening of the driveway	60 Scott Road Plymouth PL2 3DX	Ms Abbey Edwards
29/06/2021	Granted Conditionally	21/00922/FUL	Mr Charles Arnot	Creation of new access to rear external amenity space and repairs to top floor property	The Clubhouse, 22 - 24 Mutley Plain Plymouth PL4 6LD	Mr Sam Lewis
30/06/2021	Granted Conditionally	21/00699/FUL	Wilkinson	Hardstand and garage	5 Dunclair Park Plymouth PL3 6DJ	Mr Paul McConville

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30/06/2021	Granted Conditionally	21/00747/FUL	Devon Block Management	Removal and replacement of existing combustible cladding and external wall insulation system	11 Moon Street Plymouth PL4 0AL	Ms Abbey Edwards
30/06/2021	Granted Conditionally	21/00920/FUL	Azure Plymouth Ltd C/o Devon Block Management	Removal and replacement of existing combustible cladding and external wall insulation system with non-combustible cladding and external wall insulation system	Azure & Azure West, 1 Grand Hotel Road Plymouth PL1 2PQ	Miss Amy Thompson
01/07/2021	Granted Conditionally	21/00082/FUL	Miss Sophie Chiswell	Change of use from boat store to Cafe/Restaurant (Class E), alterations to building and frontage inc. provision of external seating area	10 Commercial Wharf Madeira Road Plymouth PL1 2NX	Ms Abbey Edwards
01/07/2021	Refused	21/00435/FUL	Mr Farmer	Garden studio (Part-retrospective)	208 Springfield Road Plymouth PL9 8JU	Ms Abbey Edwards
01/07/2021	Granted Conditionally	21/00553/FUL	Mr Ted Soper	Loft conversion with front and rear dormers and rear balcony	21 Walker Terrace Plymouth PL1 3BN	Mr Mike Stone
01/07/2021	Granted Conditionally	21/00736/FUL	Mr Adrian Wilks	Two-storey extension (resubmission of 20/01268/FUL)	Hayes End Farm Coombe Lane Plymouth PL5 4LF	Mr Macauley Potter
01/07/2021	Granted Conditionally	21/00780/FUL	Mr Jon Goulder	Amendment to fenestration on front elevation of building and extension to existing decking area	Harewood Playing Fields, Cricket And Tennis Pavilion Ridgeway Plymouth PL7 2AS	Mr Paul McConville
01/07/2021	Granted Conditionally	21/00878/FUL	Leena Yuill	Demolition of existing side extension, alteration of existing roof space (including dormers) and new single storey rear	59 Elburton Road Plymouth PL9 8JH	Ms Bethany German

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01/07/2021	Granted Conditionally	21/00934/FUL	Mr Darren Roach	Single storey rear and side extension	4 Seymour Park Plymouth PL3 5BQ	Miss Emily Godwin
01/07/2021	Granted Conditionally	21/00955/ADV	Plymouth City Council	Installation of up to 55 art panels (temporary for 6 months)	Section Of Embankment Road To The South Of The Great Western Railway Laira Depot	Mr Sam Lewis
01/07/2021	Granted Conditionally	21/00964/FUL	Mr Sergio Moreria	Front extension and hardstand (re-submission of 20/01950/FUL)	5 Dumfries Avenue Plymouth PL5 3ST	Miss Josephine Maddick
01/07/2021	Refused	21/00987/PIP	Mrs Helen Darby	Permission in principle for the erection of a self-build eco dwelling	Land Adjt To 123 Fort Austin Ave Plymouth Devon	Mr Jon Fox
02/07/2021	Granted Conditionally	21/00759/TPO	Tina Bell	Beech (T1) - Crown raise to 4m above ground level, lateral reduction of 1m away from house to natural growth points.	14A Caradon Close Plymouth PL6 6BW	Mrs Jane Turner
02/07/2021	Granted Conditionally	21/00812/TPO	Miss Karen Ednie	Crown raise Sycamore, Hazel, Hawthorn, Ash and Blackthorn along the southern and western boundaries to give 3-4m clearance above ground level, only where they significantly encroach into the field. All pruning to be to natural growth points. One Sycamore - in field near southern boundary - fell (NB: already done in error prior to consent being issued). 2 Ash suffering from Ash die back - fell. Advised to monitor Ash.	Land At New Barn Hill Plymouth PL7 1UP	Mrs Jane Turner
02/07/2021	Granted Conditionally	21/00863/TPO	Mr Robert Butcher	Ash (T4) and Ash (T5) - Fell due to significant Ash Dieback - allow to regenerate from stump.	Notre Dame Roman Catholic School Notre Dame Close Plymouth PL6 5HN	Mrs Jane Turner

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02/07/2021	Granted Conditionally	21/00866/TPO	Mr James Burgess	Multi-stemed Ash (T1) - Fell due to Ash dieback.	35 Warleigh Crescent Plymouth PL6 5BS	Mrs Jane Turner
02/07/2021	Granted Conditionally	21/00895/TPO	Mr Alex Aitken	Beech (T1) - Fell due to decay at base and die back in crown.	6 Collingwood Villas Collingwood Road Plymouth PL1 5NZ	Mrs Jane Turner
02/07/2021	Granted Conditionally	21/00906/TPO	Mr Pete Jackson	Acer (T1 & T2) - Reduce crown all over by 2/3m to nearest natural growth points.	69 Ramsey Gardens Plymouth PL5 3UP	Mrs Jane Turner
02/07/2021	Granted Conditionally	21/00923/FUL	Eau 2 (Shepherds Wharf) Management Company Ltd	Removal and replacement of existing combustibile cladding and external wall insulation system with new non-combustible cladding and external wall insulation system	East Quay House, Marrowbone Slip Plymouth PL4 OHX	Miss Amy Thompson
02/07/2021	Refused	21/00980/FUL	Mr John Northcott	Rear balcony (part retrospective)	19 Reservoir Crescent Plymouth PL9 8NG	Ms Bethany Germain
02/07/2021	Agreed	21/01001/CDMLB	Mr T Walker	Condition Discharge: Condition 3 of application 20/00399/LBC	Raglan Gatehouse Footpath Between Raglan Road And Madden Road Plymouth PL1 4NQ	Mr Chris King
02/07/2021	Granted Conditionally	21/01014/TCO	Mr Charles Wilson	Beech - Crown reduce by up to a maximum of 3m focussing on building side of crown to nearest natural growth points/previous pruning points (2013). 4x Cypress - reduce in height by half.	54 Valletort Road Plymouth PL1 5PN	Mrs Jane Turner
02/07/2021	Granted Conditionally	21/01022/TCO	Joe Berryman	4x Beech: selective reduction of branches to clear building (2-3m), crown raise to give 5m clearance above gorund level and 2m clearance over garage as indicated in submitted photos.	99 Vauxhall Street Plymouth PL4 OHB	Mrs Jane Turner

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02/07/2021	Granted Conditionally	21/01024/TCO	Mr Berryman	Cherry (T1) - Reduce branches growing into the exterior walkways by 2m to natural growth points.	Abbey Court Buckwell Street Plymouth PL1 2DF	Mrs Jane Turner
05/07/2021	Granted Conditionally	21/00804/FUL	Mr & Mrs Burgoyne	Single storey rear/side extension to accommodate annex.	12 Lulworth Drive Plymouth PL6 7DS	Mr Macauley Potter
05/07/2021	Granted Conditionally	21/00850/FUL	Bassett	Basement conversion and front extension to create additional living space (re-submission of 21/00112/FUL)	66 Lower Farm Road Plymouth PL7 1JJ	Mr Paul McConville
05/07/2021	Granted Conditionally	21/00861/FUL	Mr & Mrs Swift	First floor side extension.	18 St Marks Road Plymouth PL6 8BS	Mr Macauley Potter
05/07/2021	Granted Conditionally	21/00868/FUL	Mr R Lowe	Extension to existing parking hardstanding and creation of front porch and WC.	103 Kirkwall Road Plymouth PL5 3TJ	Mr Macauley Potter
05/07/2021	Granted Conditionally	21/00871/FUL	Mr & Mrs Dove	Two-storey side extension with creation of a driveway	20 Erlstoke Close Plymouth PL6 5QP	Miss Josephine Maddick
05/07/2021	Granted Conditionally	21/00966/FUL	Mrs Julia Croughton	Installation of new external doors and construction of WC facilities	Plympton St Marys Church Of England Infant School Market Road Plymouth PL7 1QW	Ms Bethany German
05/07/2021	Agreed	21/00994/CDM	Mr T Walker	Condition Discharge: Condition 9 of application 20/00398/FUL	Raglan Gatehouse Footpath Between Raglan Road And Madden Road Plymouth PL1 4NQ	Mr Chris King
06/07/2021	Agreed	20/00778/CDM	Mr Mario & Harry Hajianni & Tsirtsipis	Condition Discharge: Conditons 3, 4, 5, 6, 7 & 8 of application 19/01739/S73 and 18/01182/FUL.	Captains House The Millfields Plymouth PL1 3JL	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
06/07/2021	Granted Conditionally	21/00570/S73	Church Of Scientology Religious Education College Inc.	Variation of conditions 1 & 12 of application 19/00271/FUL to alter approved materials and internal layout	Royal Fleet Club 12 Morice Square Plymouth PL1 4PQ	Mr Jon Fox
06/07/2021	Granted Conditionally	21/00703/FUL	Mr & Mrs Churchill	Front garden wall (part-retrospective)	64 Sherford Road Plymouth PL9 8BW	Mr Sam Lewis
06/07/2021	Granted Conditionally	21/00763/S73	Mr Mark Harrad	Variation of Condition 1 (Approved Plans) of application 20/00939/FUL for the addition of bay to main entrance and amendment to window positions	Watchtower House Hermitage Road Plymouth PL3 4RT	Mrs Alumeci Tuima
06/07/2021	Granted Conditionally	21/00825/FUL	Mr & Mrs Pugh	Re-roofing of rear extension with flat roof/glazed atrium and proposed rear terrace	490 Crownhill Road Plymouth PL5 2QT	Mr Macauley Potter
06/07/2021	Granted Conditionally	21/00873/FUL	Mr Greg Thomas	Single storey rear and two-storey side extension	32 Dolphin Court Road Plymouth PL9 8RN	Ms Bethany German
06/07/2021	Agreed	21/00889/CDM	Kevin Briscoe	Condition Discharge: Conditions 3 & 4 of application 21/00296/S73	Annex Of Longreach House Hartley Road Plymouth PL3 5LW	Mr Sam Lewis
07/07/2021	Agreed	21/00033/CDMLB	Mr Andrew Paterson	Condition Discharge: Condition 3 of application 20/01183/LBC	Sandon Court, 1 Craigie Drive Plymouth PL1 3JB	Miss Amy Thompson
07/07/2021	Granted Conditionally	21/00686/FUL	Mr A King	Demolition of garage and erection of two-storey side extension, new garage, and rear dormer	69 Scott Road Plymouth PL2 3DX	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
07/07/2021	Granted Conditionally	21/00719/ADV	Mrs Adele Nash	1no. non-illuminated aluminum/vinyl sign in the archway previously occupied by Lenkiewicz's Last Judgement	10 Southside Street Plymouth PL1 2LA	Mr Sam Lewis
07/07/2021	Granted Conditionally	21/00739/LBC	Mr & Mrs Cutler	Installation of 13no. PV solar panels	1 Wadlands, Tamerton Foliot Road Plymouth PL5 4NJ	Mr Macauley Potter
07/07/2021	Granted Conditionally	21/00834/FUL	Grace Russell	Single storey rear extension	106 Foliot Road Plymouth PL2 2RZ	Mr Paul McConville
07/07/2021	Granted Conditionally	21/00835/FUL	Mr Justin Stanbrook	Single storey rear extension	108 Foliot Road Plymouth PL2 2RZ	Mr Paul McConville
07/07/2021	Refused	21/00885/FUL	Mrs Elley Taylor	Conversion and enlargement of existing garden room into two-storey garden room and playroom	36 Mount Tamar Close Plymouth PL5 2AL	Mr Jon Fox
07/07/2021	Granted Conditionally	21/00893/FUL	Mr Tony Twitchell	Extension to existing garage	5 Hazel Grove Plymouth PL9 8DW	Mr Jon Fox
07/07/2021	Granted Conditionally	21/00935/FUL	Mr Josh Heath	Two-storey side extension inc. removal of existing conservatory and window alterations.	80 Compton Avenue Plymouth PL3 5DD	Miss Emily Godwin
08/07/2021	Granted Conditionally	21/00216/FUL	Mr Norriss	Conversion of dwellinghouse into two self-contained flats	7 Adelaide Street Stonehouse Plymouth PL1 3JE	Mr Mike Stone
08/07/2021	Granted Conditionally	21/00217/LBC	Mr Norriss	Conversion of dwellinghouse into two self-contained flats	7 Adelaide Street Stonehouse Plymouth PL1 3JE	Mr Mike Stone

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/07/2021	Granted Conditionally	21/00410/LBC	Mr Chris Booker	Underfloor heating and replacement suspended floor	4 Berkeley Cottages Collingwood Road Plymouth PL1 5QT	Mr Sam Lewis
08/07/2021	Granted Conditionally	21/00641/FUL	Anna Oxinou	Change of use of ground floor restaurant and part first floor to form 3-bed apartment (re-submission of 20/01870/FUL)	Meze Grill, Sutton Wharf Barbican Plymouth PL4 0DW	Mr Mike Stone
08/07/2021	Granted Conditionally	21/00642/LBC	Anna Oxinou	Change of use of ground floor restaurant and part first floor to form 3-bed apartment (re-submission of 20/01871/LBC)	Meze Grill, Sutton Wharf Barbican Plymouth PL4 0DW	Mr Mike Stone
08/07/2021	Granted Conditionally	21/00725/FUL	Mr & Mrs Tritschler	Two-storey side, single-storey rear extensions and new 1.8m high garden wall to side.	20 Roborough Avenue Plymouth PL6 6AQ	Mr Paul McConville
08/07/2021	Granted Conditionally	21/00852/FUL	Mr Marcus Snowton	Raised balcony to side elevation	151 York Road Plymouth PL5 1AU	Mr Paul McConville
08/07/2021	Granted Conditionally	21/00855/FUL	Duthie	First floor side extension	25 The Hollows Plymouth PL9 8TX	Mr Sam Lewis
08/07/2021	Granted Conditionally	21/00864/FUL	Mr & Mrs Griffin	Two-storey rear extension	15 Queens Road St Budeaux Plymouth PL5 2NN	Mr Paul McConville
08/07/2021	Granted Conditionally	21/00876/FUL	Mr Jeff Griffiths	Two storey rear extension with balcony.	19 Cheshire Drive Plymouth PL6 6SQ	Mr Paul McConville
08/07/2021	Granted Conditionally	21/00928/FUL	David Davies	Single storey front extension	57 The Drive Plymouth PL3 5AL	Mr Sam Lewis

Decision Date	Decision	Application No:	Applicant	Proposal	Address	Case Officer
08/07/2021	Granted Conditionally	21/00959/FUL	Mr K Jackson	Vehicle hardstanding (retrospective)	14 Hartwell Avenue Plymouth PL9 8BY	Ms Bethany German
08/07/2021	Granted Conditionally	21/00990/FUL	Mrs K McCarthy	First floor extension	22 Plymstock Road Plymouth PL9 7NU	Ms Bethany German
08/07/2021	Granted Conditionally	21/01031/FUL	Mr Justin Richardson	First floor extension over existing garage and creation of entrance porch (re-submission of 21/00609/FUL) to replace brick finish with render.	17 Misterton Close Plymouth PL9 8TY	Mr Mike Stone
09/07/2021	Granted Conditionally	21/00879/FUL	Mr Tim Williams	Single storey rear extension	56 Underwood Road Plymouth PL7 1SZ	Mr Macauley Potter
12/07/2021	Granted Conditionally	21/00848/FUL	Mr T Lucas	Rear extension with raised access and window alterations	27 Rollis Park Road Plymouth PL9 7LZ	Ms Abbey Edwards
12/07/2021	Refused	21/00982/FUL	Mr Bill Caldwell	Hardstand and porch	11 Coverdale Place Plymouth PL5 3ET	Ms Bethany German

Planning Appeal Decisions between 14/06/2021 and 12/07/2021

Date of Decision	24/06/2021
Ward	Sutton and Mount Gould
Application Number	20/00871/FUL
Decision	Appeal Dismissed
Address of Site	70 & 72 Embankment Road Plymouth PL4 9HY
Proposal	Change of use of ground floor retail units (Class E) to two residential flats (Class C3)
Appeal Process	Written Representations
Officers Name	Mr Chris Cummings
Synopsis of Appeals	<p>Planning permission was refused for a change of use from commercial units (Class E) to two flats (Class C3) as it was considered contrary to Plymouth and South West Devon Joint Local Plan Policies SPT1, SPT2 and DEV18. It was also considered contrary to Paragraphs 4.148 and 5.54 to 5.56 of the Plymouth and South West Devon Supplementary Planning Document and Paragraph 85 of the National Planning Policy Framework 2019. Having reviewed the application, and visited the site, the Inspector supported the Council's view that the proposal would harm the viability and vitality of the local centre through the permanent loss of the units and fragmentation of the shopping character. It was acknowledged that there would be a windfall gain of housing, however this would not outweigh the harm to the local centre. It was noted by the Inspector that recent effects of the COVID-19 Pandemic may have impacted on the viability of the previous use of part of the site as a hairdressers and that recent changes to the Use Class Order, which created the wider Class E, allow greater flexibility of use and that the appellant had not demonstrated promotion of. It was also noted that there are a range of other commercial uses nearby in Exeter Street and the City Centre, however the Inspector considered that the Joint Local Plan was relatively recently adopted and that the designation of the Embankment Road local centre took this into account and this did not alter the level of harm to the local centre. No applications were made for costs and no costs were awarded by the Inspector.</p>

Planning Appeal Decisions between 14/06/2021 and 12/07/2021

Date of Decision	30/06/2021
Ward	Plymstock Radford
Application Number	19/01810/FUL
Decision	Appeal Dismissed
Address of Site	Turnchapel Wharf Barton Road Plymouth PL9 9RQ
Proposal	Demolition of Unit 38 and construction of a new industrial unit
Appeal Process	Written Representations
Officers Name	Mr Dan Thorning
Synopsis of Appeals	<p>Planning Committee overturned the officers recommendation to grant conditionally as Members considered that the proposal was contrary to policies PLY20 (Managing and enhancing Plymouths waterfront), DEV20 (Place shaping and the quality of the built environment), DEV21 (Development affecting the historic environment) and DEV23 (Landscape Character) of the JLP. The Inspector recognised there was no formal agreement for Thales to occupy the building leaving significant doubt as to whether the economic benefits would be realised. For this reason he reduced the weight of the public benefits to moderate. Compliance with the land allocation and economic policies did not diminish the considerable weight and importance that he placed on the harm to the settings of the Conservation Area and its listed buildings. He concluded that the less than substantial harm to the settings of the heritage assets outweighs the moderate potential public benefits of the development, thus the appeal conflicts with the heritage aims of PLY20, DEV20, DEV21 and DEV23 of the JLP, the NPPF and the National Design Guide.</p>