

PLANNING

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Comments to PCC:

Please include your name, address and the application number and clearly state if you Object or Support the application

1. Email to: planningconsents@plymouth.gov.uk
2. By post to: Strategic PCC Planning and Infrastructure, Floor 2, Ballard House, West Hoe Road, Plymouth, PL1 3BJ
3. PCC Public Access Portal – Requires an account

EXISTING APPLICATIONS

1. **19/00923/FUL | 201 Citadel Road East - Change of use from dwelling house to 6-bed HMO**
Granted
2. **19/00304/FUL | 1 Elliot Terrace Conversion of Ground Floor garage to 1-bed apartment**
Granted
CONDITION: HOLIDAY LET USE ONLY
Shall not be occupied by any one individual, family or group for a period exceeding 18 weeks in any 12 months and shall not be re-occupied by the same person/s within 28 days.
REASON: The dwelling (27m²) is of a size that is not acceptable as permanent residential accommodation.
3. **19/01133/LBC | Memorial to Devon & Dorset regiment at the Prince Victor Christian Memorial on Hoe Road.**
Granted
4. **19/00975/LBC | Installation of 12 flagpoles at Tinside Pool, Hoe Road.**
Granted
5. **19/01053/FUL & 19/01054/LBC - 7 & 8 Elliot Terrace - Conversion to create 9 flats & include a new rear infill extension and access lift.**
Installation of a five-storey extension in the gap between the rear of Nos 6 & 8 plus the installation of a lift behind No.8, reducing the size of the light well adjoining No.6. Additionally, the change of use from residential to holiday letting, noting that some of the current Flats are occupied.

Extension until 17th Nov to allow for amendments to be made to the application, after various objections from, amongst others, Historic England and the Council's Historic Officer.

NEW APPLICATIONS

1. **19/01478/FUL | Change of use to single dwelling house (Class C3) | 12 Elliot Street Plymouth**

Looking back at previous planning:

In 2018 permission granted for a Roof Terrace on Garage Roof

In 2003 retrospective permission granted to use as "8 Bedsits and one self-contained flat" was granted based on evidence of it having been such for over 10 years and possibly for several decades.

It would appear that multiple owners of this property have, over many years, been unaware that a change of use requires planning permission. PCC have indicated to the owners that they are minded to retrospectively grant this application, i.e. without compliance action, on the basis of it already being used for such a purpose (single dwelling) due to the purpose being acceptable.

Comments by 22nd Oct

2. **19/01017/LBC | Replace French | Ground Floor Flat 25 Grand Parade West Hoe Plymouth**
Replace existing poor fitting white wooden doors with similarly proportioned white aluminium doors.

Comments by 15th Oct

3. **19/01413/FUL & LBC** | Change of use from offices (Class B1(a)) to 5x flats (Class C3) | 22 Lockyer Street Plymouth
This is the now empty Chamber of Commerce building opposite Gill Acaster House down near the Theatre Royal Car park.

External:

No external alterations apart from the addition of a rear staircase from the first floor to the ground floor

Internal:

Division of existing space to create five two bed flats of 54m² to 83m², replacement of Lower Ground to Ground floor staircase, reinstallation of Lower Ground floor entrance door and other such changes which are described as less than substantial harm.

Comments by 15th Oct

4. **19/01341/FUL** | First floor rear balcony and replacement windows | Flat 2, 2 Holyrood Place Plymouth
Replace existing tall window with inward opening French doors onto a small metal balcony, this matches the existing arrangement at No.4.

Comments by 1st Oct

5. **19/01394/PIP** | Planning permission in principle for 9x residential apartments and office space at ground floor | Mount Pleasant Hotel, 12 Millbay Road.

PCC Historic Environment Office:

Any Full application will need to provide a robust Heritage Impact Assessment (HIA) relating to the effect of the proposal on the adjacent Grade II Duke of Cornwall Hotel. The assessment will also need to address Principles 1, 2 and 4 of the Hoe Conservation Area Appraisal and Management Plan.

General Manager of the Duke of Cornwall:

I strongly object to this planned development. The height of any development should not pass the existing height of the current Mount Pleasant building. Any additional floors must not interfere with the windows of the hotel. The Duke of Cornwall is a listed landmark property and the city council should be inclined to work to protect its status and not allow development which would harm this in any way.

Highways:

Would expect to see 1 off-street car parking space allocated to each of the residential units but these might be considered for a sharing arrangement with the Ground Floor Office parking depending on usage. Additionally, the office floor space is likely to generate a demand for loading/unloading which must be considered in the formal proposal.

Comments by 24th Sept

6. **19/01279/LBC:** 4 Elliot Terrace Plymouth
Application is submitted in support of a number of minor amendments to an approved 2019 permission, 18/02143/LBC.

1. Above Bedroom 3 of Flat 8 (North Side) an opening pitched rooflight is proposed to be installed as flush as practical with the slate roof finish. The bathroom rooflight will be removed to compensate.
2. Removal of existing roof access extension and replacement with opening rooflight for roof access.
3. Simple vertical tension wire balustrade to be fitted set back from the original balustrade at the upper roof level to provide a safety barrier.
4. New section of decorative iron railing to match existing railing.
5. 480mm increase in lift shaft height to accommodate lift type. The adjacent flat roof extension to be lowered by 150mm to correspond better with existing levels.
6. Glazed balustrade to be changed to a 1100mm solid parapet wall to new extension roof terrace at the rear where it faces into the light well.
7. 330mm increase in height to rear extension following site investigations of existing flat roof structure.
8. Increase in size of one opening in an existing wall at 2nd Floor for wardrobe space.

Comments by 17th Sept