

21st Jan 2022 – HNF/HCARA PLANNING UPDATE

View planning applications at <https://planning.plymouth.gov.uk>

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

This planning update has been written by Martin Worrall (mc.worrall@btinternet.com) ahead of the HNF meeting on the 26th Jan 2022.

Anyone wishing to raise a query regarding one of the planning applications below, or other planning issue, then please contact me with details so that I can respond before/at the meeting.

NEW FULL PLANNING APPLICATIONS

22/00010/FUL (re-submission of 21/01336/FUL) | 135 Hoe Road (Pier 1 Café) | Extension to balcony and undercroft seating area.

The applicant has removed the proposal to fit glazing across the front of the building and to retain the existing doorways.

The revised proposal for the balcony and lower terrace is for an enlarged, compared to the first proposal, seating area and the blocking off of one of the public access steps to the foreshore.

See below for image of new proposal.

It should be noted that the applicant has already started work without planning approval which has been reported to the Council.

The HNF Planning Sub-Committee has met to discuss this proposal and is intending to object and would encourage anyone who would like to 'Object' or 'Support' to do, see the methods for doing so at the head of this report.

Please note that unless there are multiple objections from residents this proposal decision will be made by the Planning Dept and not be debated at a Council Planning Committee.

Comments by 15th Feb

21/02216/FUL | Change of use from existing guesthouse to HMO | 16 St James Place West

The applicant is proposing to convert a B&B, which has been closed for some time, into an 11 Bedroom 'House of Multiple Occupancy'. Please see below for the proposed layout of the house.

As above, anyone who would like to 'Object' or 'Support' should do so using one of the methods at the head of this report.

Comments by 25th Jan

21/02142/FUL | External lift shaft on rear tenement | 21 Walker Terrace

My apologies that you have not been notified of this submission when it was submitted, but although the date for comments has passed the decision has not yet been made and any objections should still be made, as soon as possible, as detailed at the head of this report.

See an image of the proposal below which is for an external lift to be fitted at the rear of the property and link a ground floor entrance to the top floor roof terrace and act as a private external entrance/exit.

PREVIOUS FULL PLANNING APPLICATIONS

21/01861/LBC | Flat 1, 216 Citadel Road | Replacement window with doors in rear elevation, new window in front elevation, change bedroom to a bathroom, alter bedroom dividing wall and fit new kitchen in current hallway.

The applicant states:

- This property has been used as a poor quality multi room rental which has had little modernisation and attention for many years. The changes proposed in this application would deliver a modern, energy efficient 2-bedroom, 2-bathroom dwelling which would be of a high standard.
- Changes to structure have been kept to a minimum, allowing for the additional window at the front elevation which will improve natural lighting. The window proposed will be a single hung casement window in keeping with the two adjoining properties.
- The opportunity will also be taken to apply much needed damp proofing.
- I believe that changes proposed will enhance and preserve the building and will have no detrimental effect on the heritage listing

Application refused

PCC have rejected the application based on “Harm to listed building”.

In the opinion of the Local Planning Authority, the insertion of a new window on the principal elevation and the use of uPVC would harm the character and appearance of the listed building. It would result in unacceptable harm that is not outweighed by public benefit and for which no justification has been submitted. In causing harm, the proposal fails to sustain or enhance the listed building and is therefore considered to be contrary to policy DEV21 of the Plymouth and South West Devon Joint Local Plan, the Joint Local Plan Supplementary Planning Document and paragraphs 193, 194 and 196 of the NPPF.

21/01431/FUL & 21/01432/LBC | 23 Lockyer Street | Change of use of building to 5x flats and associated building alterations

This is the part of Lockyer St down by the Theatre Royal Car Park and was occupied by David Pinder Chartered Accountants. This application is very similar to the 2019 approved planning application for 22 Lockyer St, which was the old Plymouth Chamber of Commerce offices.

Application Withdrawn

PREVIOUS 'PRE-APPLICATION' PLANNING APPLICATIONS

21/01615/MJR | Various Sites Across The City | Pre-application for the installation of 1no. new BT Street Hub, incorporating 2no. digital 75" LCD advert screens, following removal of associated BT kiosk

Awaiting decision.

21/02176/HHR | Pre-application for a loft conversion with ensuite and dormer window | 213 Citadel Road East

PCC have confirmed that a Full Planning submission would not automatically be rejected, but have given significant advice on the type, size and dimensions that any proposal would have to conform to.

ADDITIONAL DETAILS OF SUBMISSIONS LISTED ABOVE

22/00010/FUL (re-submission of 21/01336/FUL) | 135 Hoe Road (Pier 1 Café)

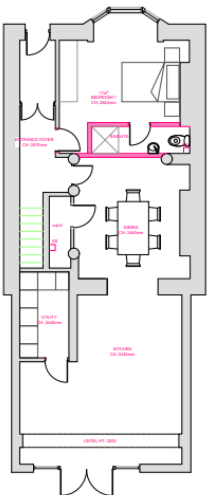
Second Proposal:

Note the increased balcony size and enlarged lower terrace and the blocking off of the right-hand steps.

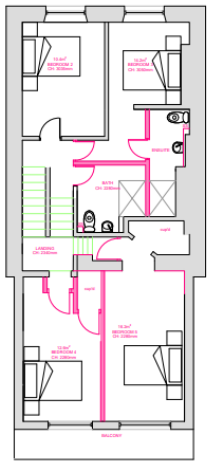


21/02216/FUL | Change of use from existing guesthouse to HMO | 16 St James Place

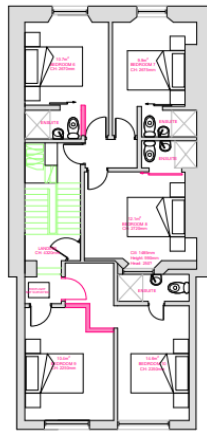
West



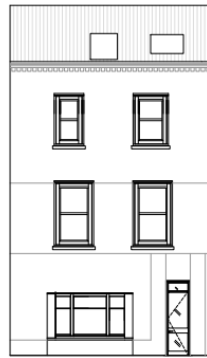
PROPOSED GROUND FLOOR PLAN



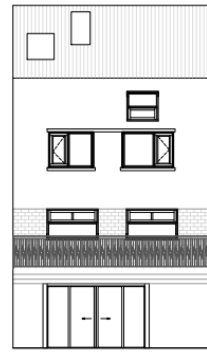
PROPOSED FIRST FLOOR PLAN



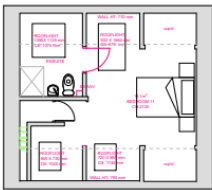
PROPOSED SECOND FLOOR PLAN



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LOFT PLAN

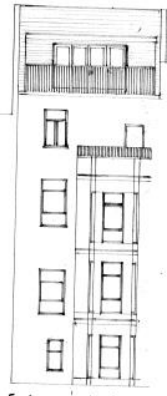


SCALE BAR

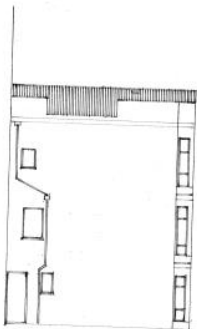


UNIT 12 CREYKES COURT
MELFELDS, PLYMOUTH
PL1 5JB
CLIENT: RICHARD MARSHALL
PROJECT: ST JAMES PLACE WEST
DRAWING: PROPOSED PLANS AND ELEVATIONS
SCALE: 1:100 @ A3
DRAWN: NH

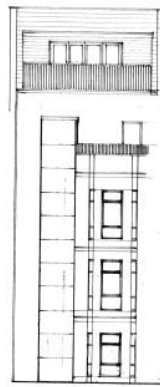
21/02142/FUL | External lift shaft on rear tenement | 21 Walker Terrace



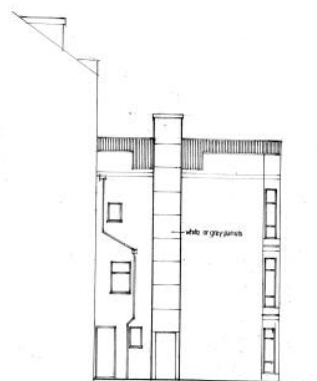
Existing rear elevation



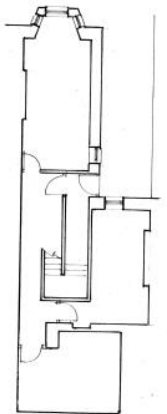
Existing side elevation



Proposed rear elevation



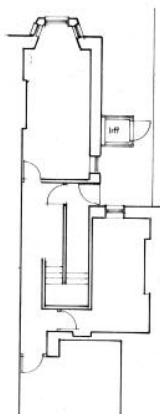
Proposed side elevation



Existing lower floor plan



Existing roof terrace plan



Proposed lower floor plan



Proposed terrace plan

