

25th Mar 2022 – HNF/HCARA PLANNING UPDATE

This planning update is for discussion at the next HNF meeting on the 30th Mar 2022.

You can view any of the planning applications listed below by visiting <https://planning.plymouth.gov.uk> and searching using the planning application number or address shown below.

Comments can be submitted to Plymouth City Council by the methods below. 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
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FULL PLANNING APPLICATIONS (NEW)

21/01921/FUL & 21/01922/LBC - 24 Lockyer Street - Change of use of floors 1-3 from tattoo parlour and manager's accommodation to 4no. offices and 6- bed HMO; including first floor rear extension, new side windows, and re-arranged fire escape stairs

Comments by 19th Apr

22/00402/LBC - 3 Elliot Terrace - Amendment to acoustic screen (for heat pump enclosure) in connection with application 20/01960/LBC

Comments by 12th Apr

22/00361/FUL - Second Floor, Flat 3, 23 Walker Terrace - Loft conversion with front and rear dormers and rear balcony

Comments by 5th Apr

22/00280/FUL - Crescent Point, Notte Street - Change of use of part of Unit 1 and Unit 4 from retail to student amenity facilities

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

The applicant is proposing to convert a B&B, which has been closed for some time, into an 11 Bedroom 'House of Multiple Occupancy'.

Revised drawings, e.g. larger window in bedroom 8, have been submitted for comment.

Comments by 1st April

PRE-PLANNING APPLICATIONS (NEW)

22/00479/MOR - Ferry Port Guest House, 22 Bishops Place West Hoe Road

Pre-application for a change of use to HMO.

22/00478/CONF - Duke of Cornwall Hotel, 13 Millbay Road

Pre-application for proposed extensions to existing hotel to allow the creation of reception area, new event facilities, additional rooms and car parking at and adj. to the hotel.

PREVIOUS PLANNING APPLICATIONS

22/00170/FUL - 10 Alfred Street - Rear infill extension to create garden room

Proposal to build a single storey garden room between the existing single storey flat roof kitchen extension and the single storey garage.

Granted

22/00087/FUL | Change of use from student HMO to HMO - 12-13 Sussex Street

Currently a student 'House of Multiple Occupancy' (HMO) who have requested that that the student limitation be lifted so that non students can rent rooms.

Granted

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

Letters of objection have mentioned possible loss of public access to the Hoe foreshore as a result of development on the lowest level of the building. This is public land in the ownership of the city council.

Case officers consider it important that the space below the balcony remains publicly accessible to all. Visualisations, but not the submitted plans, show the area with tables and chairs on an enlarged terrace. An informative is recommended stating that, whilst it may be possible to support outdoor café use here, this would need to be as part of a comprehensive scheme to provide space for both free public access and outdoor dining.

A condition is recommended on the need to retain public access to the foreshore.

Third party representations have made reference to alleged unauthorised building work at the site and this is now the subject of a separate planning compliance case.

Granted