27th Jan 2021 – 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

NEW FULL PLANNING APPLICATIONS – FOR PUBLIC COMMENT

21/00039/FUL | First floor rear extension | 48 Grand Parade, West Hoe

This application is to build a first floor on top of an existing extension to the tenement. The ground and first floors of the tenement would both become large Kitchen/Diner rooms.

Comments by the 23rd Feb

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20/01992/FUL Crowne Plaza, Armada Way | Recladding of two elements of the hotel

The applicant states: "The existing leisure facility, situated one storey above Citadel Road, is to be stripped of its existing anthracite grey cladding and replaced with a new aluminium cladding panel. The restaurant situated on the top floor of the hotel, currently has two levels of aluminium cladding; one below and one above the large full height windows. These are both to be replaced with new aluminium panels. Both elements of new cladding are proposed to be 'sirius' grey in colour, thus complementing the original building design which incorporates large expanses of concrete panels whilst introducing a high-quality finished panel which links low level elements of the building with those above. The proposed new panels will have a linear / ribbed profile giving a textured effect. The proposed new cladding system will replace the existing cladding on a like for like basis but in a contemporary way using sympathetic colours which will tie the two sections of building together."

Comments by the 26th Jan

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20/01972/FUL 176 Citadel Road | Alterations to building and conversion of dwelling(s) into 5no. apartments

The applicant states: "The building has lost most of the original features and is not listed. The building is currently split into two units with separate postal addresses. These are split over four floors and both contain four bedrooms and these units are not sustainable in this location due to their large size. This is due to the demographics within the city centre having altered, families are smaller and prefer to live within the suburbs allowing City space for younger professionals, couples, and the aging population. Many houses on Citadel Road have already been or have begun to be converted into smaller units to ensure their long-term viability. Internally, the building will be re-modelled to create five separate units with the rear tenement being increased in height by approx. 2m, noting that the new roof level will not be higher than that of the main house and noting that neighbouring properties have already added a similar additional storey."

The five flats are sized as follows:
40m2 1 x Double Bed
45m2 1 x Double Bed
48m2 1 x Double Bed
67m2 2 x Double Bed

75m2 1 x Double Bed + 1 x Single Bed

Government guidance (Oct 2015) on the minimum size of new homes is:
1 Bed - 1 Person 39m2 (or 37m2 if shower room) or 2 Person 50m2
2 Bed - 3 Person 61m2 or 4 Person 70m2

Comments by the 16th Feb

NEW PRE-PLANNING APPLICATIONS

20/02051/MOR Royal Corinthian Yacht Club Madeira Road | Pre-application for alterations including new entrance, balustrading, external seating, canopies and using roof space as a beer garden

As well as reworking of the internal layout the main application covers conversion of the flat roof to use this area as an 'alfresco' style beer garden, similar to other bars and restaurants on the Barbican and The Hoe as well as the removal of the tower in the South West corner of the complex.

NEW MISCELLANEOUS APPLICATIONS

20/01967/EXUS 28 Athenaeum Street | Establish the existing use of the property as a single dwelling (Class C3)

Retrospective change of use from Guest House to single dwelling due to not realising such a change was required when trading ceased 4 years ago. Note that this is not a change of ownership but retirement by the couple running the Guest House.

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20/01990/MDPO Peirson House, Mulgrave Street | Application to vary S106 agreement for application 17/01826/S73

The applicant requests that charges, subject to the section 106 payment, will not be pursued against the lessees or mortgages of any of the residential units.

It would appear that the builder, Devcor (Plymouth) Limited, claims it cannot pay the section 106 payment (£130k) to Plymouth City Council until it has raised the money from the sale of the flats. However, sales of the flats have ceased due to the discovery that non-payment by the developer can be claimed by Plymouth City Council from the flat owners.

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