24th Mar 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

21/00383/FUL & 21/00384/LBC | Change of use from storage building into a 2-bed dwelling | The Coach House, Windsor Place.

This is the old coach house at the rear of No.6 Windsor Villas on Lockyer Street.

No.6 Windsor Villas is currently being converted from being part of the Opal House complex into flats and this Coach House conversion, to a single 2-bed dwelling, is part of the overall plan to re-purpose the previously neglected Villa and Coach House.

External changes are minimal and the main works are to insulate and fit out the interior.

Comments by the 20th Apr

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21/00312/LBC | Installation of 1 bronze totem sign | Tinside Pool Hoe Road.

21/00307/LBC | Installation of 1 bronze totem sign | Top of Belvedere, Plymouth Hoe.

21/00303/ADV | Installation of 16 bronze totem sign | West Pier & across Plymouth Hoe.

PCC are intending to erect numerous bronze free-standing walking trail sign boards of a monolith, or totem, design around the Hoe area.

Comments by the 6th Apr

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21/00039/FUL | Re-application - 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.

Six objections were raised, reference a loss of privacy, and Cllr Sue McDonald referred the planning application to the planning committee.
An amended planning application has now been submitted, which the owner believes will address the neighbours' concerns.

Comments on the new plan by the 6th Apr

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PREVIOUS PLANNING APPLICATIONS

20/01959/FUL & 20/01960/LBC | Installation of air source heat pump, associated acoustic screens, connecting infrastructure and secondary glazing. | 3 Elliot Terrace

No objections submitted; awaiting decision.

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21/00192/LBC | Internal alterations | Flat 1, 29 Grand Parade

Changes to the internal details and trim to retain or reinstate the historic character and fabric of the building.

The PCC Historic Environment Officer commented that the level of detail which was provided in the application was exemplary in presentation and content.

No objections submitted; permission granted.

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

No objections submitted; permission granted.

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20/01972/FUL 176 Citadel Road | Alterations to building and conversion of dwelling from two to five apartments

Internal remodelling to create five separate units with the rear tenement being increased in height by approx. 2m.

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

The only objection was raised by the Hoe Neighbourhood Forum, which was regarding the conversion from two 4-four bed flats into three 1-person 1-bed flats and two 3-person 2-bed flats. The objection was based on the already oversupply of small flats in the area and of it being in contradiction with our emerging Local Plan.

PCC has granted an 'Extension of Time' as discussions are ongoing; however, these appear to be minor and do not appear to be regarding the conversion from two to five apartments.

Awaiting decision or further details and re-application

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