28th Apr 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

21/00654/LBC, Wi Fi installation, Royal Citadel, Hoe Road

Installation of cabling and cabinets to multiple buildings for the installation of a Wi-Fi system.

Comments by the 18th May

21/00696/MOR | Pre-application change of use from a dwelling house (Class C3) to HMO (Class C4) | 6 Hoe Gardens (Off Hoegate St)

Information request regarding HMO density around the property and the likelihood of an application being successful for change of use to a House of Multiple Occupation (HMO).

Pre-Application therefore no Site Notice.

21/00694/ADV, Reinstatement of the 'Welcome to Plymouth' sign, Royal Citadel, Hoe Road. Location: Land below Marine Biological Association (MBA) on Madeira Road, The Hoe.

The pre-application proposal included benches and planting, however following discussions with Historic England these have been removed from the proposal. The reason being that the area is within the Citadel Scheduled Ancient Monument area and the changes would harm the significance of the Citadel and its surrounding historic features. It should be noted that this area forms part of an engineered sloping ground that was designed to provide a clear field of fire for the Citadel in times of war.

However, the 'Welcome to Plymouth' sign (4 metres in height by 10 metres in width) is supported, as it provides a prominent addition to the waterfront that is visible from both land and on the water, creating an eye-catching feature for those arriving by ferry to the city, drawing eyes towards the Hoe and the surrounding historical features.

The choice of corten steel edging and resin-bound sandstone coloured gravel was agreed to be an acceptable choice of materials to tie in with the Scheduled Ancient Monument setting, whilst still providing contrast with surrounding planting, as it will allow the signage to be clearly visible without dominating the Citadel and surrounding landscape. It is also planned to replace the grass with sedum to improve maintenance of the slope.

Only an "advertisement" consent is required and therefore there is no Site Notice.

PREVIOUS 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.

No comments were received by the Council and a decision is awaited

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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.

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

The only respondent was the Devon Gardens Trust, a statutory consultee for the Grade 2 Listed Hoe Park, who stated: The proposed signage at Tinside Pool and the Top of the Belvedere would have a less than significant impact on the historic designed landscape of The Hoe and we have no objections.

Decision awaited

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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.

No comments were received by the Council and a decision is awaited

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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, i.e. removal of the window at the rear of the property.

Following the submission of the revised Plan B, mentioned above, a single objection was raised which led to a Plan C where the first-floor extension was shortened so that it was not abutting the access lane.
Again, a single objection was raised, stating that no further extensions above ground floor level should be allowed to this terrace as this would be over development, however, the Council were content and approved the application.

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

Permission granted.

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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.

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.

The Council agreed with the HNF that some of the flats were below the minimum standard size but due to housing targets did not agree that fewer flats should be required. A revised plan was put forward where the three 1 double bedroom flats were now designated as the three 1 single bedroom flats and approval was granted.

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