26th May 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

21/00920/FUL | Removal and replacement of existing combustible cladding and external wall insulation system with non-combustible cladding and external wall insulation system | Azure & Azure West, 1 Grand Hotel Road

The current cladding is to be removed, some is combustible and is to be replaced to the latest building stand requirements, whist other non-combustible cladding is to be removed for the installation of 'fire breaks within the cavity behind to stop the spread of fire.

The cladding materials used as a replacement will be similar colours to those removed.

Comments should be sent by 15th June 2021

21/00918/FUL | Change of use from hotel (Class C1) to 10-bed HMO (Sui Generis) inc. alterations to existing rear extension and dormer window | 19 Garden Crescent

This is the St Malo Hotel in West Hoe; you may remember that a Pre-Application was submitted by the owner some time ago.

The external changes are minimal with a small dormer extension to the top of the rear of the house.

The internal changes are the addition of more en-suite bathrooms and moving the location of the kitchen.

Comments should be sent by 15th June 2021

21/00843/FUL | First floor side extension and terrace | 17 Leigham Terrace Lane West

This maisonette is to the rear of 172 Citadel road and was part of a 2016 conversion of a 12 bed Hotel into four flats in the main building plus converting the rear tenement to form this separate 91m2 maisonette.

The proposal is for a small side extension, at first floor level only, to increase the size of a study/single bedroom into a second double bedroom with small balcony.

The ground floor rear exit from 172 Citadel road will remain as it is a fire escape route.

Comments should be sent by 15th June 2021

21/00700/FUL & 21/00701/FUL | Conversion and restoration to create 9no. flats inc. a contemporary rear infill extension and access lift (re-submission of 19/01054/LBC & 19/01053/FUL) | 7 & 8 Elliot Terrace

The applicant states that the differences from the previous application are limited, see list below, and consist mainly of the detailed technical specification drawings of the services to be fitted e.g., electrics, sprinklers etc. It also provides details of false ceilings, for noise attenuation and services, which will not damage the buildings listed features and will be reversable.

Lower Ground Floor - Revised Step Detail in No.08 to retain existing floor construction

Ground Floor - Revised Ground floor lobby arrangement to No.07 Elliot Terrace (apartment 1) at the request of Building Control to satisfy regulations.

First/Second Floor - None

Third Floor - AOV (Automatic Opening Vent) introduced at head of the No.07 Elliot Terrace communal stairwell, to replace the high-level window.

Fourth Floor - AOV penetrates roof space - Removal of Existing timber desk Unit in flat No.7

Comments should be sent by 1st June 2021

21/00553/FUL | Loft conversion with front and rear dormers and rear balcony | 21 Walker Terrace

Conversion of roof space into living space (lounge) similar to existing neighbours' conversions.

No date for comments specified, therefore, I suggest they should be made ASAP

PREVIOUS PLANNING APPLICATIONS

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

PCC have stated that the proposed change:

Complies with the requirements in JLP Policy DEV11 as the proportion of dwelling units in multiple occupation would not exceed the 10% threshold and would only increase the proportion of HMOs in the area to 4%.

Complies with the requirements in JLP Policy DEV11 as our records show the proposal would not result in the 'sandwiching' of an existing single dwelling between two HMO properties.

The proposal supports JLP Policy SPT2 Sustainable linked neighbourhoods and sustainable rural communities in the Joint Local Plan, whereby criterion 5 seeks to 'Promote resilience to future change by ensuring a well-balanced demographic profile with equal access to housing and services.

CONCLUSION: Consistent with Policy and a formal application is therefore likely to be approved