



Appeal Decision

Site visit made on 19 January 2022

by Neil Pope BA(HONS) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 28 January 2022

Appeal Ref: APP/N1160/D/21/3284314

128 Weston Park Road, Plymouth, PL3 4NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs Michelle Dyke against the decision of Plymouth City Council.
- The application Ref. 21/01114/FUL, dated 15/6/21, was refused by notice dated 1/9/21.
- The development is a front hardstanding and replacement retaining wall (retrospective).

Decision

1. The appeal is dismissed.

Reasons

2. The appeal site lies on the eastern side of Weston Park Road. This side of the street is characterised by semi-detached houses set back from the roadside, with front gardens and access driveways. These gardens sit above the level of the footway and together with their roadside walls make a pleasing contribution to the street scene. Some of the driveways are narrow, including No.128, and some others have been widened. Submitted photographs show the difficulties faced by the appellant in manoeuvring a modest sized car along her driveway.
3. The hardstanding measures about 5m (long) x 2.2m (wide). This undoubtedly affords the appellant more convenient/useable vehicular access and parking. However, this hard surface and the erosion of front garden space contrasts awkwardly with neighbouring properties and erodes the pleasing sense of enclosure created by the roadside garden walls on this side of the street.
4. Owing to the gradient of the site, a tall retaining wall has been constructed at the rear of this new parking bay with the remainder of the front garden above. Whilst it is intended to render this wall, it appears as a rather harsh and inappropriate addition to the street scene. I share the concerns of the Council that the development is an incongruent and uncharacteristic feature of Weston Park Road and conflicts with the provisions of the development plan¹ that are aimed at protecting and improving the quality of the built environment.
5. Whilst noting the Council's other concerns, it has not been demonstrated that the development, when compared to the long-standing vehicular access to this property, presents any greater risk to highway safety interests or would unduly interfere with the free flow of traffic. It would accord with LP policy DEV29. However, this does not overcome or outweigh the harm I have identified to the street scene. I therefore conclude that the appeal should not succeed.

Neil Pope
Inspector

¹ Policy DEV20 of the Plymouth and South West Devon Joint Local Plan 2014-2034 (LP).