

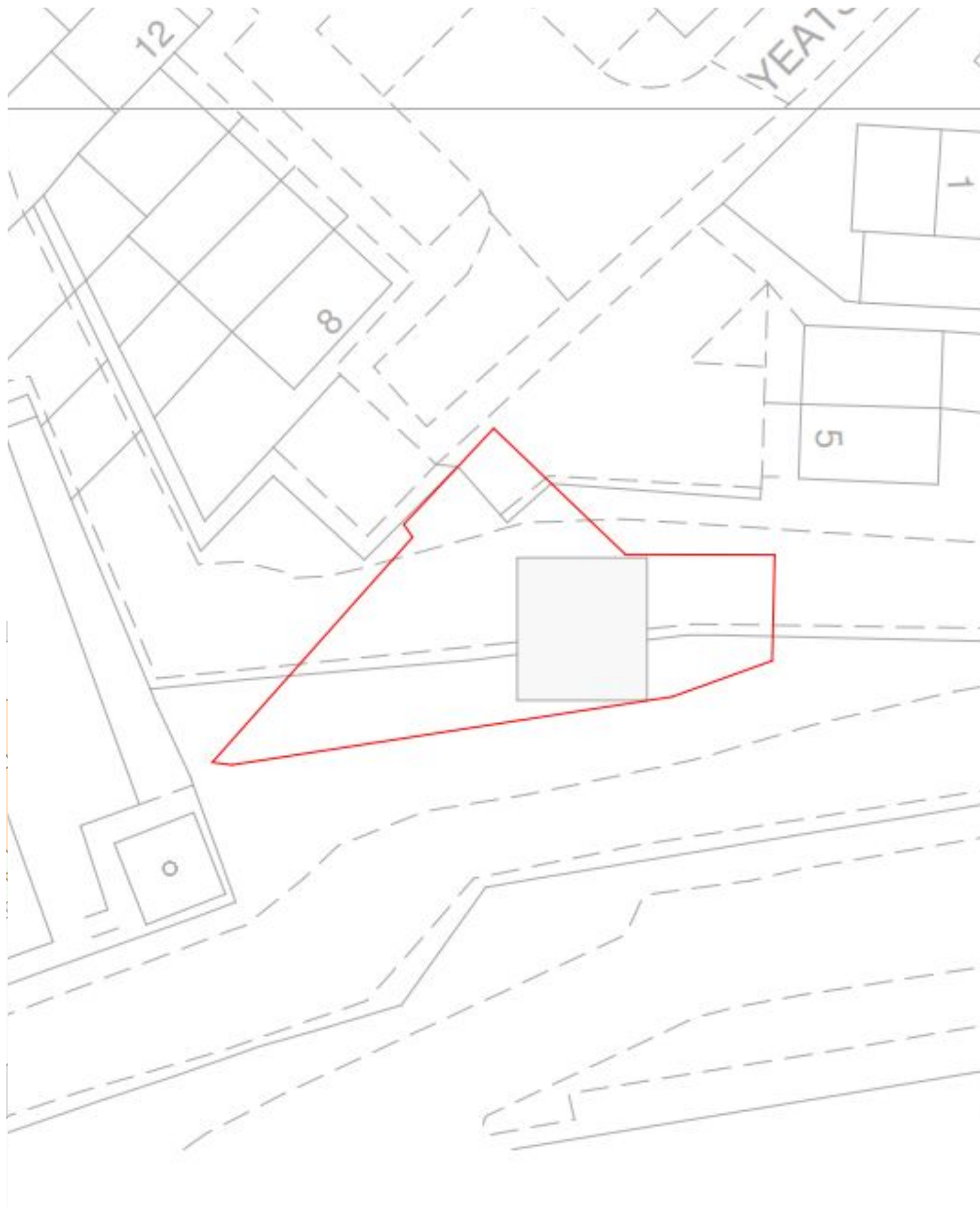


52 Yeats Close

Pre-Application Enquiry

8 Yeats Cl,
Plymouth
PL5 3SD

14.12.2023



1.0 INTRODUCTION

This pre-application looks for Plymouth City Council's position on the resubmission of 19/00044/FUL | **(Erection of detached dwelling and provision of parking platform | Land Adjacent To 8 Yeats Close Plymouth PL5 3SDf.**

The permission elapsed as the result of a drainage condition not being closed out.

The applicant seeks the reinstatement of the permission, following that the permission still stands in line with recent changes in policy



2.0 CHANGE IN POLICY

Since the permission was granted, policy has adopted the Climate Emergency Compliance Form.

The dwelling can accommodate the mitigation the form would look for. For example:

- There is enough PV panels to provide a 3.5KW system
- There is area for a battery store as needed
- A ASHP can be supplied
- Necessary bat and bird boxes can be supplied

3.0 CONCLUSION

The applicant asks Plymouth City Council to comment on the viability of the reinstatement of the previous permission, given that it can meet current policy. It would also ask the council for any additional reports or documentation it may need for the Council to reach to a decision.

Given that the pre-commencement condition lapsing was reason for the permission to become void, the applicant feels confident that the all materials concerns have stayed the same since the initial permission and therefore should result in no reason that permission shouldn't be reinstated.

