

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
WEDNESDAY, 20 AUGUST 2008**

**(37/0998/08/F) Alterations and extension to dwelling to include erection of
new garage, conversion of existing garage to music/play room – 16
Perches Close, Membland, Newton Ferrers, Plymouth, PL8 1HZ**

**Present: Cllr Coulson
Cllr Fielden (Chairman)
Cllr Hicks
Cllr Squire**

**In attendance and participating:
Cllr Cooper – Local Ward Member
Mr M Elliott – Area Planning Officer
Cllr Young – Newton and Noss Parish Council**

In introducing the application, the Area Planning Officer (APO) made particular reference to:-

- (A) the proposal which was seeking alterations and an extension to include the erection of a new garage and conversion of existing garage to music/play room. With the aid of plans, the APO advised that the proposal included the construction of a double garage on the southern elevation of the existing dwelling, the repositioning of the existing driveway and vehicular entrance, and the conversion of the existing double garage into a family music room. However, the APO stressed that the conversion of the existing double garage could be constructed through Permitted Development rights and therefore was not a consideration of the Group;
- (B) a block wall erected alongside the highway which exceeded 1m in height in part and as such required planning permission. It was the intention of the applicants to lower the wall to ensure it did not exceed 1m along its entire length. The wall would also be extended to enclose the opening of the existing drive and was to be clad in natural stone;
- (C) letters of representation received. It was noted that letters of representation had been received which outlined concern with the scale of the proposal, adverse effects and impact on neighbouring residents, being out of keeping with the local area and the existing boundary wall and its impact;
- (D) the officer recommendation. The APO advised that officers felt that the proposed development was not considered to be so significantly harmful to the amenities of the neighbouring residents or to the immediate and wider landscape setting to warrant a reason for refusal.

The Group then proceeded to view the proposals by walking the footprint of the proposed new garage and from the neighbouring property of 15 Perches Close which was sited at a lower level than the application site.

The Parish Council (PC) representative expressed concern with the bulk, size and scale of the design. It was felt that it was not in keeping with the overall street scene as it was overbearing. Moreover, concern was expressed over the state of the existing boundary wall along the front of the property which, it was felt, had been left in disrepair. Furthermore, the PC also queried the change of use of the existing garage into a music/play room due to concern over noise disturbance. In response, the APO reiterated that it was Permitted Development and therefore the Council had no control over its use. Moreover, in relation to the boundary wall, it was noted that this was also Permitted Development if it were no higher than 1 metre. If Members were minded to approve the application, a condition was to be incorporated to ensure that the current unfinished wall would be completed within three months of permission being granted and for it not to exceed 1 metre in height.

The local Member echoed the concerns raised by the PC representative.

During discussion on the application, a couple of Members both felt that although they understood the concerns of the neighbouring residents in relation to the size and bulk of the proposal, it was not felt to be detrimental to their property and therefore were minded to support the officer recommendation for conditional approval. In contrast, a Member was of the opinion that the extension would be overbearing at its proposed height and therefore would not be able support a recommendation for conditional approval

It was then by 3 votes in favour, with one against:-

RECOMMENDED

That in respect of application number 37/0998/08/F, the application be conditionally approved.

Conditions

- 1 – TIM3 (Standard time limit three years)
- 2 – MAT1 (Matching Materials)
- 3 – RES30 (Windows)
- 4 – USE2 (Use)
- 5 – Non Standard
(Boundary Walls)
- 6 – Non Standard
(Levels, Retaining Walls & Construction Materials Details)