

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 10 NOVEMBER 2008**

**(58/1645/08/F) Resubmission of 58/0912/08/F for new detached dwelling to
replace existing – Development site formerly known as Zenith, Train Road,
Wembury, Plymouth**

Present: Cllr Cooper
Cllr Hicks
Cllr Rowe
Cllr Squire (Chairman)
Cllr Vint

Also in attendance:
Mr M Elliott – Area Planning Officer

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

- (A) the details of the proposal. The APO advised that the proposal related to the erection of a five bedroom house. The building was to be 'U' shaped and set around an easterly facing central courtyard. The application included provision for an integral double garage and the existing vehicular access was to be closed, with a new access created onto the adjoining land;
- (B) the history of the application site. The Group was informed that the site was formerly occupied by a small single storey building, which had been recently demolished. Whilst officers had no objection in principle to the erection of a replacement, the Group was requested to focus on what were considered to be the central issues associated with the application, which were namely, the size, appearance and neighbour relationship of the proposals;
- (C) the prominence of the application site. Whilst acknowledging that the site was in a prominent location, officers considered that a new dwelling would not have any material harmful effect on the landscape setting, which the site enjoys within the Area of Outstanding Natural Beauty and Coastal Preservation Area. The attention of the Group was also drawn to the hedge frontage and the APO stated that the Landscape Officer had raised no objections to the proposals, subject to the incorporation of adequate planning conditions;
- (D) representations received on the application. It was noted that four letters of representation had been received raising concerns over the size and design of the replacement dwelling and the neighbourly impact on 'Primrose Villa' (located on the opposite side of the highway to the application site).

In conclusion, and when taking everything into account, the APO advised that officers considered that the scale and appearance of the replacement dwelling was acceptable and did not feel that the application would result in a material

loss of privacy. As a consequence, the officer recommendation on this application was one of conditional approval.

The Group then proceeded to view the application site (with the dimensions of the proposals being pegged out to assist) from a number of vantage points, including the perimeter of the site and the highway, in an attempt to gauge the relationship between the application site and 'Primrose Villa.'

The local Member in attendance, who was also the Chairman of the Group, advised that the Parish Council (PC) had no objections to the construction of a dwelling on the site. However, the PC had reservations about the sheer size and impact of the dwelling proposed in this very prominent location.

In discussion, other Members advised that they could not agree with the comments of the local Member and the PC and could see no justifiable planning reasons to support refusal of this application.

It was then by 4 votes to 1:-

RECOMMENDED

That in respect of application 58/1645/08/F, the application be conditionally approved.

Conditions

- 1 - TIM3 (Standard time limit 3 years)
- 2 - Non Standard Contaminated Land
- 3 - Non Standard Landscaping
- 4 - Non Standard Retention of hedgebank
- 5 - MAT14 (Walls Render Details)
- 6 - MAT15 (Walls Weatherboard Colour Finish)
- 7 - MAT17 (Stonework Sample Panel)
- 8 - MAT8 (Roofing Natural Slate)
- 9 - HWY19 (Surface Water)
- 10 - HWY3 (Access Details)

Reasons for Approval

- 1 This application has been determined in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies; relevant Government planning policy guidance; and approved in the absence of any other overriding material considerations and having given due weight to all other matters raised in this application including technical and other representations received. The relevant Policies are Structure Plan

CO3,CO5,CO6, South Hams Local Plan SHDC3 SHDC13 and SHDC15 and LDF Core Strategy policies CS7 and CS9.

- 2 All consultations and representations, and relevant planning history, have been given due consideration and balanced accordingly when formulating this recommendation and conditions.

Informatives

The plans drawings and other documents which this recommendation relates to are as follows:- D/02,05,10,20D,21,24,25,26,30,31,32,33D,35,36,40,41,42 and 43 received on 22 August 2008