

ITEM

ITEM

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 25 JANUARY 2010**

(58/2002/09/F) Re-submission of 58/0981/09/F for erection of detached dwelling with integral garage in garden, south of existing dwelling – 44 Hawthorn Park Road, Wembury PL9 0DB

Present: Cllr Fielden (Chairman)
Cllr Hitchins
Cllr Pennington
Cllr Steer
Cllr Westacott

Also in attendance and participating:

Cllr Squire – local Ward Member
Cllr Gage – Wembury Parish Council representative
Malcolm Elliott – Area Planning Officer
Kathryn Trant – Senior Member Support Officer

Also in attendance and not participating:

The agent and main objector.

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

- a) the proposal being for a two bed property within the existing garden site of number 44 Hawthorn Park. Members were informed that the property would consist of a driveway and garage at lower levels and lounge, kitchen and two bedrooms above. The APO also used plans and drawings to illustrate the positioning of the property;
- b) seven letters of representation being received. These letters raised concerns in relation to the size of the dwelling, variation in design and impact on the street scene. The APO explained that it was officers view that the proposed design was not out of keeping with other properties in the neighbourhood and in relation to size, the proposed dwelling was well within the existing sizeable garden site.

The Group proceeded onto the application site and the APO indicated the position of the proposed dwelling on the site which had been marked out to assist. The height of the ridge and positioning of the gable end was also shown, which enabled the relationship with adjoining neighbours to be assessed;

The Group then proceeded to assess the site from the garden of a neighbouring property, which backed onto the proposed site, and whose residents had made representations. Again, the proposed ridge heights were illustrated to the Group. The APO advised the Group that loss of a view was not a material planning consideration and that Members would have to consider it to be substantial enough to recommend refusal of the application on those grounds.

The local Ward Member stated that this was an unusual site and that he had concerns over access to the proposed property. In his view, the proposed dwelling was too large and he believed that a bungalow design would be more appropriate. As a consequence, he was therefore unable to support these proposals.

The Parish Council (PC) representative stated that he agreed with the comments expressed by the local Ward Member.

In discussion, reference was made to:-

- (i) the access arrangements. These arrangements were felt to be acceptable, in comparison to the opposite hammerhead;
- (ii) the relationships between the existing properties, which seemed to indicate that the application site had always been an undeveloped plot;
- (iii) the belief that there was no sound planning reason to recommend refusal of the application.

The following motion was then **PROPOSED** and **SECONDED** and on being put to the vote was unanimously declared **CARRIED**:-

RECOMMENDED

That in respect of application number 58/2002/09/F, the application be conditionally approved.

Conditions

- 1 - TIM3 (Standard time limit 3 years)
- 2 - NH05 (Accord with Plans)
- 3 - RES22A (Exclusion Of G.D.O. - new october 2008)
- 4 - RES30A (Windows - exclusion from GDO - oct 2008)
- 5 - HWY14 (Retain Parking)
- 6 - HWY19 (Surface Water)
- 7 - Non Standard (Landscaping)
- 8 - MAT14 (Walls Render Details)
- 9 - MAT23 (Timber Doors And Windows Reserve Details Vents)
- 10 - MAT30 (Full Details (ducts, flues, vents etc))
- 11 - Non Standard (Unsuspected contamination)

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: Devon County Structure Plan: ST1, CO3, CO6; South Hams Local Plan SHDC1, SHDC15; Adopted LDF Core Strategy December 2006 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. This resubmission is considered to have addressed the reasons of the previous application, the application site is considered of an appropriate size for the proposed development and the design of the scheme is considered to relate to its surroundings and not to result in harm to neighbour amenity or result in an identified highway hazard.

Informatives

Please note that a licence may be required to form a dropped curb or crossover and for this you should contact Devon County Highways who can be reached on 01752 898208.