

ITEM

ITEM

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 22 FEBRUARY 2010**

56/2036/09/LB & 56/2037/09/F – retrospective Listed Building Consent for alterations and extension to dwelling – resubmission of 56/1166/09/LB & retrospective application for alterations and extension to dwelling – resubmission of 56/1165/09/F) – 4 Plymouth Road, Totnes TQ9 5PH

Present: Cllr Fielden (Chairman)
Cllr Bastone
Cllr Cooper
Cllr Hicks
Cllr Vint

Also in attendance and participating:

Cllr Ward – local Ward Member
Cllr Harvey – Totnes Town Council representative
Michael Lowe – Senior Planning Officer
Kathryn Trant – Senior Member Support Officer

Also in attendance and not participating:

The applicant

In introducing the application, the Senior Planning Officer (SPO) stated that it was not possible to visit the application site for health and safety reasons, but that the Site Inspection Group could view it from the existing outdoor terrace area at 3 Plymouth Road and the back of 5 Plymouth Road. The Group then moved inside to 3 Plymouth Road. The SPO circulated drawings and made reference to the following:

- a) the basement level of the alterations had been completed and roofing slabs were to be laid on top of the shown surface;
- b) the applicant had come up with a scheme to screen around the whole balcony area which would consist of two sections of trellis work, 1.8 metres high, with obscure glass between the trellis panels. The obscure glass would allow light but would prevent people seeing directly through it;
- c) in response to a question, the Planning Officer confirmed that there had been no objection from the neighbours at 3 Plymouth Road.

The Group proceeded into 5 Plymouth Road, to assess the impact of the screen and potential loss of light for the neighbour, whose physical condition prevented him from accessing his garden area.

The Town Council representative stated that, whilst the Town Council response had been to raise no objections to the proposal, they had not been aware until today of the extent of the trellis work and whilst the obscure glazing would not take away light, there would be a loss of direct sunlight.

The local Ward Member agreed with the comments made by the Town Council representative, and also raised issues of privacy as the screen would not prevent noise and would impact on the neighbour's amenity. The local Ward Member stated that there could be human rights issues to take into consideration with the loss of privacy.

In discussion, reference was made to:-

- (i) the height of the screen, and the fact that 1.8 metres was a standard height for trellis screening;
- (ii) the percentage loss of light from the obscure glass, and how this would be increased by the trellis work;
- (iii) the positioning of the proposed site in relation to the sun rising and setting and the subsequent loss of direct sunlight.

The Group felt that, whilst in principle they had no objection to the screening, there were a number of concerns relating to the design. Therefore, the Group stated that they would like the applicant to hold further discussions with the SPO to come up with an alternative design for the screening, and for the SPO to report back at the next Committee meeting.

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 56/2036/09/LB and 56/2037/09/F, the application be deferred to seek amendments to the scheme to reduce the light obstruction for the occupier of No.5, potentially through a reduction in the height of the screen along the boundary between Nos. 4 and 5 and also through removal of the trellis.