

ITEM

ITEM

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON  
MONDAY, 21 DECEMBER 2009**

**(02/1827/09/F) Resubmission of householder application 02/1025/08/F for alterations and extension to dwelling – Ashleigh, Rock Hill, Aveton Gifford TQ7 4JT**

**Present:** Cllr Carter (Chairman)  
Cllr Coulson  
Cllr Longrigg  
Cllr Vint

**Also in attendance and participating:**

Cllr Carson – local Ward Member  
Cllr Coates – Aveton Gifford Parish Council representative  
Malcolm Elliott – Area Planning Officer  
Darryl White – Member Support Services Manager

**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 site history. The APO advised that the application was a resubmission of a previously withdrawn application (02/1025/08/F refers). With the aid of plans and drawings, the APO illustrated the differences between these two applications and stated that this proposal sought to extend and alter the dwelling to provide additional living space, without increasing the number of bedrooms;
- b) the application site. The Group was informed that the dwelling was constructed in the 1960s and was located within the Development Boundary and was situated within the Area of Outstanding Natural Beauty. In addition, the application site was located in close proximity to the Conservation Area, but was not considered to have a direct impact upon it;
- c) the details of the proposal. It was noted that the proposed development would include:-
  - (i) The demolition of the existing garage, which would be replaced by a double garage with a hipped dormer roof, with a new bedroom and ensuite being accommodated within the new roof space. In highlighting the dimensions of this element, the APO stressed that the new double garage would extend a further 3.4 metres to the north and the pitch and height of the roof were pegged out to assist the Group;
  - (ii) A second element of the proposal seeking permission to create a small gable kitchen extension to the eastern side elevation of the main dwelling;

- (iii) A two storey projection on the southern elevation to create an extension of the living / dining room and new bedroom, which would feature a glazed frontage;
  - (iv) A new dormer window to bedroom accommodation. The APO confirmed that the proposal did not involve the creation of additional bedrooms, but sought to rearrange and extend the existing accommodation and refurbish external elevations;
- d) the materials of the proposed development. It was confirmed that the external finishing materials would consist of a mix of render with timber cladding and natural slate roofing with colour coated steel/aluminium;
  - e) recommended conditions 5 and 7. The APO drew attention to proposed conditions 5 and 7 which were intended to overcome some of the raised concerns. Condition 5 would remove any permitted development rights to prevent the inclusion of any new windows on that side of the house and extensions facing the neighbouring property 'Summer Skies' adjoining extension. In addition, condition 7 would ensure the retention of the garage for its primary use of parking vehicles;
  - f) letters of representation. Members were advised that the parish council had raised objections to this application. In addition, two letters of objection had also been received from neighbouring residents which outlined concerns relating to adverse effects to the neighbouring properties and the dominance of the proposals, in terms of design and scale. One letter of support had also been submitted to the Council which stated that original concerns had now been overcome through the revised scheme;
  - g) the size and scale of the proposals. The APO informed that in reaching a view on this application, Members should assess the size, scale, design and appropriateness of the proposals and the relationship with the neighbouring property 'Summer Skies'. Whilst officers acknowledged that there would be an impact upon 'Summer Skies', it was in their opinion not so significant to recommend refusal of this application.

To gauge the relationship between the two properties and the scale of the proposals (with dimensions pegged out to assist), the Group proceeded to view the proposals from the perimeter of the application site and from the adjoining boundary and rear garden of 'Summer Skies.'

The Parish Council (PC) representative advised that the PC had visited the application site on two previous occasions and in carefully considering the proposals, had firmly concluded that it should be refused on the grounds of its detrimental impact upon the owners of 'Summer Skies.'

The local Ward Member stated that the application site was in desperate need of renovation. Whilst the Member was comfortable with the eastern side extension, he did express some concerns in respect of the massing of the proposed double garage extension. In acknowledging that the Group had to determine the application as presented, the Member did feel that there was scope on what was a sizeable plot for a single storey garage on this site which would have been less visually obtrusive and would have represented a good compromise to all parties.

Furthermore, should the Group recommend conditional approval, the Member emphasised the importance of retention and maintenance of the adjoining hedge boundary.

In discussion, reference was made to:-

- (i) the need for the dwelling to be restored. A Member felt that in its current state, the dwelling was out of keeping;
- (ii) the proposed increase in mass. Members commented that the proposals represented a considerable impact in massing on this site and expressed sympathy with the owners of 'Summer Skies.' However, these Members did not consider the application to constitute overdevelopment due to the size of the site and felt that the scale, design and proposed materials would be in-keeping;
- (ii) any loss of light. In agreement with the APO, Members accepted that there would be some loss of light to the owners of 'Summer Skies' but this was not considered to be so significant to warrant a recommendation of refusal.

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 02/1827/09/F, the application be conditionally approved.

Conditions:

- 1 - TIM3 (Standard 3 year time limit)
- 2 - MAT15 (Walls Weatherboard Colour Finish)
- 3 - MAT8 (Roofing Natural Slates)
- 4 - Non Standard  
New Windows
- 5 - RES30A (Windows – exc. from G.D.O. – October 2008)
- 6 - Non Standard  
Landscaping
- 7 - Non Standard  
Garage

#### Reasons for Approval

- 1 This application has been determined in accordance with Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of planning applications which affect Conservation Areas which requires that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of Conservation Areas. 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 C03, C06, C07 of the Devon County Structure Plan; Policies SHDC1, SHDC15, SHDC18 of the South Hams Local Plan and Policies CS1, CS7, CS9 of the Adopted Local Development Framework Core Strategy.

- 2 Special regard has been given to the representations received from the neighbouring residents and the Parish Council but these were not considered to be overriding as the scale, design and adverse effects to neighbouring residents, resulting from this proposal are considered on balance to be acceptable and not so significant as to warrant a reason for refusal.

Informatives

This recommendation refers to Site Plan ACL/682/103 and drawing nos. ACL/628/101, 102, 104A, 105A, 106 and 107 received on 15th October 2009.