

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 5 JANUARY 2009**

**(42/1584/08/F) Retrospective application for the erection of garden shed
and carport to replace front face of outhouse building – 8 Dartmoor
Cottages, Wotter, Plymouth, PL7 5HN**

Present: Cllr Cane
Cllr Fielden (Chairman)
Cllr Hicks
Cllr Pennington
Cllr Westacott

Also in attendance:

Mr M Elliott – Area Planning Officer
Cllr Hitchins – Local Ward Member

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

(A) the details of the proposal. The APO advised that the application sought planning permission to regularise works previously undertaken to construct an outbuilding and create a carport, directly forward of the main entrance to the property on the north east elevation. The Group noted that the outbuilding sat on raised ground supported by timber decking, which had been securely attached to the ground. The land immediately behind 8 Dartmoor Cottage rose significantly so that the ground level was approximately 2.6 metres higher on level ground. Moreover, the building, which had a maximum floor space of approximately 17.2 square metres and a maximum height above ground level of 4.9 metres.;

(B) representations received on the application. It was noted that the Parish Council did not object to the application but had requested that the site be tidied up. Two further letters of support had been received and one letter of objection. Since consideration at the Development Control meeting on 10 December 2008, a further email of objection had been received from the occupants of 9 Dartmoor Cottages outlining concerns that the structure had a detrimental impact on their property due to its dominant nature within the locality. The contents of the email were reported in full by the APO;

In conclusion, and when taking everything into account, the APO advised that officers considered that the height combined with the materials used in the construction of the outbuilding failed to reflect the character of the street scene, would have an adverse impact on the neighbour at No 9 Dartmoor Cottages and therefore were recommending refusal of the application.

Due to the retrospective nature of this application, the Group was able to view the structure from a number of vantage points, including walking around the outbuilding and, to assess the overall impact on the street scene, and the

relationship of the building and terrace with No 9 Dartmoor Cottages. Members proceeded to walk along the row of Dartmoor Cottages.

The local Member in attendance drew attention to neighbouring outhouses noting that a number of them were of a poorer quality in comparison. He felt that the applicant had tried to produce a higher quality structure and although it was unfortunate that it had not been situated further back into the hill, if it set a trend to improve the street scene then he could not see any reason to refuse the application.

During discussion on the application, Members felt that the structure did have merit by improving the site and was of sufficiently good design to warrant being approved. It was further considered that the building had an acceptable relationship with the neighbouring properties.

It was then by 4 votes to 1:-

RECOMMENDED

That in respect of application 42/1584/08/F, the application be approved on an unconditional basis.

The reason for granting approval being that the structure did have merit by improving the site and was of sufficiently good design to warrant being approved. It was further considered that the building had an acceptable relationship with the neighbouring properties.