

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 22 OCTOBER 2007**

**(37/1464/07/F) Erection of house and terracing of garden at variation to
approved plans (37/0031/03/F)
47 Yealm Road, Newton Ferrers, Plymouth, PL8 1BJ**

Present: Cllr R J Carter
Cllr M J Hicks
Cllr I Longrigg (Chairman)
Cllr D W May

In attendance and participating:
Cllr S E Cooper (local Member)
M Elliott (Area Planning Officer)

In attendance but not participating:
Clerk to Newton Ferrers Parish Council
The Applicant

During the introductions, the Vice-Chairman of the Development Control Committee advised those in attendance that he was chairing the inspection, as the Chairman of the Committee had been called away on other Council business.

The Area Planning Officer (APO) introduced the application and made particular reference to:-

- (a) the development being contrary to the original planning application conditions. The APO advised that the applicants had deviated from the original approved planning application due to the wrong datum being used to take site levels. With the aid of plans and drawings, the APO demonstrated the difference between the approved plans and the constructed property;
- (b) the two main terraced garden platforms being 0.5m and 0.6m higher than the approved plans stipulated. The APO also confirmed that the garden terrace could not be constructed as approved in the original application due to the incorrect level information being submitted. The neighbouring properties had submitted representations raising concern over this resultant increase in size and height expressing that it was visually unacceptable and resulted in a loss of privacy;
- (c) the suitability of the proposals. The APO commented that Members were to consider whether the changes to the house design and size were acceptable and whether the terrace garden was visually suitable with satisfactory neighbour relationship.

In conclusion, the APO advised that the changes to the fenestration and siting of the house were very minimal and the officer recommendation was therefore to support the application.

Those in attendance proceeded to view the property from across the road in order to compare the eaves height with neighbouring properties. To gauge the relationship and impact of the terraced garden, the Group proceeded to view the proposals from the garden of 47 Yealm Road and then from both neighbouring gardens.

Members were informed that landscaping of the garden was a condition if the Group was minded to recommend approval of the application. Furthermore, the retention of the boundary hedge could also be incorporated into the conditions to ensure additional screening between the application site and the garden 49 Yealm Road.

The local Member in attendance, who was not a Member of the Group, advised that she was disappointed that the applicants had not submitted revised plans as soon as it had become apparent that there was a need to deviate from the approved plans.

In discussion, the following points were raised:-

- (A) A Member stressed the importance of consulting with the landscape officer;
- (B) Although in support of conditional approval of the application, a Member reiterated the comments of the local Ward Member in that the applicant should have submitted revised plans. In response the APO advised that, if it was felt that the changes were so significant, then enforcement action would be taken.

It was then unanimously agreed:

RECOMMENDED

That in respect of application number 37/1464/07/F, the application be conditionally approved.

Conditions

- 1 – Non Standard
Retention of Boundary Hedge to at least 2.5m
- 2 – Non Standard
Landscaping
- 3 – Non Standard
Exc. GDO
- 4 – Non Standard
Windows
- 5 – Non Standard
Parking