

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 2 JULY 2007**

**(15/0452/07/F) resubmission of application 15/0076/07/F for the erection
of two new dwellings – 113 Britannia Avenue, Dartmouth, TQ6 9LQ**

Present: Cllr P Coulson
Cllr G J Fielden (Chairman)
Cllr R Rowe
Cllr J W Squire
Cllr A Ward

In attendance and participating:
D Kenyon (Area Planning Officer)
Cllr Hawke (local Ward Member)
Cllr Davies (Parish Council representative)

Also in attendance but not participating:
Objectors and supporters

In introducing the application, the Area Planning Officer (APO) made particular reference to the feedback received from consultees. Whilst the Highway Authority, Water Authority and Environment Agency had raised no objections, the Town Council had raised concerns of overdevelopment and the loss of privacy for the existing neighbouring properties. In acknowledging the concern of loss of privacy, the APO advised that this may be an issue at the rear of the property but obscure glazing would be fitted at first floor level to serve the bathroom and landing area. In terms of the overdevelopment concerns, the APO advised that he and senior planning officers of the Council were satisfied that this was not the case;

The Town Council representative (TC) informed the Group that he was concerned that once the properties had been established, the owners could replace the obscured windows. In response, the APO advised that a condition would be incorporated which stated that prior permission would be required to replace windows. Moreover, objections were raised in relation to increased traffic. In response, the APO reiterated his previous point that the Highway Authority had raised no objection to this application, subject to a condition requiring provision for two parking spaces for each dwelling.

The local Member was concerned that approving the application would set a precedent for further 'in fill' sites in Townstal. The APO advised that each application which came forward for consideration would be assessed on its own merits. However, government policy was to develop 'in fill' sites to ease pressure on green field sites.

It was then unanimously:

RECOMMENDED

That in respect of application 15/0452/07/F, the application be conditionally approved.

Conditions

- 1 – TIM3 9(Standard time limit 3 years)
- 2 – MAT2 (Samples)
- 3 – NEO1 (Landscaping NE1)
- 4 – RES22 (Exclusion of G.D.O)
- 5 – RES30 (Windows)
- 6 – RES29 (Obscured Glazing)
- 7 – RES43 (No Standard Parking – two spaces for each new dwelling)
- 8 – None Standard Parking two spaces for existing dwelling