

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 25 FEBRUARY 2008**

(41/2622/07/F) Greenhill, Bonaventure Road, Salcombe, TQ8 8BG

Present: Cllr S E Cooper
Cllr G J Fielden (Chairman)
Cllr P W Hitchins
Cllr A Ward

(Note: Cllr P Coulson, who was a Member of the Site Inspection Group for the day, had declared a prejudicial interest in this application by virtue of the applicant being a close neighbour (minute DC.50/07 refers). He therefore did not attend during this particular site inspection and joined the Group following conclusion of the proceedings and vote on this application).

In attendance and participating:

Cllr R J Carter (local Member)
M Elliott (Area Planning Officer)
L Hall (Planning Officer)
Representative from Salcombe Town Council – Cllr Long

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

- (A) the details of the application. The Group noted that the application sought approval for the construction of a single storey dining room extension on the south side, alterations to the conservatory at the rear, a porch on the north side, a side extension to the front first floor terrace and two bedrooms in the roof. Members were informed that in order to accommodate the proposed bedrooms in the roof space, the ridge line would need to be raised 1.3 metres higher than the existing ridge line;
- (B) the proposals in relation to the overall street scene. The APO highlighted that Bonaventure Road contained a variety of predominately detached dwellings of varying sizes, design, age and building line. In comparing the proposed alterations of Greenhill (the application site) to existing dwellings in the street, it was felt that the proposals would not detract from this variation within the street scene or cause any significant harm to the setting of the property;
- (C) representations received from neighbouring residents. The APO noted that representations had been received objecting to the application on the grounds that it would be out of keeping with the area and lead to a loss of privacy, loss of light and loss of view.

The Site Inspection Group proceeded to view the proposals from the garden of Greenhill, the garden of the neighbouring property (Red House), and the property located directly behind Greenhill, which was situated on the higher side of the slope. The purpose of viewing the application site from these vantage points was to determine whether there would be any detrimental impact of the proposed raising of the ridge height.

The local Member in attendance, who was not a Member of the Group, advised that he was content with the application, apart from the raising of the ridge line and its associated detrimental impact on neighbouring properties. He therefore urged the Group to recommend refusal of the application for this reason. The town council representative reiterated this concern expressing the opinion that raising the ridge line was excessive and would set a precedent.

During discussion, a Group Member was inclined to agree with the local Member and felt that an increase in ridge height would be detrimental to neighbouring properties and therefore moved refusal of the application. In seconding the proposal for refusal, a Member stated that although this was a difficult application to judge, he also felt that raising the ridge line would be excessive.

Therefore, it was then (by three votes to one):

RECOMMENDED

That in respect of application number 41/2622/07/F, the application be refused due to the proposed increase in the ridge height element of the application being detrimental to neighbouring properties and appearance of the street scene.