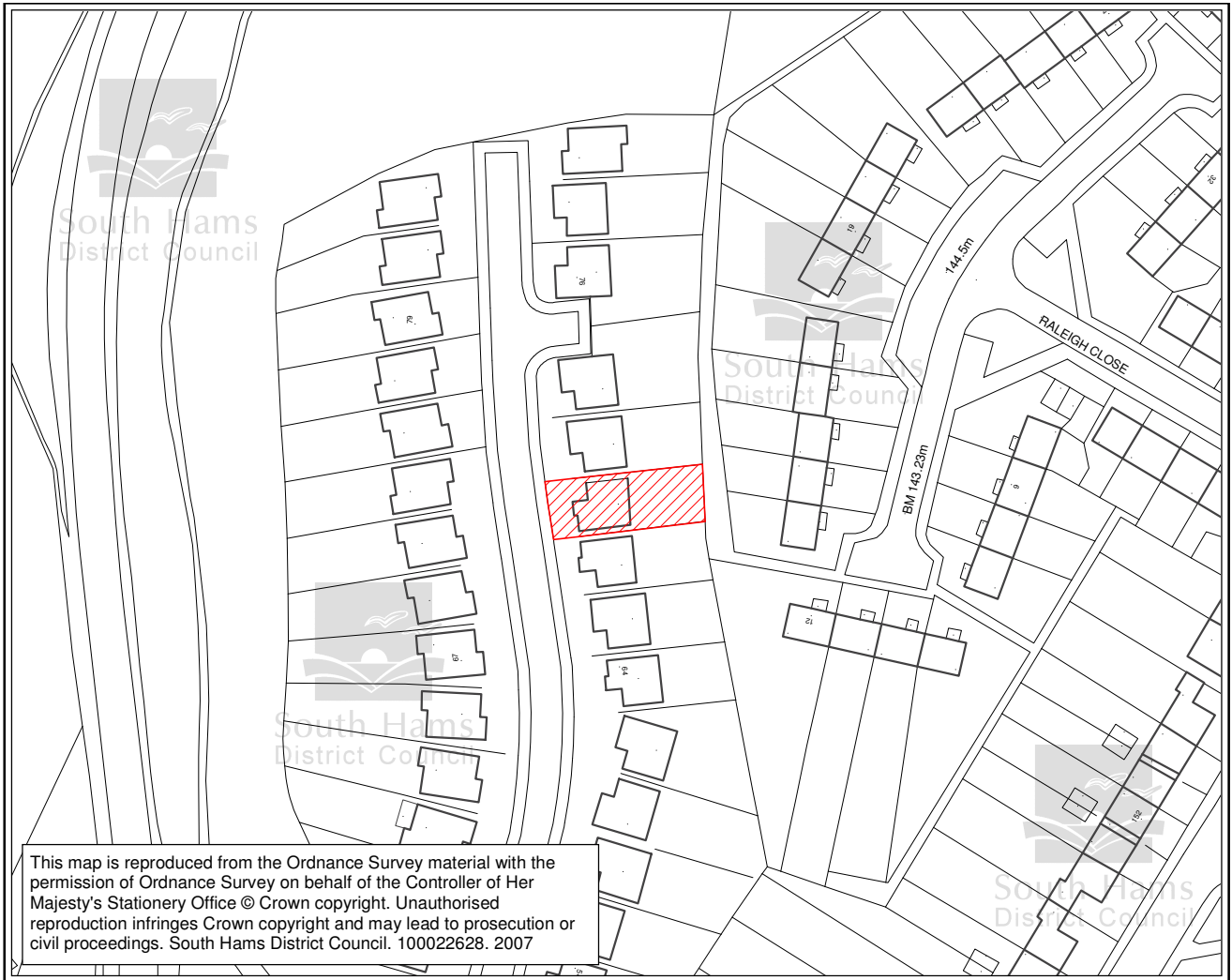


Case Officer: J Draper  
Site: 70 Seymour Drive, Dartmouth, TQ6 9GE  
Application No: 15/1007/07/F  
Date Received: 9th May 2007  
Applicant: Mr & Mrs P M Early  
Development: Conversion of existing integral garage to living accommodation and installation of UPVC windows.



Scale 1:1250  
For internal reference only – no further copies to be made

## **Policies**

Area of Great Landscape Value  
Within Dartmouth Development Boundary

## **Consultations**

Devon County Council – County Highways Authority  
No comment

South West Water  
No observations

Environment Agency  
No objections

Environmental Health Section  
No objections

## **Town Council**

Dartmouth Town Council make the following observations:  
Views awaited

## **Case Officer Report**

This application is being brought before the Development Control Committee because the applicant is a member of South Hams District Council staff.

## **Site Description**

This property is a detached dwelling amongst similar style dwellings on a residential estate to the north of Dartmouth town centre. The permitted development rights were removed from this site as part of the original approval of the estate.

The house currently has dark stained wooden windows in cream painted rendered elevations under a slate roof with an attached single garage under a gabled roof.

The site has off-road parking provision for two vehicles on a paved area hard standing at the front of the property.

## **The Proposal**

The application is for the conversion of the existing integral garage to living accommodation and the installation of UPVc windows.

## **Policies**

This site lies within an Area of Great Landscape Value and the Devon Structure Plan Policy C04 states that the primary objective within these areas will be the active conservation and enhancement of their landscape quality and individual character.

This site lies within the Dartmouth Development boundary and is covered under policies SHDC1 of the South Hams Local Plan DS3 of the South Hams Local Plan Review and CS1 of the Development Framework. These policies permit development where it is compatible with the character of the site and its surroundings.

## **Representations**

None received.

## **Analysis**

There are no planning objections to this proposal and final recommendation is for conditional approval.

Off-road parking for two vehicles is available and therefore this conversion will cause no detriment to the street parking.

The addition of a window in the ground floor level of the side elevation will have no impact on the street scene or on the neighbour.

The installation of UPVc windows in place of wooden windows will be made acceptable by the condition that the replacement windows match the existing style and colour.

## **Human Rights**

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself.

## **Recommendation**

Conditional Approval

## **Conditions**

- 1 - TIM3 (Standard time limit 3 years)
- 2 - Non Standard  
Windows & Doors
- 3 - Non Standard  
Parking

## **Reasons for Approval**

- 1 This application has been determined in accordance with Section 38 of The Planning & Compulsory Purchase Act 2004 which states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This application has been determined in accordance with approved Development Plan Policies (which are contained in the Devon County Structure Plan and the South Hams Local Plan); 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 Devon County Structure Plan C04; South Hams Local Plan SHDC1; Local Plan Review DS3; LDF Core Strategy CS1.

## **Informative**

This decision refers to drawings 1 (location plan), 2-7 received on 9 May 2007.