

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 28 APRIL 2008**

(27/0253/08/F) 10 Carter Road, Ivybridge PL21 0RX

Present: Cllr G J Fielden (Chairman)
Cllr D W May
Cllr D M O'Callaghan
Cllr J T Pennington
Cllr J W Squire

In attendance and participating:

Cllr P Dredge (Ivybridge Town Council Representative)
M Elliott (Area Planning Officer)

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

- (A) the proposals being for an extension to the existing garage. In outlining the details of the application, the APO particularly highlighted the forward extension of the existing garage by 3.4 metres and the increased ridge height by 1.2 metres. It was noted that the purpose of this application was to create an upper floor level in the garage for use as a playroom, with a WC and shower, separate hall and store room created at ground floor level;
- (B) the proposed obscure glazed window on the south western elevation of the garage. The APO confirmed that the window was not proposed to be fixed to allow for an alternative means of escape from the roofspace. In addition, no objections had been raised from the adjoining neighbour with regard to overlooking;
- (C) the recommendation for refusal. The APO advised that the scale and size of the proposals were not considered to be in-keeping with the local area. Furthermore, the link between the extended garage and existing dwelling and the appearance of the roof and excessive gable span were not commensurate with good design practice. However, the APO did acknowledge that the application was finely balanced and it was a judgement call for Members to determine whether these factors were sufficiently detrimental to warrant refusing the application;
- (D) there being only one letter of objection arising from this application, which was subsequently withdrawn following discussions with the applicants;

(E) submissions received from the applicants. In a submission to the Council, the applicants made reference to similar proposals for which planning permission had been granted in the local vicinity at 37 Cole Lane and 34 Wood Park. In respect of the extension at Cole Lane, the APO advised that there was no increase in eaves and ridge line and as such, there was no greater visual impact. The APO accepted that there were similarities between these proposals and the built scheme at Wood Park, but stated that this scheme was considered to be of poor design and should not set the standard for future developments.

The Group proceeded to view the proposals from the application site.

The Town Council (TC) representative advised that following a site visit, the TC was content with the proposals and had raised no objections to the application.

In discussion, reference was made to:-

- (a) the policy for such garage extensions. For clarity, the APO stated that there was no such policy and each application was considered on its own merits;
- (b) the differing views of planning officers. A Member felt it unfair that whilst similar proposals had previously been approved in the local area, a change in area planning officer had led to a more rigorous approach upon such development. In response, the APO reiterated that similar proposals had been granted planning permission, but in making his recommendation, he was attempting to improve design standards in the area;
- (c) the local street scene. Some Members believed that the proposals were in-keeping with the local street scene and highlighted similar extensions in the local area;
- (d) the proposals not generating any objections from either neighbouring residents or the TC.

It was then unanimously:-

RECOMMENDED

That in respect of application number 27/0253/08/F, the application be conditionally approved, with a list of proposed conditions supplied to the Committee at its 21 May 2008 meeting.