

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 2 JUNE 2008**

**(46/0450/08/F) Hope Croft, Grand View Road, Hope Cove,
Kingsbridge, TQ7 3HE**

Present: Cllr Cane
Cllr Coulson
Cllr May
Cllr Steer
Cllr Vint

In attendance and participating:
Cllr A Pedrick – South Huish Parlish Council
Mr S Munday – Head of Planning and Building Control

The Vice-Chairman of the Development Control Committee, Cllr May, declared a personal interest in the application by virtue of his acquaintance with the agent. Therefore Cllr May stood down as Chairman for this site inspection and informed the Group that he would not take part in the discussion or vote but would remain with the Group for the inspection. It was therefore:-

RESOLVED

That Cllr Cane be appointed Chairman for the duration of the Site Inspection.

In introducing the application, the Head of Planning and Building Control (HPBC) made particular reference to:-

- (A) the proposals for the provision to replace the existing flat roof on the extension on the east side of the property with a pitched roof to match that already existing. It was noted that no accommodation was proposed within the roof space of the extension and it would be used for storage only. The HPBC also demonstrated that the ridge of the proposed pitched roof was lower than the existing pitched roof of the main house;
- (B) the boat storage area to the north of the site. Members were reminded that this was considered to be permitted development and therefore no planning permission was required for this hardstanding;
- (C) the recommendation for conditional approval. The HPBC advised that the proposed application was not considered to be significantly detrimental to the area to warrant refusal and that the extension was considered to be in accordance with the relevant development plan policies;

(D) letters of representation received. It was noted that objections had been received from residents of Weymouth Park to the north of the application site. The objections primarily related to overdevelopment of the site, the proposed pitched roof which would be overbearing and, overlooking from roof lights on rear roof slope.

The Group then proceeded to view the proposals from the application site and from 42 Weymouth Park, which was situated to the north of the application site.

The Parish Council (PC) representative advised that the PC also objected on the grounds that the proposed roof would be imposing and have a detrimental impact on the surrounding properties in Weymouth Park. Furthermore, it was felt to be out of keeping with the street scene. A local ward Member, who was also a Member of the Site Inspection Group, also reiterated these concerns

In discussion, Members noted that although they appreciated the concerns of the neighbouring residents and the Parish Council, it was felt that the proposal was not sufficiently detrimental to warrant refusal of the application. Moreover, a Member felt that a pitched roof would tidy up the site. However, it was **PROPOSED** and **SECONDED** that a further condition be placed on the application to ensure that the roof tiles to be used on the extension be in keeping with the current roof.

It was then by 3 votes to none, with one abstention:-:

RECOMMENDED

That in respect of application number 46/0450/08/F, the application be conditionally approved.

Conditions

1 – TIM3 (Standard time limit 3 years)

2 – MAT 26 (Rooflights)

3 – Non Standard

Contamination of Land

4 – MAT1 (Matching Materials)