

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 13 OCTOBER 2008**

**(27/1334/08/F) Two storey side extension with integral front porch – 14
Dunsterville Road, Ivybridge, Devon, PL21 0JT**

**Present: Cllr Brazil
Cllr Carter
Cllr Fielden (Chairman)
Cllr May
Cllr Ward**

**In attendance and participating:
Mr M Elliott – Area Planning Officer
Cllr Malin – Ivybridge Town Council
Cllr Vincent – Ivybridge Town Council**

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

- (A) the proposal for the development. With the aid of plans, the APO outlined the proposal noting that the application was for a two storey extension to the south elevation of 14 Dunsterville Road and a single storey extension to the east elevation (front) to be constructed in materials that matched those existing. The extra accommodation would provide a study and bathroom on the ground floor and fourth bedroom at the first level;
- (B) the officer recommendation for refusal. It was noted that the difference between the floor level of number 14 Dunsterville Road and the ground level of number 16 Dunsterville Road was approximately 2m and would therefore result in an extension that would be 6.6m high to eaves and 8.8m high to ridge. Therefore, although the proposal would not have a detrimental impact on the street scene, officers considered that because of the difference in level, and the close proximity of the properties, the resulting mass of the extension would have an overbearing and unacceptable relationship with the adjacent dwelling of number 16 Dunsterville Road, and therefore officers were recommending refusal.

The Group then proceeded to view 18 Dunsterville Road, which had a similar extension to that being proposed. However, the APO highlighted the difference in the ground levels to the neighbouring property of number 18, which was only 1m, and therefore the relationship was felt acceptable. Members also viewed 10 Dunsterville Road which had a side extension, where the ground levels seemed more appropriate for neighbourly relations.

The Group then walked the footprint of the proposed extension, during which time the APO demonstrated where the proposed access steps from the back of the extension would be situated and how it could be perceived to be un-neighbourly as it would result in a view directly into the garden of the neighbouring property.

The Town Council representative felt that due to a similar extension along the road, and the proposal not having any detrimental impact on the street scene, the Town Council did not object to the application.

During discussion on the application, a Member of the Group agreed with the comments expressed by the Town Council representative and felt that since the applicants had taken officer advice into consideration when submitting the plans, it was unfair to subsequently refuse the application, especially in light of similar extensions being permitted along the street. However in contrast, other Members felt that by virtue of the height and bulk of the proposed two-story extension, and the difference in ground levels between numbers 14 and 16 Dunsterville Road, the close proximity of the dwellings would result in a development that would have an overbearing impact on the neighbouring property. Therefore Members were minded to support the officer recommendation for refusal.

It was then by 4 votes in favour, with one against:-

RECOMMENDED

That in respect of application number 27/1334/08/F, the application be refused, for the reasons as outlined in the officers presented report.