

**REPORT OF THE MEETING OF THE SITE INSPECTION GROUP HELD ON
MONDAY, 7 JULY 2008**

**(54/0784/08/F) Resubmission of planning application 54/2033/07/F for
construction of new sub room extension and internal alterations –
Matthews Point Manor, Strete, Dartmouth, TQ6 0RQ**

**Present: Cllr Carter
Cllr Fielden (Chairman)
Cllr Hitchins
Cllr Steer
Cllr Westacott**

**In attendance and participating:
Cllr Longrigg – Local Ward Member
Mr D Kenyon – Area Planning Officer
Strete Parish Council representative**

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

- (A) the proposal seeking to erect a sun room on the south elevation of the property. The APO advised that the proposed extension had a depth of 5.4 metres at its greatest, a width of 13.2 metres and an approximate height of 3.1 metres. This proposed semi-circular shaped extension would retain a flat roof to be used as a roof terrace which would join up with the existing roof terrace which wrapped around all four sides of the property;
- (B) the planning history of the site. The APO advised that a previous planning application for a sun roof extension had been refused on 17 March 2008. This was due to the previous scheme incorporating the whole of the flat roof as a roof terrace which was deemed to exacerbate existing privacy problems between the application site and the neighbouring property to an unacceptable level. Furthermore, issues had been raised from the neighbours concerning land stability and any possible effect upon such land and its surroundings as a result of the proposed building operations. Therefore it was considered appropriate to issue a holding reason for refusal based on the impact upon the stability of the land, until such clarification was provided by the applicant;
- (C) letters of representation received. It was noted that objections had been received from the residents of 'Pennlees' who highlighted concerns of: loss of privacy, overdevelopment, the geological report being inadequate, the demolition of the stone wall, light and noise pollution, disruption from building works and that the sun room should be constructed with stone walls;

(D) recommended conditions. The APO advised that if Members were minded to support the proposals, then officers should recommend conditions for no external lighting on the extended flat roof and for materials to match the existing build. Furthermore, it was noted that the Council's Landscape and Leisure officer had raised no objections to the proposals, as the proposed development would not require the removal of any trees or hedges. However, a Tree Officer would be visiting the property to assess whether any of the trees required the serving of a Tree Preservation Order;

The Group then proceeded to view the proposals from the existing balcony on the application site and from the balcony area of 'Pennlees', which was situated at a lower level to the south of the application site.

The Parish Council (PC) representative felt that all points had been covered by the APO and as the proposed roof terrace amenity area had been reduced from the original application, the Parish Council could see no legitimate planning reason to object. This view point was echoed by the local Ward Member who noted that the proposed extension of the roof terrace did not further exacerbate what were already considered to be poor privacy levels.

It was then unanimously:-

RECOMMENDED

That in respect of application number 54/0784/08/F, the application be conditionally approved.

Conditions

- 1 – TIM3 (Standard time limit 3 years)
- 2 – MAT 1 (Matching Materials)
- 3 – MAT20 (Stone Mortar Colour and Texture)
- 4 – Non Standard
Geoenvironmental Report Recommendations
- 5 – Non Standard
Flat Roof – No Access

- 6 – no external lighting
- 7 – Matching Materials