

PLANNING COMMITTEE

CHAIRMAN: Cllr Dennis Smith

DATE: 20 February 2018

REPORT OF: Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Bullivant (for Mayne) Dennis Jones and Parker

DATE OF SITE INSPECTION: 1 February 2018

- 1. 17/02632/FUL – 9 Royal Way, Starcross - 2 storey extension and conversion of integral garage to a study.**

Also present: Councillor Connett and two representatives of the Parish Council.

Apologies: J Hook

Purpose of Site Inspection: To assess the relationship between the site and neighbouring properties and to consider how the proposal will affect the street scene, including the Exe Estuary, and amenities of neighbours.

The report of the Business Manager circulated with the agenda for the meeting of the Committee on 23 January 2018 is appended for ease of reference.

The site inspection team viewed the site and plans from the rear of the property on the A379 and at the front of the property, for a 2 storey rear extension and conversion of the garage at the front of the property.

Members considered the principle of the development, design/visual impact of the development on the immediate and wider locality, the effect of the proposal on residential amenity, parking/highway safety

Comment was made that the proposal will change the street scene of this 'stepped' development overlooking the A379 and Exe Estuary. The conversion of the existing garage space will require the occupants or future residents to require on-street parking in an area where there is limited on street capacity.

No changes are proposed to the current off-road parking to the front (north/west) of the dwelling. At the time of the site visit this area was accommodating two vehicles. This is considered adequate provision for the dwelling, and that the loss of the garage would not leave the dwelling with insufficient car-parking facilities. It is considered there would be no unacceptable overlooking to the occupiers of neighbouring dwellings. Whilst it is acknowledged that the rear garden area will be reduced, the remaining garden area is considered to be of sufficient size. The materials would be matching and the design was such that the rear of the property

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would maintain the stepped appearance. It was considered there would be no adverse effect of the street scene or setting of the Exe Estuary.

Parish Council: Starcross Parish Council comments are as detailed in the appended report and are: no objections to this application, however, members wish to make the observation that the car parking spaces for this property will be reduced from two to one and that this property is on a flood plain.

Members considered the application acceptable for the reasons set out above, subject to conditions set out in the appended report as follows:

Permission be granted subject to the following conditions:

1. Standard 3 year time limit for commencement.
2. Development to be carried out in accordance with approved plans.
3. Unsuspected contamination.

DENNIS SMITH
Chairman