

PLANNING COMMITTEE

20 FEBRUARY 2018

CHAIRMAN: Cllr Dennis Smith



Site Inspection Report

REPORT OF:	Site Inspection Team – Councillors Smith (Chairman), Kerswell (Vice Chairman), Austen, Clarence, Pilkington
DATE OF SITE INSPECTION:	7 March 2018
APPLICATION:	DAWLISH - 17/02327/FUL 25 Badlake Hill - Demolition of existing dwelling and redevelopment to provide three detached dwellings with integral garages and parking
WARD MEMBERS	Cllrs Clemens and Prowse
CASE OFFICER	Kelly Grunnill

Also present: A representative of the Town Council

Purpose of Site Inspection: To assess the effect of the proposal on the character of the surrounding area and amenities of neighbours.

The report of the Business Manager circulated with the agenda for the meeting of the Committee on 20 February 2018 is appended for ease of reference.

The Site inspection noted: the boundary and topography of the site; the surrounding area, the size and mix of surrounding dwellings; the existing dwelling to be demolished and the degree of excavation; the footprint of the proposed development; elevational details, proposed design and materials; distances between the proposed and existing dwellings which would be some 22 metres; and landscaping proposals consisting of the removal of the existing hedging at the roadside, and the proposed landscaping plan showing some trees that would be seen from the road frontage would soften the development.

Town Council – Objected on the grounds of overdevelopment of the site.

Four Members considered the application acceptable subject to conditions set out in the appended report. There is a mix of dwelling type in size and architecture in the immediate area, the existing building was an attractive dwelling but unlikely to be a Heritage Asset, there would be no detrimental effect on the character of the area, and the access to each plot and parking arrangements are acceptable.

One Member abstained.

The recommendation of the Business Manager is one of approval subject to conditions as set out in the appended report.

DENNIS SMITH
CHAIRMAN