

SITE INSPECTION REPORT FOR PLANNING COMMITTEE 19 MARCH 2019

CHAIRMAN: Cllr Dennis Smith



REPORT OF:	Site Inspection Team – Councillors Smith (Chairman), Clarence (Vice Chairman), Bullivant, Dennis, Kerswell
DATE OF SITE INSPECTION:	28 March 2019
APPLICATION:	NEWTON ABBOT - 18/02452/FUL - Foxley House, 18 Lonsdale Road - Construction of a single storey garage for Mr & Mrs Gentry
WARD MEMBERS	Councillors Jones and Pilkington

Also present: Two representatives of the Town Council.

Apologies: Councillors Austen, Keeling, Jones, Prowse, Pilkington, Winsor

Purpose of Site Inspection: To assess the effect of the development on the amenities of neighbours, in terms of overbearing and overdevelopment, and impact on the Conservation Area.

The report of the Business Manager circulated with the agenda for the meeting of the Committee on 19 February 2019 is appended for ease of reference.

The Planning Officer reported on: the footprint, location in the garden, elevational details and height of the proposal for a single storey, triple garage in the corner of the garden area. Two previous applications for a two storey double garage have been refused on the grounds of a detrimental impact on the conservation area and amenities of neighbours.

Members noted that the Conservation officer had not objected to the application. To assess the impact on neighbours the site inspection team viewed the site from:

- The rear conservatory and outside area of the same level of the neighbouring property to the west known as The Spinney;
- The raised decking area of the property to the south known as The Retreat.

The Planning Officer took photo of the site from the first floor rear bedroom window of the Spinney which will be incorporated in the officer photo presentation for Committee on 19 March, 2019.

The views of the Town Council and the officer recommendation are set out in the report appended.

All members considered the application acceptable subject to the use of suitable permeable ground materials. There would be minimal loss of light as both neighbouring

properties are to the west and south of the application site. The plot is large and the location for the garage is in one corner. The planning impact on both neighbouring properties would be minimal. Members had concerns in relation to the retaining wall for The Retreat, which was set at a lower level than the application site, and requested further information in relation to ground strength calculations.

CLLR DENNIS SMITH
Chairman