

Planning Application 1579/16/VAR: Lamber Hey, 12 Venn Hill, Milton Abbot

Current Application 1579/16/VAR

The recent application, 1579/16/VAR, for conditions to be removed to enable 'minor material' amendments to be made to the development, including;

- Minor re-grading of garden levels, including new steps and retaining features incorporated into landscaping and drainage modifications
- Reduced area of artificial grass outside garden storage shed
- Reference to Permitted Development on storage shed drawing
- Relocated bore holes
- Relocated replacement tree
- Minor re-siting of garage including alterations to rear design to incorporate single storey lean-to extension

Application from which these amendments are requested 01830/2011

In 2011 a planning application, 01830/2011, was submitted for the erection of a glazed extension and link attached garage and utility room with storage above. Conditional approval was granted in January 2012.

The Delegation Report for this application highlighted several areas of concern which included;

- The Conservation Officer did not support the side extension due to its architectural character which he deemed to be integral to the overall appearance of the property, being a well preserved example of its kind and part of the collective architectural character of the village. Refusal was recommended.
- Neighbours (Meadow Cottage) had submitted concerns regarding the scale of the garage and ridge height of the roof, and close proximity of the end wall from the boundary fence.

The original proposal was amended; the garage reduced in size, both its footprint and height with no storage above, and the link extension floor area reduced.

Other Previous Applications

In addition to the current application and the previous one in 2011, there have been several other planning applications for this property in the past;

- 9254/2006/TAV: Erection of a double garage with studio over. The application was refused and subsequent appeal dismissed in 2007
- 8433/2006/TAV: Erection of double garage with studio over. Again this was refused in March 2006
- 8010/2005/TAV: Alterations to existing access. Consent was granted in 2005.

Site Meeting - Wednesday 22nd June

On Wednesday 22nd July Cllrs Anderson, Tucker, Cox and Hough met with neighbours of Lamber Hey, a number of other nearby residents also attended. The meeting convened outside of property

and were shown around the outside of the Mr and Mrs Dunbar's property, Meadow Cottage, which is situated adjacent to Lamber Hey.

Observations

- Walls constructed along the north boundary of Meadow Cottage restricting light and visibility through a number of windows.
- No. 9 Venn Hill has suffered similar interference from boundary walls that have been built at Lamber Hey.
- Overbearing nature of parts of the development that invaded the privacy of Meadow Cottage; particularly the patio area, other areas of hard landscaping and what appears to be office space with a large window area.
- The developer had constructed a building, the roof of which was built into the roof of a building that formed the boundary of the Dunbar's property. Effectively there was no boundary between the properties. We were told that this is the subject of a civil action.
- Cllrs were shown the effects flooding within the Dunbar's property that had been caused by ground works inside the development. This has apparently been rectified.
- The hard landscaping and overbearing nature of the development, caused by the extension of the property to the boundaries of adjacent dwellings, creates an urban aspect out of keeping with the predominantly rural nature of the village.
- The reduced visibility from the drive is significant. The front of a vehicle will be nearly halfway across the road before safe exit can be established.

Discussion with WDBC Planning Officer

On the morning of the 23rd June Cllr Hough went to WDBC offices and spoke to Planning Officer Tom French, who is the executive planning officer for this application, and put to him the observations made by those who attended the site meeting on the 22nd.

The planning issues from the observations above were discussed and the following points noted by Cllr Hough:

- The material planning matters are that the development is within a conservation area, in close proximity to listed buildings and the application is for minor variation. Officer advice confirms all proposed revisions considered to be acceptable in principle.
- It was confirmed that the development will go before the conservation officer who would make observations about how the urban style development impacts on the rural village of Milton Abbot.
- It was pointed out that this was not a minor variation and it was unclear how a 'minor' variation was defined in this context.
- Planning decisions are normally determined by a planning officer. However, if requested by a Ward Councillor, an application can be referred to a WDBC Planning Committee for a decision.
- It was indicated by Tom French that there might be scope to compromise. The hard landscaping could incorporate [more] grass and a landscape plan submitted. The finish to the garage could be stone instead of render.

APPENDIX A

Representations have been made to WDBC by local residents, expressing concerns similar to those identified above.

The PC is requested to consider whether or not it wishes to make representations to WDBC and/or seek the referral of the application to the Planning Committee of the Borough Council.