

DEVELOPMENT MANAGEMENT COMMITTEE (Site Inspections)

7 January 2015

Present: Mrs G Hayward (Chair)

Mr A Archer, Councillor M James, Councillor O James, Councillor L Jenkins, Councillor R Kilmister, Councillor RM Lewis, Councillor PJ Morgan, Councillor R Owens, Councillor D Rees, Mrs M Thomas, Councillor A Wilcox and Councillor M Williams.

(Site Inspection: 10.00 a.m. – 10.30 a.m.)

1. Apologies

Apologies for absence were received from Mr D Ellis, Ms C Gwyther, Councillor P Harries, Councillor S Hudson and Mr AE Sangster.

2. Chairman's Introduction

The Chairman welcomed Members to the meeting and reminded them that the purpose of the visit that day was purely to enable Members to acquaint themselves with the application site and the surrounding area. No decision would be made until the planning application was considered at a future meeting of the Development Management Committee.

3. NP/14/0443 – New two storey detached dwelling with access onto existing driveway and associated hard and soft landscaping- Larchlands, Swallow Tree, Saundersfoot

The Planning Officer reminded Members that planning approval was sought for a new two storey detached dwelling to be located within the garden area of Larchlands with a new access onto the existing driveway and associated hard and soft landscaping. Objections had been received from the owner of the property which bounded the site, Bower House, and Members would have the opportunity to view the site from that property later in the visit.

It was reported that the Agent had provided an additional drawing showing the extent of the landscaping to be lost and that which would be retained as part of the scheme; the owner of the adjacent property had also had sight of this drawing, but it had not alleviated his concerns. The drawing was circulated to Members of the Committee and it showed that the fence would be retained, however some of the vegetation would be cleared to allow access around the perimeter of the proposed property.

Looking at the site, one Member sought clarification on the location of habitable rooms within the dwelling and how these related to the Parker Morris Standards. The Officer replied that the Parker Morris Standards



stated that where habitable rooms in dwellings faced each other, the windows should be 21m apart, or 15m to a Gable. In the application before Members the gable end of the proposed dwelling, which would face the neighbouring property, would be blank, and that the distance was 16m which was within the Standards. The Standards also referred to the degree of overshadowing and again, the proposed dwelling just met that standard. Members also asked the distance between the proposed dwelling and Larchlands itself and the officer replied that this was 7.8m. It was also clarified that the balustrade and steps currently leading from Larchlands into the garden area would be removed and the existing French doors blocked up.

Members then proceeded to the rear garden of the adjacent Bower House from where they could see that the gable end of the proposed dwelling would be visible. Its height would be approximately that of Bower House itself, although it was clearly at a higher level due to the sloping topography. Members asked what the finished floor level of the proposed dwelling would be compared to that of Bower House and the officer agreed to provide that information at the Committee, together with information on plot density.

There being no further questions, the Chairman thanked Members for their attendance and closed the meeting.