

Reference number: 17/503233/FULL

- The agent has made representations regarding the recommendation put forward to Planning Committee which has been circulated to the Members of the Planning Committee (sent by e-mail dated 23rd August 2017). In response:

- Reference is made to a house extension at 'Little Buckland Place':

This development was approved under MA/09/1128 in June 2009. Whilst each application must be considered on its own merits, there is a clear difference between this proposal and what has been built near-by, in terms of Little Buckland Place's extension appearing subservient and in keeping with the simple design of the property. This is not considered to be the case for this proposal, as set out in the committee report.

- Reference is made to the design and scale of the proposal:

The case officer's view on the design, scale and acceptability of the proposal has been addressed in the committee report. To emphasise, this proposal is recommended for refusal because its excessive scale, design and orientation would not constitute a modest extension and it would appear as an overwhelming addition to the dwelling.

- Reference is made to the applicant's personal circumstances:

The personal circumstances of the applicant are not considered to outweigh the harm identified. It should also be noted that the applicant has not engaged in any pre-application advice to discuss a suitable way forward that would meet their needs.

- Reference is made to what development is possible under the property's permitted development rights:

This issue has been considered in the recommendation put forward, as stated in paragraph 6.07 of the committee report *"...and whilst extensions are possible under the property's permitted development rights is a consideration, this proposal requires planning permission and needs to be appropriately assessed."*

Recommendation remains unchanged.