

Senior Officer Decision**Consultative meeting:** Planning Committee**Consultative meeting date:** 24th November 2021**Exempt from publication**

No

Title: 20/2427/FUL – Beer and Branscombe**Links to:**

- (i) **Officer report to consultative meeting**
[Planning Committee – 24th November 2021](#)
- (ii) **Recording of consultative meeting**
[Planning Committee – 24th November 2021](#)
- (iii) **Minutes of consultative meeting**
[Planning Committee – 24th November 2021](#)

Recommendation:

Approve application 20/2427/FUL contrary to officer recommendation.

Authority

Decision of Council on 26th July 2021 to delegate decision making to officers until 23.59 17th January 2022. [Minutes 26th July 2021 Council Meeting](#). Senior Officer Decision of 10th December 2021 to implement Council's wish to extend the arrangements until 23.59 on 10th May 2022. [Senior Officer Decision Record 10th December 2021](#)

Officer Decision

Consultations:

I was present at / have watched the recording of the consultative meeting which considered this item

Yes No

Detail any other consultations carried out:

N/A

Other considerations:

Do the legal and finance comments and equalities impact, climate change and risk assessments as detailed in the officer report remain the same.

Yes No

If no, provide the updated assessment below;

Decision:

Grant permission for the development with appropriate conditions. Conditions to be delegated to officers in consultation with the Chair and Ward Member.

Reasons for decision:

The officer report and the committee agreed that the development was acceptable in principle and that the design, in itself, was acceptable. There is no impact on the amenity of neighbouring residents nor any highway impacts. The main issue therefore is the position / siting of the building and its visual impact and impact on the character of the area. Aside from this there are no other adverse impacts that would justify a refusal (as detailed in the report)

The building is sited in the lower rear garden of the property. Other properties do have built form to the rear but not separate dwellings. The neighbouring new property at Sea Holly House is of a modern design and will help ensure that this property is not seen as an isolated property. In addition, the new property at Sea Holly House has been built further forward of the rear building line than the previous property and neighbouring properties which further mitigates any impact. Further, the proposed property is at the end of Barline and will therefore be perceived differently from the other properties along the road. It will be seen as the end of the road (not unlike a cul-de-sac development) and therefore will not appear incongruous.

The Committees views were that this was an acceptable development and should be approved.

Taking into account the views of the Committee and the above comments, it is therefore considered that the proposal is of an appropriate design and that the development was not out of character with the area and therefore accords with Policies D1 of the Local Plan and HBE2 of the Beer Neighbourhood Plan.

Signed *Henry A...* Dated: 13 December 2021

Senior Officer job title and name:

For Democratic Services use.

Website publication Date: 13 December 2021