

HOLCOMBE RESIDENTS ASSOCIATION
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Please reply to
Mr J Watson
Secretary, Holcombe Residents Association
12 Windward Lane
Holcombe
Dawlish
DEVON EX7 0JQ

23 August 2010

Dear Sir,

Location: DAWLISH – 4 Ash Park, Holcombe
Proposal: Outline planning permission for a new house
Reference 10/02408/OUT

I am writing on behalf of Holcombe Residents Association to object to the above planning application. The Association has over 320 members in the village.

Our concerns about the proposed development are as follows:

1. Effect on amenity of neighbouring properties

The proposed dwelling will be situated in the back garden of an existing property with a new access / driveway. This new drive will be touching one of the neighbouring properties and will run along side the border of another. Although detailed plans have not been submitted at this stage, the outline plan appears to show the new drive cutting across one of the neighbour's boundaries where it meets the main road in order to improve the access. We believe that traffic (both car and pedestrian) using this new driveway will impact on the amenity of the two existing houses.

2. Overdevelopment

The actual area for development is relatively small, and considerably smaller than other properties in the immediate location. The proposed plot is quite narrow (the house would be close to the boundaries on both sides) and the depth of the plot would only allow for a small garden and parking area. We believe that a site visit is important in order to understand fully how cramped the development would actually be. Furthermore, there is outline planning permission on an adjoining plot at Little Leigh (Ref 10/00269/OUT) which, if developed, would cause further concerns about the overdevelopment of the area.

3. Precedent of back garden developments

We are concerned that if approval is given to this proposal, then other houses in the village with even larger gardens would have stronger grounds for development, completely altering the nature and character of the village. The present Government's policy on developments in back gardens has been made clear in its recently published guidelines to Local Authorities (see "Planning Policy Statement 3" issued in June 2010). In this document, back gardens have been declassified as "previously developed land" in a move to give Local Authorities more power to

refuse unwanted residential development in gardens. The relevant Government minister, Greg Clark, when issuing these new guidelines made it clear that he had concerns about the amount and nature of back garden development in recent years. We believe that developing small plots of land in the back gardens of houses in Holcombe would be detrimental to the area, impact on the environment (once a garden is lost it is never reclaimed) and impinge of the character to the village. This application appears to be just the sort of opportunistic back garden development that the new government policy is looking to curb.

It is worth pointing out that we did not raise this particular issue when commenting on the proposals at Little Leigh (see above), as most of the land subject to the proposed development there is not part of a back garden.

In view of these concerns the Holcombe Residents Association asks the Planning Authority to reject the current application and also that any consideration of the application should be taken by the full Development Control Committee.

Yours faithfully,

John Watson, Secretary - Holcombe Residents Association

The Director of Planning,
Teignbridge District Council,
Forde House,
Brunel Road, Newton Abbot, DEVON TQ12 4XX

CC; Cllr H Clemens , Cllr J Clatworthy,