

23/01739/FULL

Proposal: Erection of a dwelling

Location: Silverstones Silver Street Willand

Site Vicinity Grid Ref: 303828 / 111074

Parish: Willand 59

This proposed development of a two storied dwelling in the garden of an existing bungalow will alter the street scene at this point but should not have too adverse an impact on adjoining properties.

Willand Parish Council has no objection in principal but has two concerns which they would wish the case officer to address and one observation as to a matter of fact which would need correction.

The concerns are:

1. Will the position of the house being closer to the road and forward of the building line of the bungalow have a significant adverse effect on the light and sunlight to the front garden and windows of the bungalow?
2. It is noted that two parking spaces, in tandem, are proposed to the left of the proposed property. It does not appear that there is sufficient turning room within the curtilage of the proposed property to allow vehicles to enter and leave in forward gear which could cause safety problems on vehicles exiting the property.

The observation refers to the Design and Access Statement page 2 – Introduction – where it states *“The proposal was prepared in the knowledge and requirements of the following Policies - Mid Devon Local Plan 2013-2033 - Policy S11 – Cullompton.”* Policy S11 has no relevance to this application. Willand is a designated named village in its own right and is subject to Policy S13.