

**PDC 684**

**Suggested Reasons for Members not following Officers Recommendations**

**St Eloi, South Drive, Littleton**

**W15642/10**

**07/00299/FUL**

**Erection of 3 no detached dwellings comprising 1 no three, 1 no four and 1 no five bedroom dwellings with garaging and associated landscaping and work to existing trees.**

Members considered that an increase in density beyond three dwellings would impact on the spacious character of the surrounding area and residential properties in the locality and would therefore be contrary to Policy DP3, H7 and also PPS7. The density of 12dph and lack of smaller properties was considered to be acceptable given the unique constraints of the site and character of the locality.

Members cited Paragraph 6.81 of the Local Plan which states:-

“In some locations the spaces about buildings in an area, often combined with the type and extent of tree cover, is such an intrinsic part of its character that even the lower end of the density threshold cannot be successfully achieved without harm being caused.”

The applicant had already expressed a willingness to complete an undertaking to provide a contribution towards Public Open Space and members considered that, subject to a legal agreement to secure this contribution, the proposal was acceptable and should be approved.