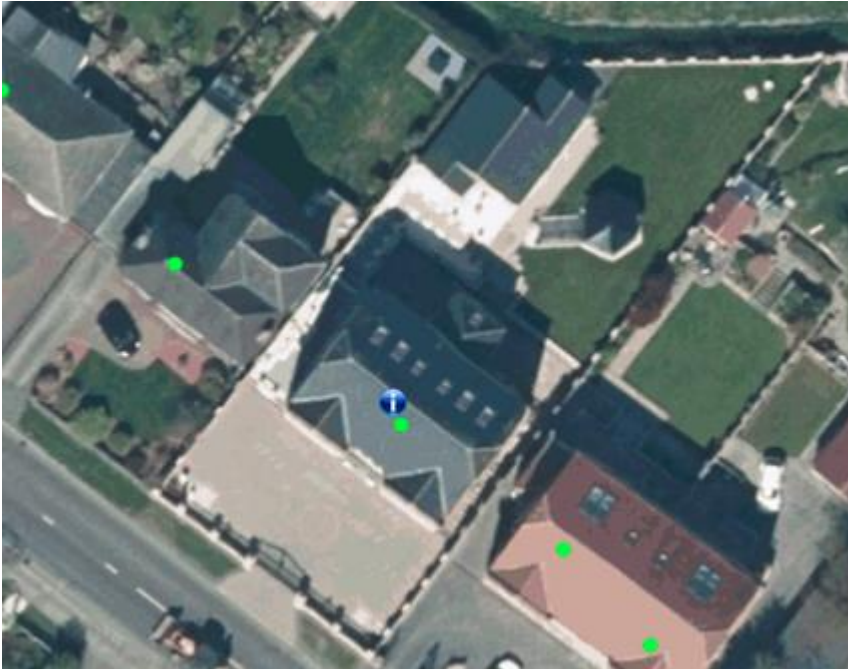


The applicant's property is a large detached split-level brick built dwelling. Due to the slope of the land, the dwelling is two storeys from the front elevation and three storeys from the rear elevation. The property has a two storey rear projecting element.

The property has neighbours to either side, number 36 to the north east and number 32a to the south west and faces onto agricultural fields at the rear. Along the side boundaries are brick built walls with timber panels.





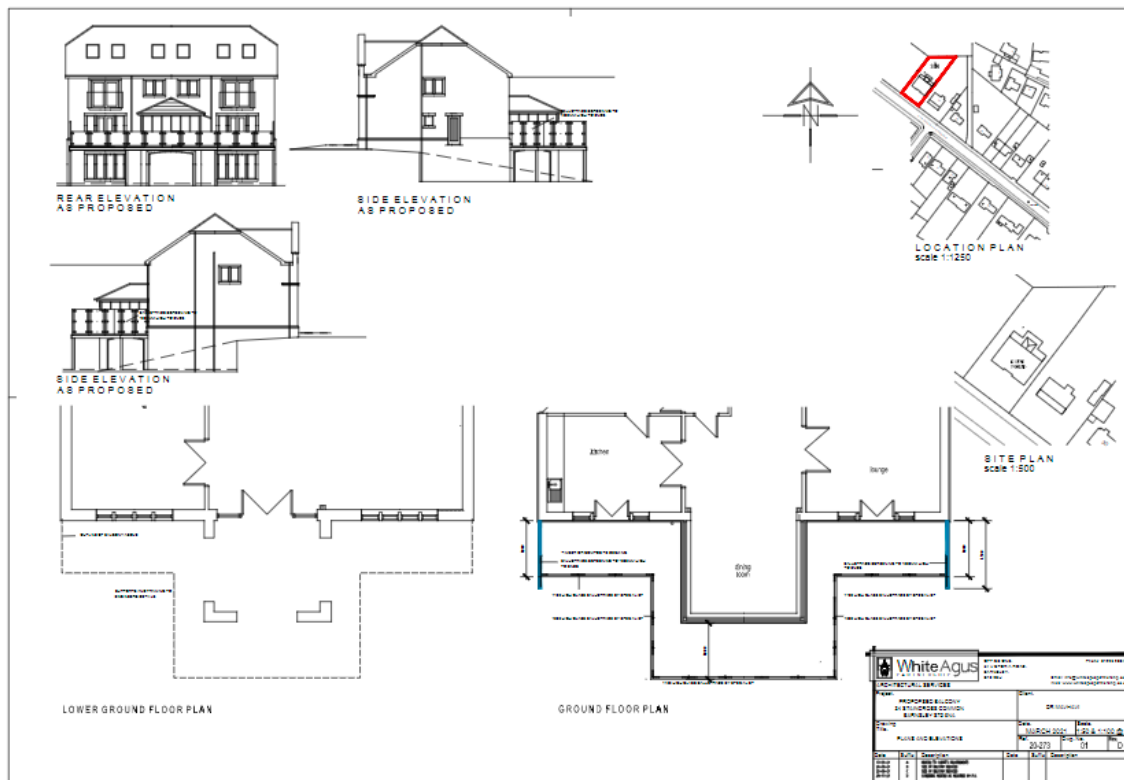


Proposed Development

The proposal involves the erection of a metal and glass framed balcony which wraps around the rear elevation of the existing dwelling. The platform would be constructed of timber or composite decking. The plans have been amended during the course of the application to show a 1.8m high screen to the sides of the middle section of the balcony.

The balcony projects approximately 2m to the rear of the dwelling and a further 2m from the rear of the two storey element in the centre of the dwelling. Overall, the structure would project some 5.6m from the rear elevation of the dwelling. The applicant proposes 1.8m high screens to the sides of the balcony closest to the neighbouring properties and to the side of the centre section.

The previously refused application did not include screen panels to the central section and projected 0.5m further out from the rear elevation of the dwelling.



Policy Context

Planning decision should be made in accordance with the local plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core

Strategy (adopted in 2011). In reference to this application, the following policies are relevant:

Policy SD1: Presumption in favour of Sustainable Development – sets out principles when considering development proposals.

Policy GD1: General Development – sets out appropriate proposals for development.

Policy D1: High quality design and place making – sets overarching design principles for the borough to ensure that development is appropriate to its context, and improves what needs improving, whilst protecting what is good about what we have.

Policy T4: New Development and Highway Improvement - New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.

SPD: House extensions and Other Domestic Alterations

Supplementary Planning Document - House Extensions sets out the design principles that specifically apply to the consideration of planning applications for house extensions, roof alterations, outbuildings & other domestic alterations. The general principles are that proposals for should:

1. be of a scale and design which harmonises with the existing building
2. not adversely affect the amenity of neighbouring properties
3. maintain the character of the street scene and
4. not interfere with highway safety.

These policies are considered to reflect the 4th Core Principle in the NPPF, which relates to high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Consultations

No consultations.

Representations

Neighbour notification letters were sent out to surrounding properties; no comments were received to the LPA.

Assessment

Principle of development

The site falls within urban fabric which has no specific land allocation, however the site and surrounding area is made up principally of housing. Extensions to residential properties are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity and on highway safety.

Residential Amenity

There is no specific guidance within the SPD: House Extensions for balconies on residential properties, however typically the presence of such is normally only considered acceptable on detached properties in remote locations, where no neighbouring properties would be

overlooked. In this case, clearly the dwelling is not remote and has neighbours at close proximity to either side, number 36 to the north east and number 32a to the south west.

The plans have been amended from the previously refused application and the projection of the balcony closest to the neighbouring dwellings has been reduced by 0.5m to 2m in projection, which results in a reduced balcony area of 36sqm in total. The main improvement to the scheme is the introduction of further 1.8m high screening to the sides of the central area of the balcony. This would restrict any views over into the gardens of number 36 and number 32a and the main views from the balcony would be over the applicant's garden.

Whilst the balcony would still allow for an elevated platform, it would not be possible to have direct views over the neighbouring dwellings or their gardens and therefore the impact of the balcony by way of overlooking and a loss of privacy is significantly reduced. The proposed screens would also act as a barrier to reduce any potential disturbance to these neighbouring dwellings. The proposed screens should be conditioned to be fitted with obscure glass and should be retained for the lifetime of the development. On balance the proposal is considered to be acceptable in terms of residential amenity, in compliance with Local Plan Policy GD1: General Development and SPD: House Extensions and other Domestic Alterations.

Visual Amenity

The proposed balcony, whilst it is large it is set to the rear of the site and would not be visible from the Staincross Common street scene. When viewed from the agricultural land to the rear the balcony would blend in with the existing property due to its glazed design. On balance the proposal is considered acceptable in terms of the impact upon visual amenity.

Recommendation

Approve with conditions