

Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>23/00681/FUL</b>
<b>LOCATION:</b>	<b>70 Beeston Fields Drive, Bramcote, Nottinghamshire, NG9 3TD</b>
<b>PROPOSAL:</b>	<b>Construct Juliet balcony to rear and insertion of roof lights and wall and gates to front</b>

The application is brought to the Committee at request of the Head of Planning and Economic Development.

1.1 Purpose of Report

This application seeks to gain planning permission to construct a Juliet balcony to the rear elevation at first floor level and the insertion of roof lights and a wall and gates to the front boundary.

1.2 Recommendation

**The Committee is asked to resolve that planning permission be granted subject to conditions outlined in the appendix.**

1.3 Detail

1.3.1 The principle of development has been considered acceptable through the granting of planning permission under reference number 21/00843/FUL for the demolition of the existing dwelling and construction of a two storey dwelling with detached garage. The former dwelling has now been demolished and construction works for the replacement dwelling have now been completed and the dwelling occupied.

1.3.2 The main alterations to the previously approved dwelling granted planning permission under reference number 21/00843/FUL involve the provision of a Juliet balcony to the rear first floor elevation, alterations to the previously approved velux roof lights and a wall and gates to the front boundary.

1.3.3 The main issues relate to whether the principle of residential development is acceptable; whether the design of the development is acceptable and whether there will be any impacts upon residential amenity.

1.3.4 The Committee is asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

1.4 Financial Implications

The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets.

1.5 Legal Implications

The comments from the Head of Legal Services were as follows:

The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

1.6 Data Protection Compliance Implications

Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

1.7 Background Papers

None.

## APPENDIX

1 Details of the Application

This application seeks to gain planning permission to construct a Juliet balcony to the rear elevation at first floor level and the insertion of roof lights and a wall and gates to the front boundary.

2 Site and surroundings

2.1 The application site is located within a residential area with detached dwellings of varying house styles. The site is surrounded by hedgerows and a variety of mature trees.

3 Relevant Planning History

3.1 Planning permission was granted under reference number 95/00517/FUL for the replacement of a flat roofed single storey sun lounge with a pitched roof extension.

3.2 Planning permission was granted under reference number 21/00843/FUL to demolish an existing 2 storey detached dwelling and associated outbuildings and the construction of a replacement detached two storey dwelling with a detached double garage and associated works.

3.3 Planning permission was refused under reference number 23/00110/FUL to demolish an existing dwelling and construct a two storey dwelling and detached garage with a balcony to the rear.

4 Relevant Policies and Guidance4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 10: Design and Enhancing Local Identity

4.2 **Part 2 Local Plan 2019:**

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17: Place-making, Design and Amenity

4.3 **National Planning Policy Framework (NPPF) 2023:**

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 12 – Achieving well-designed places.

## 5 Consultations

- 5.1 No relevant consultee responses received.
- 5.2 Six properties either adjoining or opposite the site were consulted, with 2 letters having been received objecting on the grounds of loss of privacy.

## 6 Assessment

- 6.1 The main issues relate to whether the principle of the alterations are acceptable; whether the layout and design of the development is acceptable, whether there will be any impacts upon residential amenity and whether there would be any detrimental impact on highway safety. These will be discussed as follows:

### 6.2 **Principle**

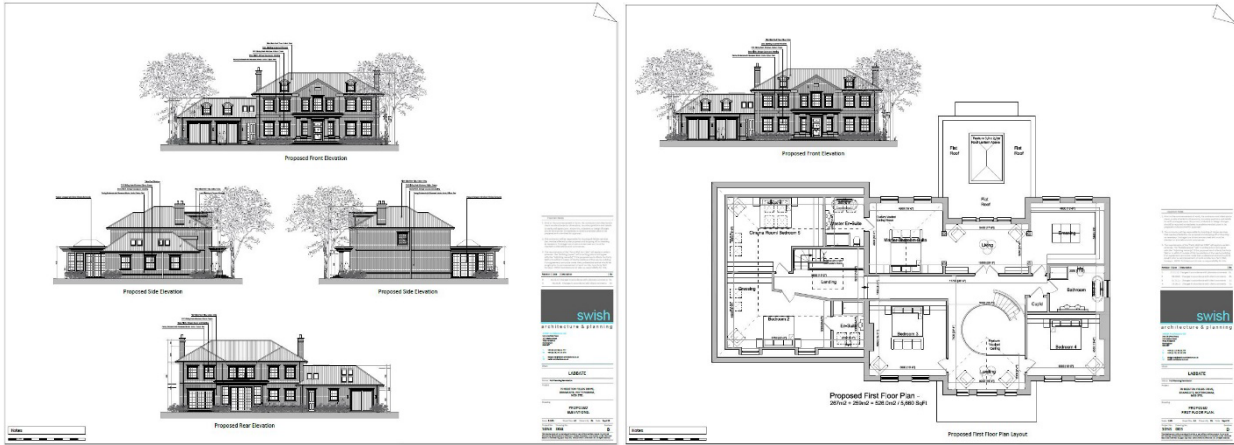
- 6.2.1 Policy 8 of the Broxtowe Aligned Core Strategy (ACS) and Policy 15 of the Part 2 Local Plan 2019 state that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes. Policy 17 of the Part 2 Local Plan states that permission will be granted for development which integrates into its surroundings, creates well defined streets and places, provides adequate amenity space, ensures a satisfactory degree of amenity and does not prejudice the satisfactory development of a wider area. Policy 10 of the ACS (d and e) states that massing, scale, proportion, materials, architectural style and detailing will be considerations when assessing development.
- 6.2.2 The previous house on the site has now been demolished and a replacement new dwelling and detached garage are now occupied. The proposal is for alterations to an existing dwelling within a residential area, and as such, it is considered acceptable in principle.
- 6.2.3 To conclude, the main alterations that form part of this application involve the provision of a Juliet balcony to the rear first floor elevation and alterations to the previously approved velux roof lights under reference number 21/00843/FUL and the provision of a wall and gate to the front boundary.

### 6.3 **Design**

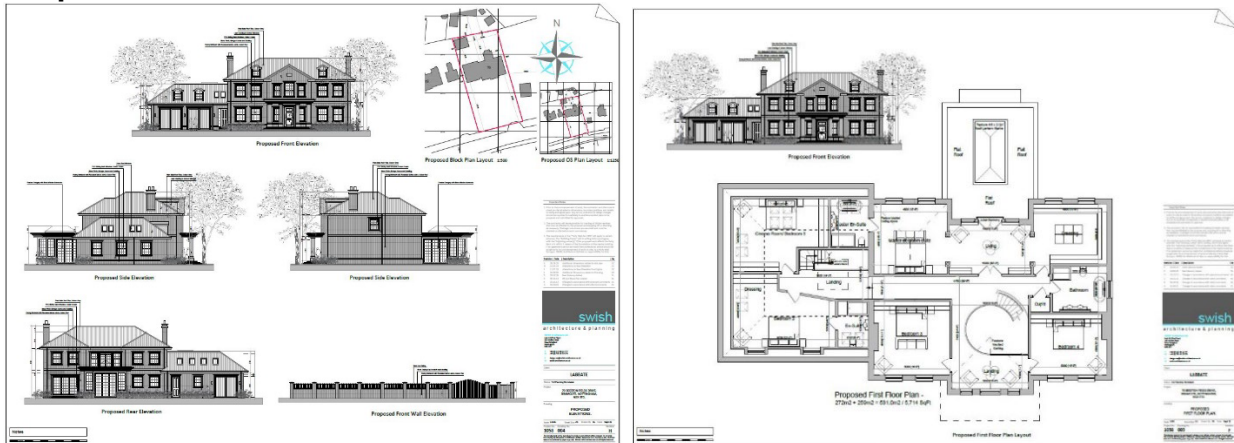
- 6.3.1 The previous approved plans granted under reference number 21/00843/FUL included the provision of six velux rooflights on the rear elevation serving a bedroom. During the building of the replacement dwelling the velux rooflights were inserted in a row of four. This part of the application regularises the insertion of the velux rooflights.
- 6.3.2 In respect of the provision of the Juliet balcony, a row of three windows was granted planning permission. The applicant now proposes the provision of two larger windows to the side of a Juliet balcony.
- 6.3.3 The front boundary wall consists of a low level wall with brick piers at total height of 2m with railings between the brick piers. There is also a wooden gate located to the main entrance. The design of the wall is considered to be in keeping with

the front boundary treatments of surrounding properties located on Beeston Fields Drive.

**Previous approved elevations and floor plans (21/00843/FUL**



**Proposed Elevations**



6.3.2 Given the design and siting of the Juliet balcony and velux windows to the rear elevation and design of the front boundary wall and gate, it is not considered the proposal will give rise to any significant detrimental impact upon the character of the street scene or visual amenity of the area.

**6.4 Amenity**

6.4.1 Concerns have been raised by local residents in respect of overlooking from the rear facing Juliet balcony.

6.4.2 In respect of overlooking from the first floor Juliet balcony which would be serving a living area leading to a bedroom and dressing area to the rear, the first floor windows will be approximately 18m from the rear boundary, a distance of 5m further into the site from the rear boundary of the previous dwelling. Whilst a balcony is also proposed, this area would be small in nature and would not protrude out from the rear of the existing dwelling. The provision of the Juliet balcony would provide natural light and ventilation into the living area and would not allow occupiers of the property to walk onto a traditional balcony area. In addition, there is a 2m high close boarded timber fence along the rear boundary.

Number 48 Troutbeck Crescent is located directly to the rear and set approximately 3m lower than the application site. In addition, there is a garden area serving this property of approximately 10m. To mitigate against any potential overlooking issues, a revised site layout plan has been submitted indicating the provision of a 2m high close boarded timber fence and the planting of trees within the application site along the rear boundary. Given the separation distance and existing boundary treatments, it is not considered there will be any significant detrimental impacts upon the residential amenity of number 48 Troutbeck Crescent.

6.4.3 Due to the separation distance, it is considered the proposed replacement dwelling will not have any significant detrimental impact upon the amenity of any other neighbours.

## 6.5 **Access**

6.5.1 The existing vehicle access into the site and driveway will remain along with a new circular driveway being created. Within the site there is significant space for multiple cars and a new double garage will be constructed for two cars to the rear. In addition, a new 2m high brick wall and access gate have also been constructed. There are no highway safety issues.

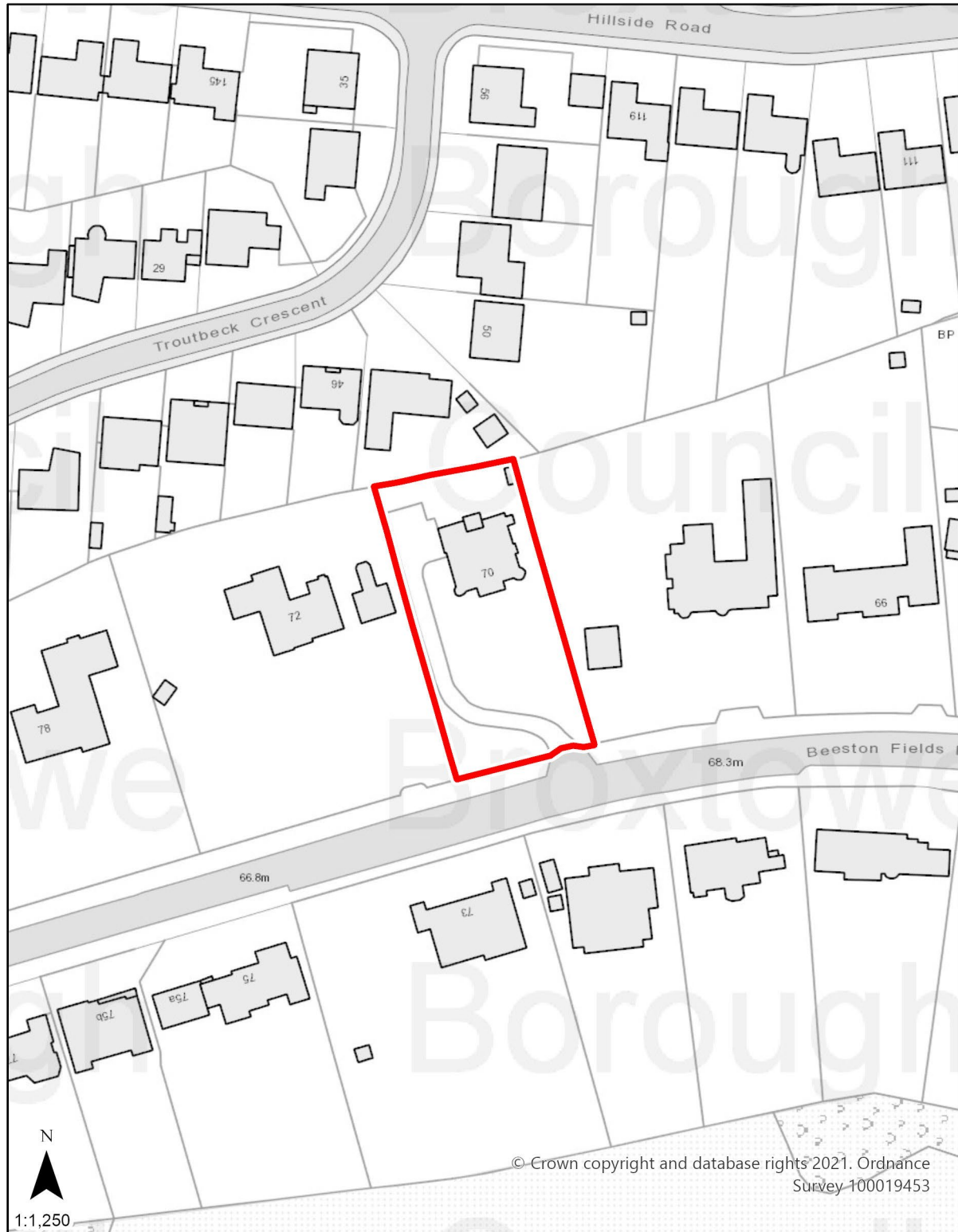
## 7 Planning Balance

7.1 The proposal reflects an acceptable level of design, would not appear out of character with the surrounding area and would not lead to a significant impact upon the residential amenity of the immediate neighbouring properties. On balance, the scheme is acceptable and should be approved.

## 8 Conclusion

8.1 It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality and comments made within representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

<b><u>Recommendation</u></b>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	<p>The development hereby permitted shall be carried out in accordance with Site Location Plan and Proposed Site Plan, 1058 001G received by the Local Planning Authority on 20 November 2023, Proposed First Floor Plan, 1058 003F, Proposed Garage Elevations and Roof Plan, 1058 005D received by the Local Planning Authority on 18 September 2023, Proposed Ground Floor Plan, 1058 002D received by the Local Planning Authority on 27 September 2023 and Proposed Elevations, 1058 004H received by the Local Planning Authority on 29 September 2023.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
	<b>NOTES TO APPLICANT</b>
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.



Legend

 Site Outline



**Photographs**

**Front Elevation**



**Location of Balcony**



**View from Balcony**



**Rear Boundary**



**View from Number 48 Troutbeck Crescent**









Proposed First Floor Plan

