

Officer's Report

Planning Application No: 141848

PROPOSAL: Planning application for balcony to west elevation

LOCATION: Summer House 3 Summer Hill Gainsborough Lincolnshire DN21 1HQ

WARD: Gainsborough East

WARD MEMBER(S): Cllr D Dobbie, Cllr T Davies, Cllr M Devine.

APPLICANT NAME: Mr Peck

TARGET DECISION DATE: 15/12/2020

DEVELOPMENT TYPE: Householder Development

CASE OFFICER: Dan Power

RECOMMENDED DECISION: Grant subject to conditions

Description:

The application is presented to the planning committee as the applicant is from the immediate family of an officer of the Council.

The application site comprises of a two storey detached property located within the settlement of Gainsborough. The property is set back to the west of Summer Hill road, with a parking area to the front and a garden to the rear. The character of Summer Hill is mainly residential, comprising of detached two storey dwellings.

This application seeks planning permission for a balcony to the western elevation of Summer House. The balcony would replace an existing Juliet balcony and would project 1.5 metres with a width of 2.6 metres.

Relevant history:

No relevant planning history

Representations:

Chairman/Ward member(s):	No comments have been received
Parish Council Meeting:	No comments have been received
Local residents:	One letter of comments has been received with no objection to the proposal.
LCC Highways/Lead Local Flood Authority:	No comments have been received

Relevant Planning Policies:

National guidance	National Planning Policy Framework National Planning Practice Guidance
Local Guidance	Central Lincolnshire Local Plan (2012 -2036):

	<p>LP1: A Presumption in Favour of Sustainable Development LP17: Landscape, Townscape and Views LP26: Design and Amenity</p> <p>With consideration to paragraph 213 of the National Planning Policy Framework (February 2019) the above policies are consistent with the NPPF (February 2019).</p>
Neighbourhood Plan:	<p>The Gainsborough Neighbourhood Plan is currently at examination stage which is being undertaken by an independent examiner. The examiner will consider all representations received from consultation on the final plan submitted and they will scrutinise the plan against relevant legislation. When completed, the examiner will produce an examination report that may propose modifications to the Plan. The examiner will also recommend whether they feel the Plan should proceed to a public referendum. Relevant policies of the draft neighbourhood plan:</p> <p>NPP5 Protecting the Landscape Character NPP 6 Ensuring High Quality Design</p>

POLICY LP26 – Design and Amenity	
Is the proposal well designed in relation to its siting, height, scale, massing and form?	Yes. This application proposes to change a Juliet balcony to a projecting balcony to the west elevation. The balcony would project 1.5 metres from the rear of the property at first floor, with a platform at 3 metres in height. The proposal would be a small addition to the rear of the property and would appear subservient to the host dwelling.
Does the proposal respect the existing topography, landscape character, street scene and local distinctiveness of the surrounding area?	Yes. The proposal would not be expected to have a detrimental impact on the street scene due to its size and location.
Does the proposal harm any important local views into, out of or through the site?	No. There are no recognised important views within this location.
Does the proposal use appropriate materials which reinforce or enhance local distinctiveness?	Yes. The balcony would be constructed from steel, finished in black powder coated.
Does the proposal adversely affect the residential amenity of neighbouring properties by virtue of overlooking, overshadowing, loss of light or over dominance?	No. Due to the projection and position of the balcony in comparison to the neighbouring dwelling, it is not considered the proposal would result in significant overlooking.
Does the proposal adversely impact any existing natural or historic features?	No.

Other considerations:	
Does the proposal enable an adequate amount of private garden space to remain?	Yes
Does the proposal enable an adequate level of off street parking to remain?	Yes

Conclusion and reasons for decision:

The decision has been considered against policy LP1: A Presumption in Favour of Sustainable Development, LP17: Landscape, Townscape and Views and LP26: Design and Amenity of the Central Lincolnshire Local Plan in the first instance and guidance contained within the National Planning Policy Framework, National Planning Practice Guidance and the National Design Guide. In light of this assessment it is considered that the proposal will not harm the character and appearance of the street-scene or the dwelling, nor the living conditions of neighbouring occupiers. As such subject to the recommended conditions the proposal is considered acceptable and recommended for approval.

RECOMMENDATION: Grant permission subject to conditions**Conditions stating the time by which the development must be commenced:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

Conditions which apply or are to be observed during the course of the development:

2. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawing: Site Location Plan, Elevations 10/20 RP, Floor Plans 10/20 RP received 2 October 2020. The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework.

3. The balcony hereby approved shall be finished in the colour black, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and Policy LP26 of the Central Lincolnshire Local Plan.

Conditions which apply or relate to matters which are to be observed following completion of the development:

None.

Human Rights Implications:

The above objections, considerations and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's and/or objector's right to respect for his private and family life, his home and his correspondence.

Legal Implications:

Although all planning decisions have the ability to be legally challenged it is considered there are no specific legal implications arising from this report.