

Item: 11

DC/23/3464/FUL

Two storey rear extension, front entrance porch and associated alterations to an amended design to that approved under planning consent REF: DC/21/5450/FUL to incorporate a balcony over part kitchen with associated balustrade/opaque side screens

The Old Bakery, Helmingham Road, Otley, IP6 9NS



Reason for Committee

The application was presented to the Referral Panel on 16 October 2023 as the officer recommendation of approval is contrary to Otley Parish Council's objection to the proposals. The Panel determined that the application should be determined by the Planning Committee.

Parish Council comments:

Otley Parish Council have read and reviewed the documentation for this planning application, they have concerns regarding the proposed balcony. We understand that when the original application was made (DC/21/5450/FUL there was no mention of a balcony being part of this development. Some of the neighbouring properties are single storey which would lead to overlooking as well as have an impact on their privacy.

While we note that the application make reference to privacy screen, the applicant would still have a view into the neighbouring properties.

Otley Parish Council would like to make a further comment regarding this planning application. Policy SCLP11.2a). Privacy and Overlooking.

Therefore, Otley Parish Council Object to this application.

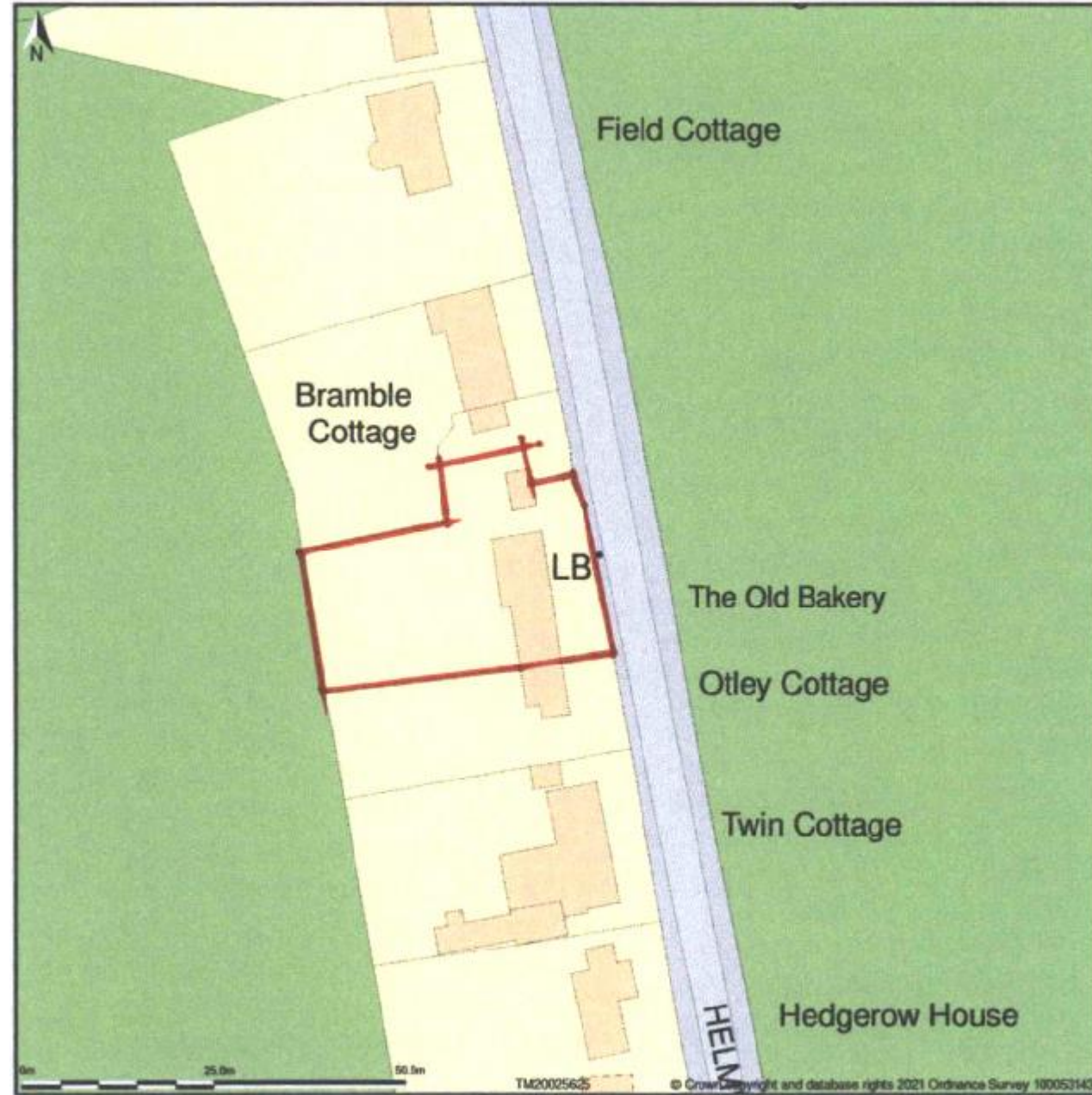
Ward Member

No comments received.

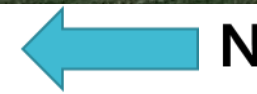
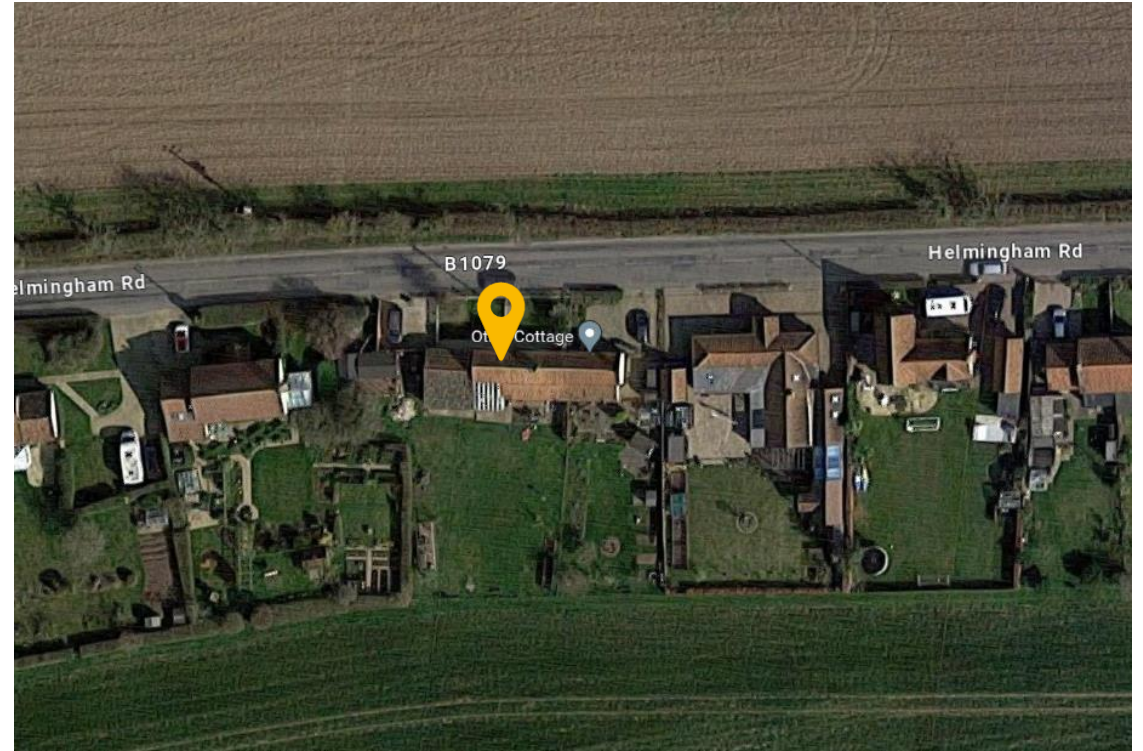
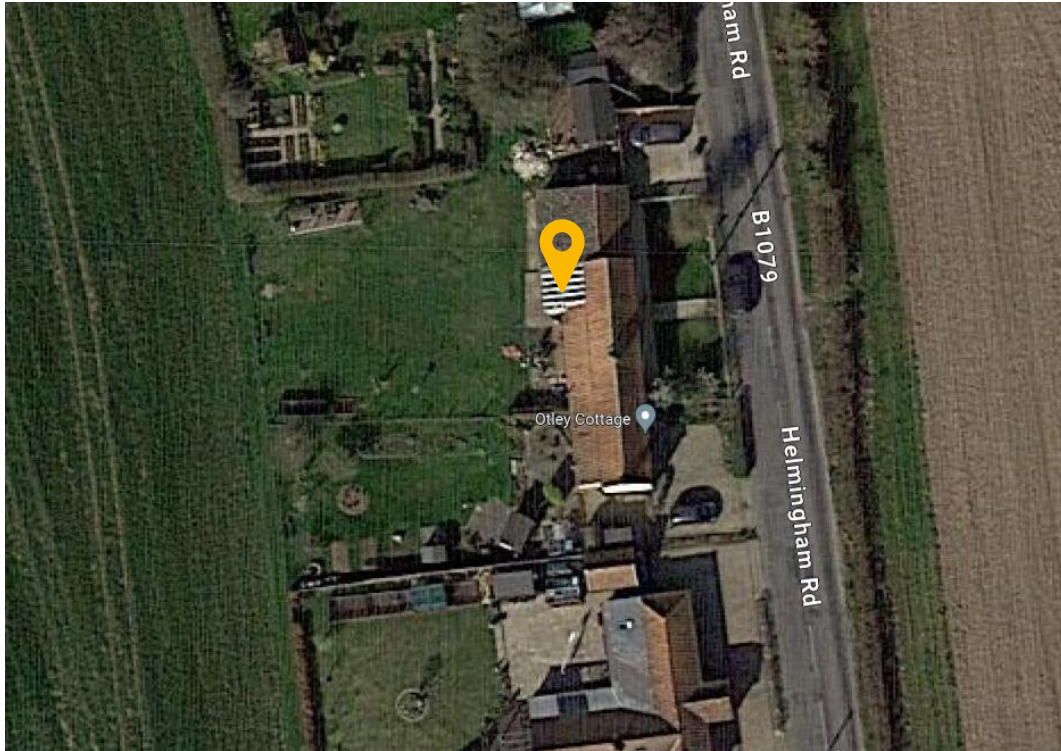
Statutory Consultees

None.

Site Location Plan



Aerial Photographs



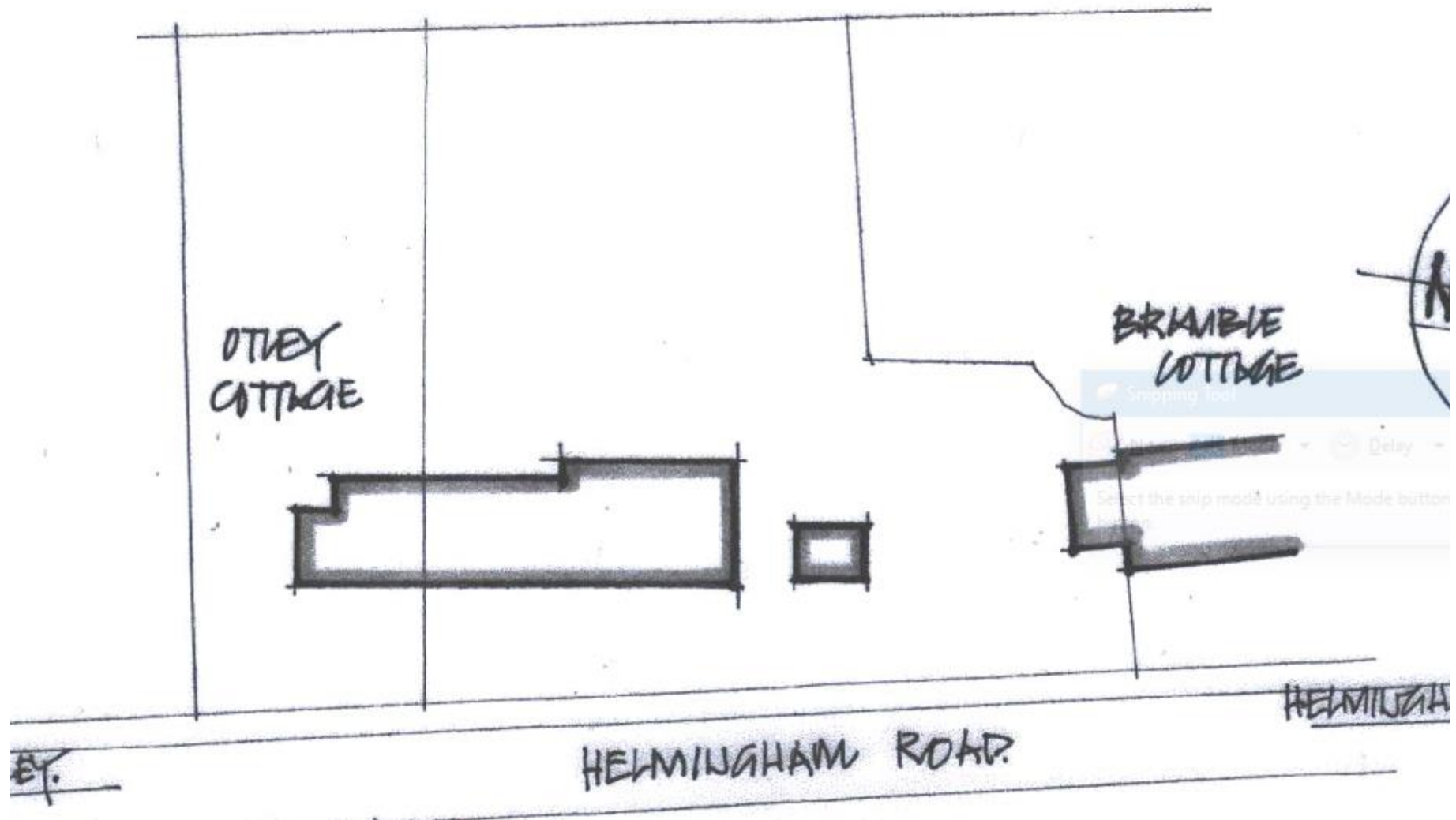
 The Old Bakery

Street View

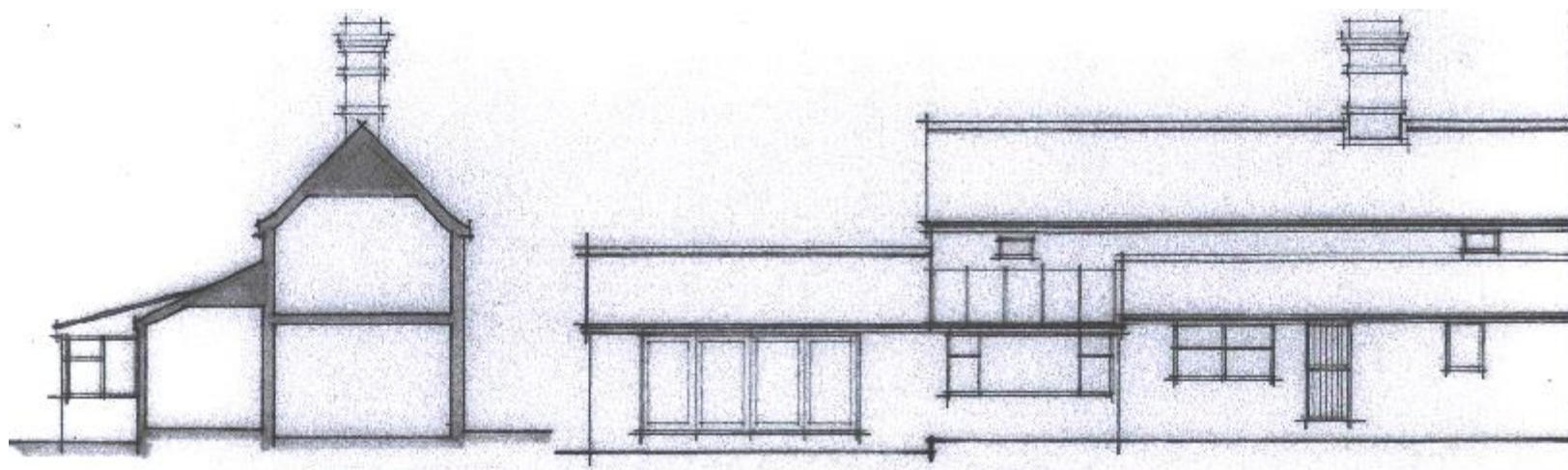


Location of The Old Bakery

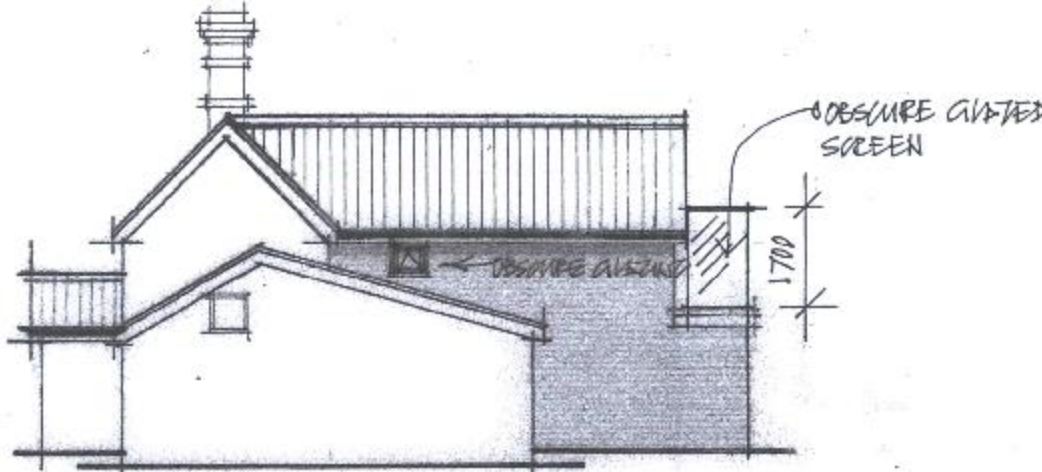
Existing Block Plan



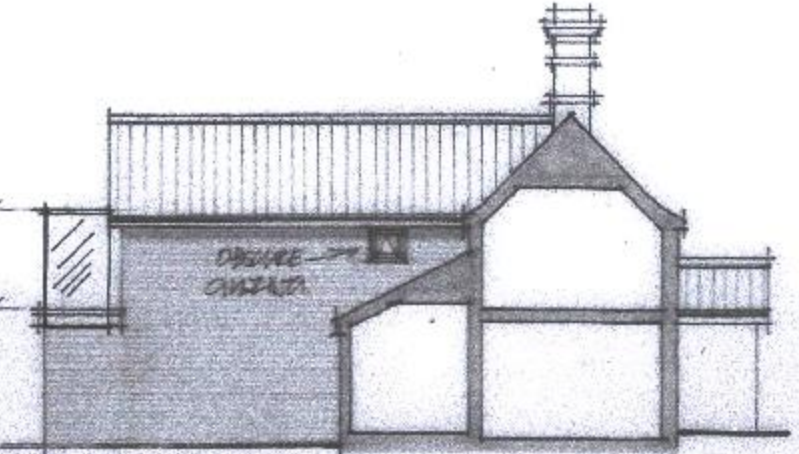
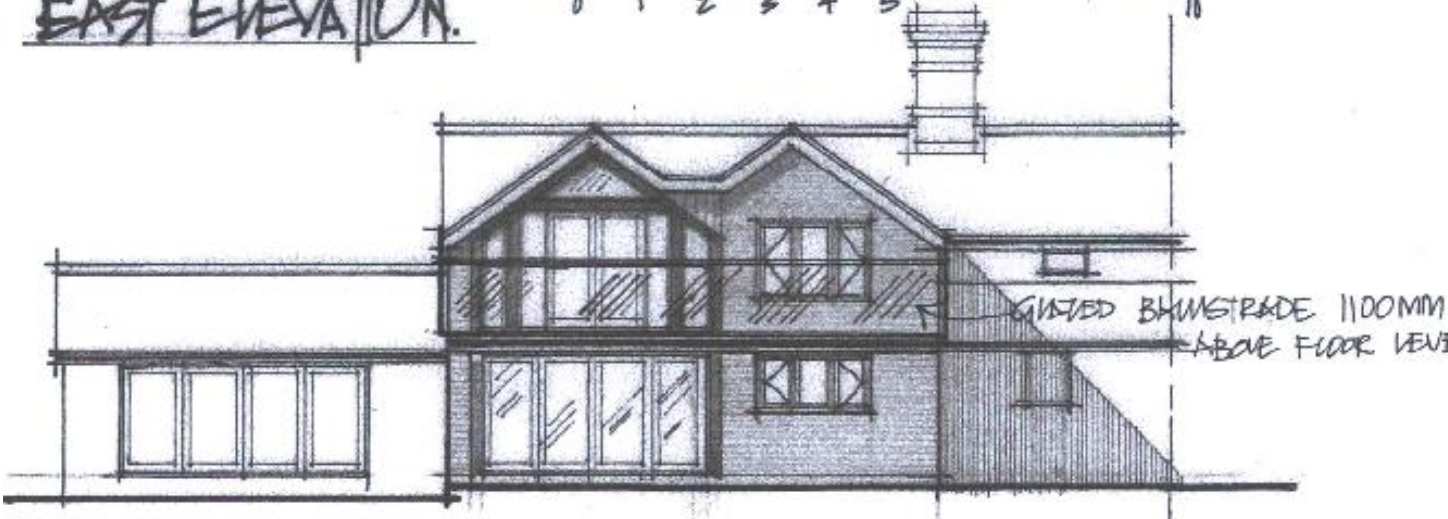
Existing Elevations



Proposed Elevations

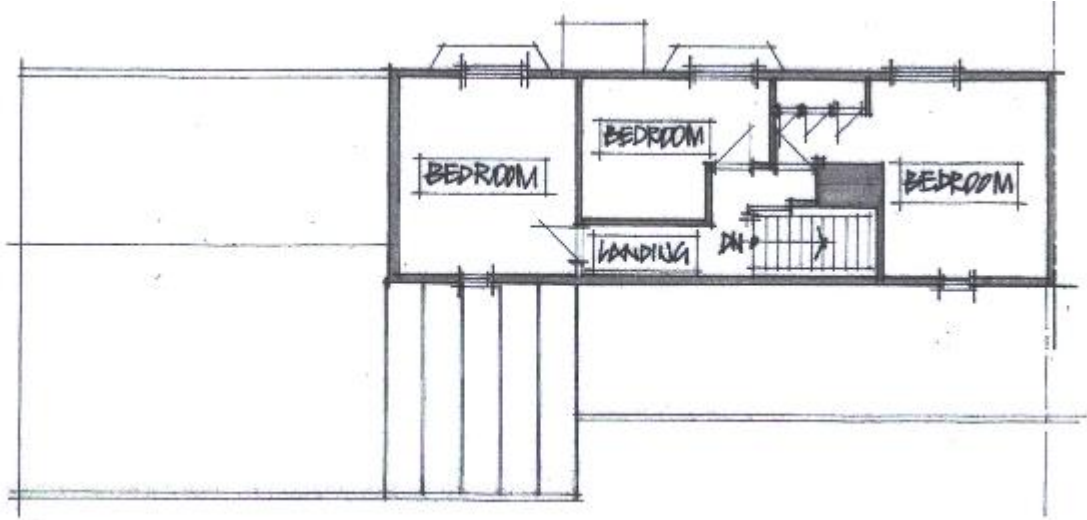
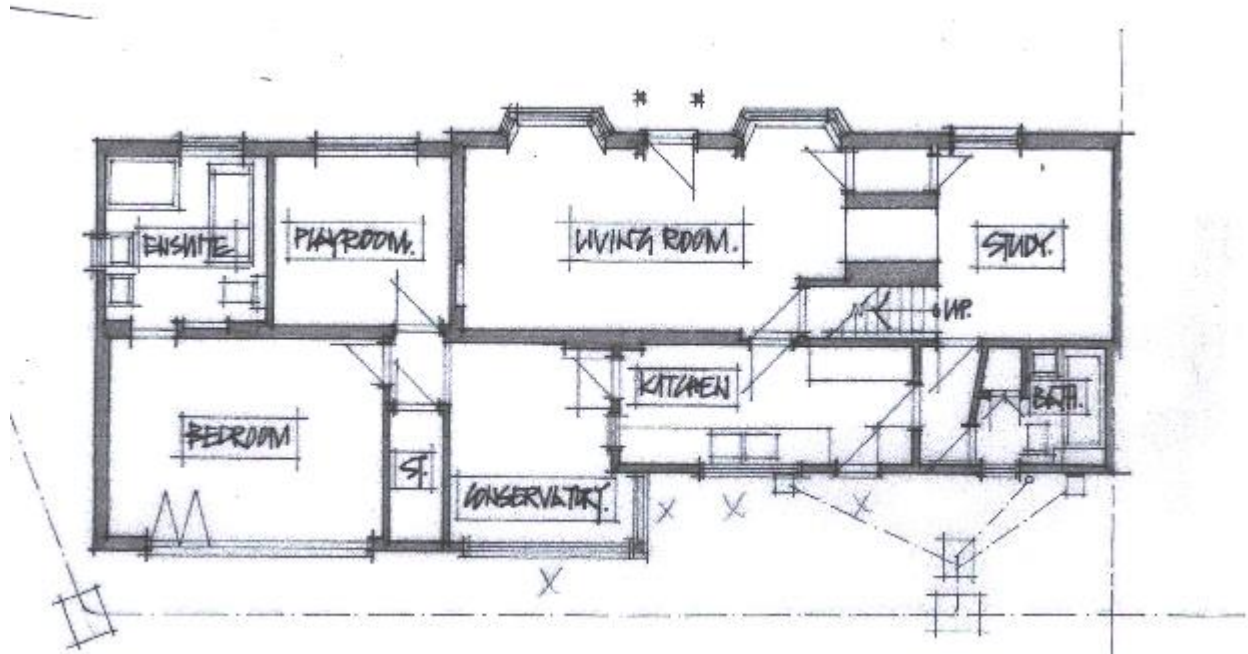


NORTH ELEVATION.

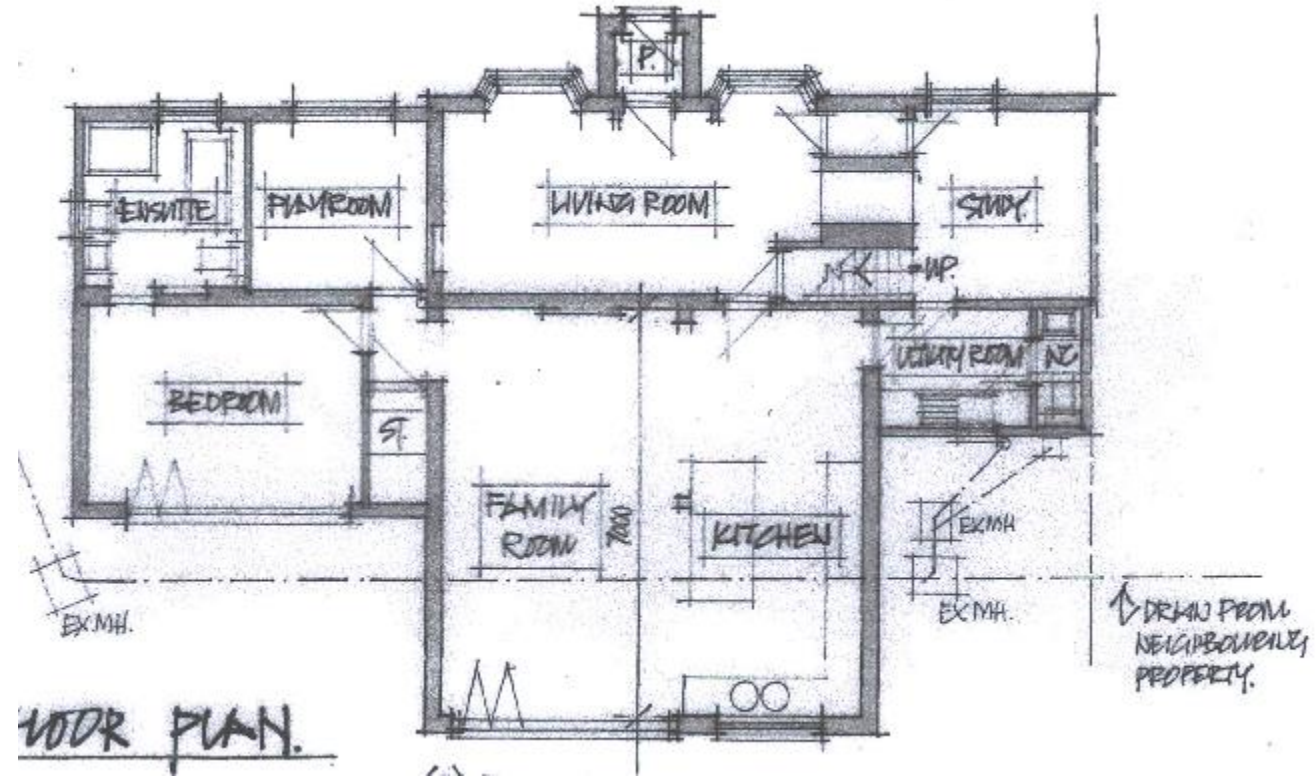
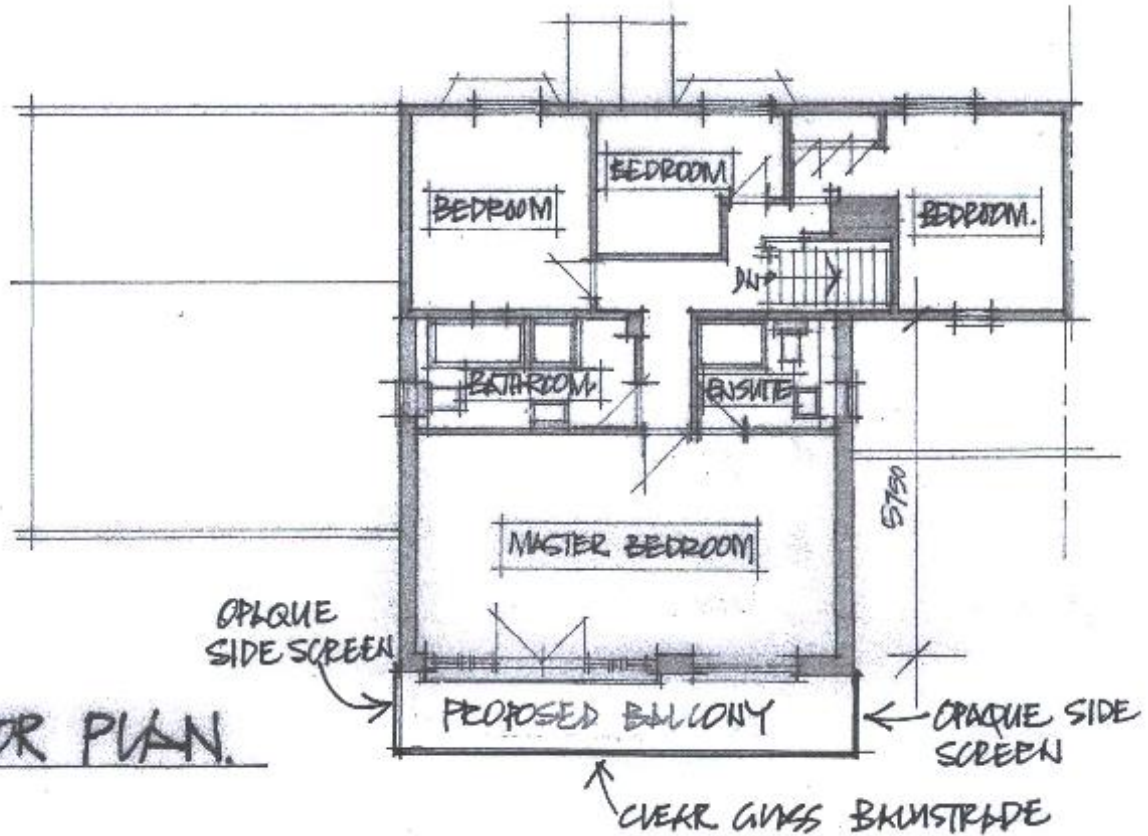


SOUTH ELEVATION / SECTION

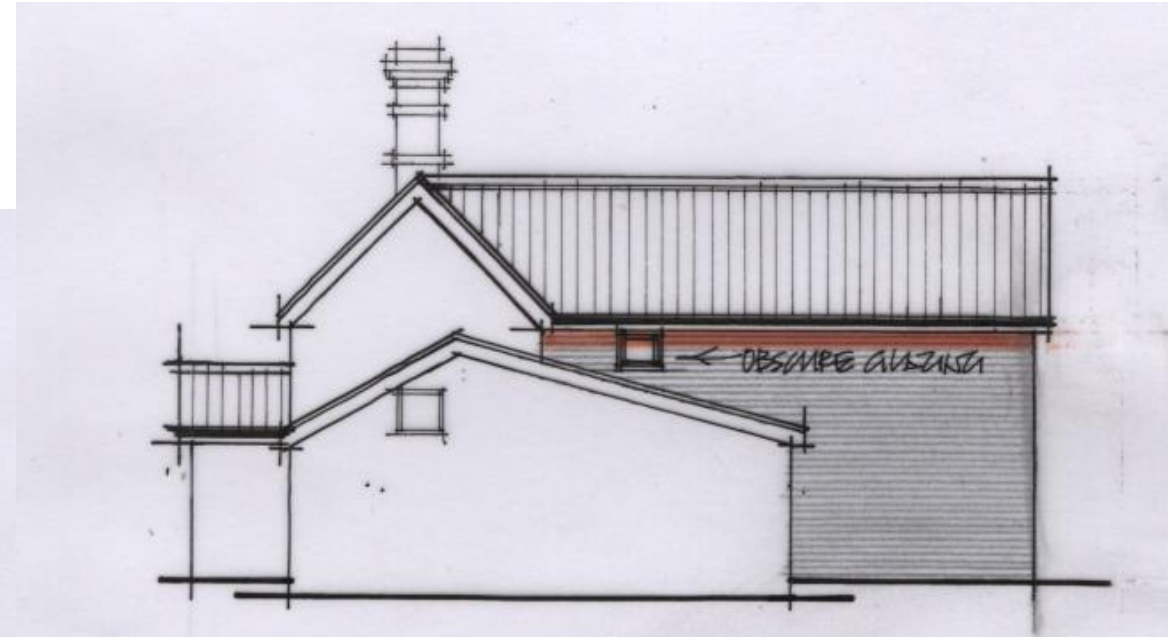
Existing Floor Plans



Proposed Floor plans



DC/21 /5450/FUL-Two storey rear extension, front entrance porch and associated alterations

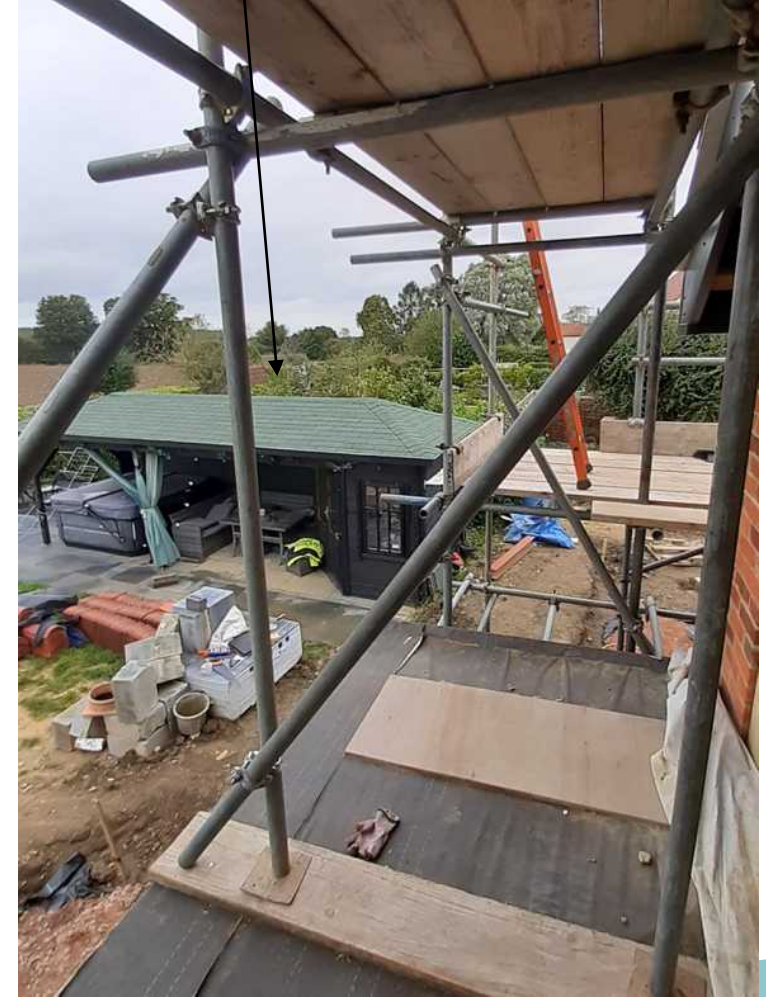


Site Photos

Low fence- no existing privacy



Outbuilding screens views of rear garden at 'Bramble Cottage'



Views from balcony towards neighbours with proposed screens

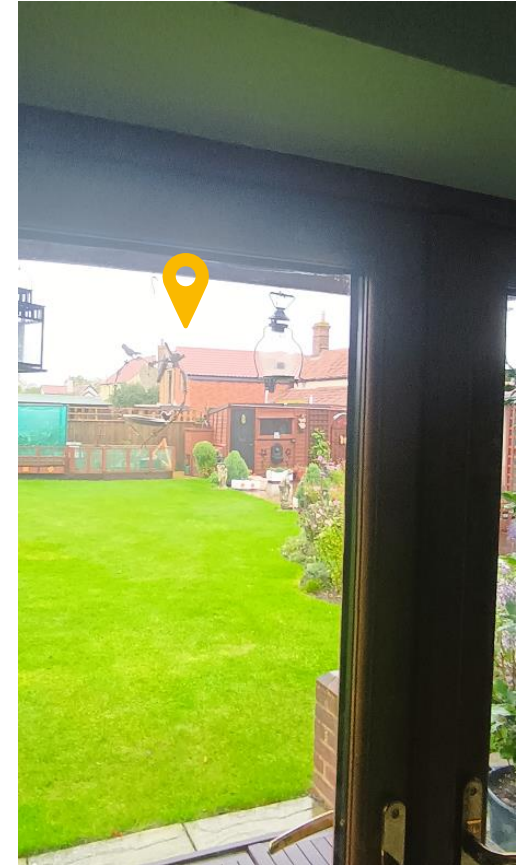


View towards Otley Cottage




View towards Bramble Cottage

View from neighbour



The Old Bakery

Material Planning Considerations and Key Issues

- **SCLP 10.4-** Landscape Character- Development within countryside
 - **SCLP 11.1-** Visual Amenity
 - **SCLP 11.2-** Residential Amenity: Issues surrounding overlooking and privacy impacts upon neighbouring occupiers from proposed balcony.
 - **NPPF**
 - **SPG16-** Householder Extensions/Alterations
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Recommendation

Recommended for approval subject to conditions as outlined within the report – summarised below:

- **Time limit-** The development hereby permitted shall be begun within a period of three years beginning with the date of this permission. Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.
- **Plans-** The development hereby permitted shall be completed in all respects strictly in accordance with the site location plan, plan numbers TOB.07.011/2021/04C, TOB.07.011/2021/05C and TOB.07.011/2021/03C received on 06.09.2023. Reason: For the avoidance of doubt as to what has been considered and approved.
- **Materials-** The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority. Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity.
- **Obscure Glazing Balcony Screens** - The hereby approved balcony shall be fitted with 1.7-metre-tall obscure glazed screens on both the north and south sides. These screens shall be obscured to a minimum of level 3 on the Pilkington glazing scale (or equivalent by alternative manufacturer). This obscured glazing/material shall be installed before the first use of the balcony. Thereafter the balcony screening shall be retained in that form unless otherwise approved in writing by the Local Planning Authority. Reason: to limit overlooking of adjacent properties.
- **Obscure Glazing First Floor Windows-** The two obscure glazed first floor side (north and south) windows, serving the bathrooms/En-suites shall be fitted with obscured glazing to a minimum of level 3 on the Pilkington glazing scale (or equivalent by alternative manufacturer). Reason: to limit overlooking of adjacent properties.