

## BEADNELL PARISH COUNCIL

Clerk \* Laurie Gray \* 6 Castle Drive \* Seahouses \* Northumberland \* NE68 7BB

Telephone \* 01665 722819

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### MINUTES OF PLANNING MEETING held on 27 May 2015 at 6.30pm in Beadnell W.I.Hall

**Present** : Councillors: G Martindale (Chair), C Williamson (Vice Chair), J Hall, L Gray (Clerk)

**Apologies for Absence**: Councillors: B Patterson, D Baker.

Members of Public: 4

1. Proposal	Resubmission: Extension and alterations to create first floor to dwelling, single storey extension to rear, two storey side extension and balcony to 1 <sup>st</sup> floor.
Location	22 Harbour Road Beadnell Northumberland
Applicant	Mr Rory McWilliams
Application No.	15/01484/FUL
Case Officer	Mr Ragu Sittambalam

Concerns were expressed about the applicant challenging two of the councillors instead of following the correct procedure of contacting the Clerk or Chair of the Parish Council.

Three members of the public spoke in objection to this application expressing concerns regarding privacy issues to neighbouring properties, additional unnecessary light pollution that would be caused from the large percentage of glass, the variance away from the building line curvature with the adjacent dwellings and the over development of this modest bungalow by scale mass and density of the proposed extension.

The Parish Council was pleased to see that the resubmission of this application had addressed the issue of the weatherboarding but was disappointed to note that the rest of the plans remaining unchanged.

The Parish Council **objected** to this application on the grounds that the proposed alterations and extensions would harm the character of the local surroundings and the neighbouring buildings and therefore be contrary to Saved Local Policy F2 as well as guidance in the NPPF.

Concerns were expressed that such a large two storey extension would have a detrimental impact on the appearance and character of the original building. The extensive glazing and balcony on the front would be very noticeable covering a significant amount of the frontage and would project out from the existing building line and be highly visible on Harbour Road. This property is part of the original tranche of development built in the 1930s stretching from number 14 to number 32 Harbour Road. The building line of these houses follows the curve of Harbour Road. The proposal to bring the building forward will destroy the curvature of the building line from 14 to 32 Harbour Road and consequently the streetscape and the character of the local area. The large rear window in the first floor lounge would impact on the privacy of the bungalows behind this property, overlooking their back garden, bedroom and kitchen.

Saved Policy F2 states development will be permitted if it accords with its surroundings by virtue of its scale, density, height, massing and materials.

Parish Council meetings are open, members of the public and press are welcome

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The extensive glazing and the scale of the extension would have an adverse impact on the host property and would have an adverse visual impact. The proposals are therefore contrary to this policy and the Residential extensions/alteration guidance.

Saved Policy F2 is consistent with the guidance in the NPPF in particular:

- Paragraph 58 *respond to local character and history, and reflect the identity of local surroundings and materials are visually attractive as a result of good architecture.*
- Paragraph 59 *should be of a design sympathetic to neighbouring buildings and the local area more generally*
- Paragraph 60 *emphasise the need for design to promote or reinforce local distinctiveness*
- Paragraph 64 *permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.*

The Parish Council is not opposed to the extension of this bungalow but would welcome a proposal that maintains the identity of the local surroundings, is designed sympathetically to the neighbouring properties, emphasises local distinctiveness and takes the opportunity to improve the character and quality of the area.