

BEADNELL PARISH COUNCIL

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MINUTES OF PLANNING MEETING held on 2 November 2016 at 6.30pm in Beadnell W.I.Hall

Present: Councillors: G Martindale (Chair); D Baker; J Hall; R Batten
L Gray (Clerk)

Apologies for Absence: A Nation

Declaration of Interest: J Hall declared a possible interest in this application as she is distantly related to the applicant.

Members of Public: 2

Proposal	Proposed Dormer Extension & 2No. Juliet Balconies
Location	The Beach Harbour Road Beadnell Northumberland
Applicant	Mr & Mrs Murdoch Allan
Application No.	16/03649/FUL
Case Officer	North Planning Officer

Public Comments

One member of the public raised concerns regarding the scale and mass of the proposed dormer windows. The plans show the dormer windows to be one large box dormer which does not comply with the AONB design guide. The dimensions for the Juliet balcony are unclear and do not specify the depth of the proposed balconies which are also shown as being supported by timber posts. The question was raised that the balconies could end up being built as usable areas.

Councillor's Comments

The Parish Council **objected** to the design of this extension as the proposed box dormer windows go against the AONB Design Guide to the Built Environment which states, on page 74, that:

The insertion of large flat roof dormers will not be acceptable but a number of smaller types of dormer could be considered in certain positions. These should be small scale, closely related to the size and position of the existing windows.

It is the understanding of the Parish Council that a Juliet Balcony is a 'gated door/window' and not a usable area. The design plans do not show clear dimension as to the depth of these proposed balconies.