

Nelson, Brierfield and Reedley Committee - Planning Update Report – 8th January 2024

23/0701/HHO: 39 Reedley Drive, Reedley

Following the publication of the Committee report, the applicant has submitted amended plans.

The plans submitted seek to address the residential amenity impact to the adjoining property at 37 Reedley Drive. The proposed first floor extension would not breach the first floor bedroom windows at No. 37 Reedley Drive, however the balcony to the rear would require a 2m high privacy screen to both side elevations of the proposed balcony so as to ensure no overlooking and loss of privacy to the rear bedroom window at No. 37 Reedley Drive and no overlooking or loss of privacy to No. 43 Lower Reedley. Furthermore, the front balcony would also need a 2m high privacy screen to the side elevation to ensure no loss of privacy to No. 41 and No. 43 Lower Reedley.

The submitted plans have reduced the width of the rear extension at first floor which now ensures the first floor bedroom window to the rear elevation of No. 37 Reedley Drive does not breach the 45 degree guidance. Although the privacy screen to the side elevation adjacent to No. 37 would result in breaching the 45 degree guidance to No. 37 rear bedroom window, the main part of the extension does not breach it. And given the offset at first floor level from the party boundary by circa 2.5m, the Design Principles SPD would be met by the first floor element being offset by greater than 1m from the party boundary. Therefore, the proposed privacy screen would not have an unacceptable impact on No. 37 Reedley Drive.

The proposed development would have no unacceptable residential amenity impact subject to conditions for obscure glazed privacy screens to the side elevations of the front and rear balconies, therefore the proposal would conform with Policy ENV2 and the Design Principles SPD.

However, this does not alter the recommendation of the report which is for refusal of the application due to the poor design.

RECOMMENDATION: Refuse

1. The proposal would have a modern design which would appear incongruous in this context, it would be out of character to the area and out of character to the pair of semi-detached dwellings, the design, scale and positioning of the windows would be an alien design and have an unacceptable visual impact on the street scene. The proposal would be poor design due to the design and materials proposed and would be inappropriate in this area, the proposal would not conform with paragraph 134 of the Framework, with Policy ENV2 and the Design Principles SPD.