

# 21/01402/FUL

**Applicant** MR G Pedlar

**Location** 17 Alford Road, West Bridgford, Nottinghamshire

**Proposal** Provide a 2 storey rear extension and additional room in roof space.  
First floor extension to have dormer with balcony area

**Ward** Abbey

## LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection  
**RECEIVED FROM:** Neighbour

### **SUMMARY OF MAIN POINTS:**

Neighbour submitted further comments in response to the revised set of plans, maintaining their objection. The proposed full height doors would significantly add to the massing of the dormer compared to that proposed under application 08/00751/FUL. The Juliet balcony proposed in the amended plans would not have vertical metal bars and does not appear to meet the definition of a Juliet balcony, as it would be a single rail positioned across the opening doors. Concern that the originally proposed walk-out balcony could still be used.

### **PLANNING OFFICERS COMMENTS:**

In the event that planning permission is granted, a condition is proposed (condition 4) to prevent the use of the flat roof area in front of the Juliet balcony as a balcony, roof garden or any other similar amenity area for the lifetime of the development. The revised rear elevation plan on drawing 70421/7A dated 7<sup>th</sup> July shows a fixed balustrade comprising vertical bars in addition to two horizontal bars to prevent access on to the flat roof area. The agent has provided additional information and an illustrative photo of the proposed balustrade which is on the planning file dated 10<sup>th</sup> August.

2. **NATURE OF REPRESENTATION:** Amendment to condition  
**RECEIVED FROM:** Case officer

**SUMMARY OF MAIN POINTS:**

Should members be minded to accept the officer recommendation it is proposed that the wording of condition 4 as set out in the officer report is amended to clarify that the area in front of the Juliet balcony is not permitted for use as a roof garden.

The proposed revised condition is as follows:

“The Juliet balcony shall be fitted with a fixed balustrade in accordance with drawing 70421/7A prior to the development being brought into use and the area of flat roof in front of the Juliet balcony must not be used as a balcony, and notwithstanding the details shown in drawing 70421/7A a roof garden, or any other similar amenity area whatsoever for the lifetime of the development.

**PLANNING OFFICERS COMMENTS:**