From:clerk@quarndon-pc.gov.uk
Sent: Mon, 24 Jan 2022 20:06:46 -0000
To: Development
Subject: Planning feedback AVA/2022/0026

Hi

AVA/2022/0026, 78 Burley Lane Demolition of rear single storey extension, conservatory & garage. Erection of garage, two storey side extension, two storey front extension, single storey rear extension with balcony, loft conversion & replacement porch

Quarndon Parish Council The proposed building again looks very large, although in faimess several of the neighbouring properties look similar.

The balcony offers minimal infringement of neighbours private amenity as it looks down the garden to the North, so long as the height of the side screens on both sides are at a minimum height of 1.8m and of obscure material, both conditions to be retained in perpetuity.

The applicant claims that the separate garage can be built as 'Permitted development' we are not sure that is the case in Green Belt.

It is unclear when the building and existing extensions were constructed; this will determine the basis from which a determination can be made as to whether the proposed increase in size is proportionate in the Green Belt or not. We are uncertain of the increase in volume over the existing property and garage possibly 50%, but much in excess of that if the area of the balcony is included.

In the absence of exceptional circumstances we question the compliance of this application with the requirement for any increase to remain 'proportionate' as the property lies totally in the Green Belt and must therefore accord with Paragraph 149 of the NPPF, AVBC Local Plan Policy EN2(c) and Elements d) & f) of QNP Policy QDBC1., in order to avoid resulting harm to the openness of the Green Belt.

Kind Regards

Laura Storey

Parish Clerk

PO Box 8108

Derby

DE1 0ZU

[redacted]