

JOINT DEVELOPMENT CONTROL COMMITTEE

Report by: Head of Planning
Services

Date: 18th April 2012

DISCHARGE OF PLANNING CONDITION FOR APPLICATION REFERENCE: 11/0698/REM PURSUANT TO THE OUTLINE PERMISSION 07/0620/OUT

**SITE: Royal Showground Parcels 19 and 20 Land between Long
Road and Shelford Road (Clay Farm/Showground Site), Cambridge**

CONDITION 13 - First and Second Floor Balcony Details

1. EXECUTIVE SUMMARY

- 1.1 A reserved matters (RM) application for 128 dwellings on Clay Farm Parcels 19 and 20 was approved by the Joint Development Control Committee (JDCC) on 6th October 2011. This permission was granted subject to conditions and the signing of a unilateral undertaking by the developers to provide a pedestrian crossing across Addenbrookes Road. Appendix A shows the location of Clay Farm Parcels 19 and 20 within the context of the wider Clay Farm site.
- 1.2 This report seeks approval for the first and second floor balcony details of the development which are the subject of condition 13 of the RM approval. This condition is being reported to the JDCC for discharge because there are third party representations which are contrary to the officer recommendation for approval.
- 1.3 Condition 13 states,

Prior to commencement of development, apart from enabling works previously approved in writing by the Local Planning Authority, details and specifications of first and second floor rear balconies shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the details thus approved. Reason: To ensure the details are satisfactory (Cambridge Local Plan Policy 3/12).
- 1.4 This condition was imposed in order to enable the Council to approve the design and detail of the first and second floor balconies of 24 x 4 bedroom houses in the approved scheme

(11/0698/REM). Appendix B shows the location of those houses with first and second floor balconies.

- 1.5 The submission for condition 13 was received on the 12th January 2012, with further details received on 13th March 2012.

2. RECOMMENDATION

- 2.1 Committee are asked to:

- a) Agree to the discharge of planning condition 13 in respect of planning permission 11/0698/REM pursuant to the full outline permission 07/0620/OUT.

PUBLICITY

- 3.1. A site notice was displayed.
- 3.2 Two neighbours at 17 Cabbage Moor and 149 Shelford Road were consulted following objections raised to the balconies approved as part of the reserved matters scheme 11/0698/REM.

4. POLICY CONTEXT

Cambridge Local Plan 2006
3/12 The Design of New Buildings

National Planning Policy Framework 2012

5. INTERNAL AND EXTERNAL CONSULTATIONS

5.2 Urban Design Team

The Urban Design Team are satisfied with the balcony designs and details provided by the developers and raise no objection.

Environmental Health

Environmental Health have assessed the details provided and are satisfied there will be no impact on the amenity of existing residents and raise no objection to the scheme.

- 5.3 Any further responses received will be reported through the Amendment Sheet.

6. NEIGHBOUR REPRESENTATIONS

6.1 Objections have been received from 17 Cabbage Moor and 149 Shelford Road. These neighbours have objected to the detailed balcony proposals on the following grounds;

- The balconies will result in overlooking into gardens and properties.
- The balconies will result in an increase in noise and disturbance at night.

6.1 All other issues raised were considered at Committee on 6th October 2011. The above representations are a summary of the comments that have been received. Full details of the representations can be inspected on the application file.

7. ASSESSMENT

7.1 First and Second floor balconies are proposed on four properties located on the western boundary of the development and on 20 properties located on the southern boundary of the development. The information provided by the developers includes a plan showing the typical rear elevations of the properties with balconies, detailed construction drawings of the first and second floor balconies together with information regarding their height, materials and colour.

7.2 First Floor Balconies

7.3 The balconies at first floor level will span the width of the rear elevation, at 8m and provide a terraced area, accessed from the living room. The balcony guarding will be a 1120 mm high steel rod balustrade supported at either end by a 1400mm high brick pier. The steel balustrade will be painted grey with a powder coated finish. Appendices B and C show the design details of the first floor balconies.

7.4 Second Floor Balconies

7.5 The balconies at second floor level will be set back behind a 3.3 m wide glass panel screen which will sit flush with the rear elevation. The glass panel screens will be made of sandblasted toughened glass which will have an opaque finish. The glass screen will be

supported by stainless steel panel holders, the rear elevation and a 1400mm high brick pier. The balcony will also be visible from the front elevation but be set back by 3.3 metres. The guarding on this side will be a steel rod balustrade 1120mm in height and will be consistent in terms of materials, colour and height with all first floor level balconies. Small juliet balconies are also proposed at the rear at second floor level, these will also have steel rod balustrade guarding consistent with those at first floor level. Appendices B and D provide details of the second floor balconies.

7.6 The glass panel screens at second floor level were included as part of the reserved matters scheme in response to neighbours concerns regarding overlooking and noise. The height of the screens has been raised from 1500mm to 1915mm in response to further concerns raised by the neighbours detailed in this report.

7.7 The Clay Farm Design Code (May 2011) does not include design criteria for balconies, but the design details and quality of materials are supported by the Urban Design Team and considered acceptable in design terms.

7.8 **Impact on Existing Residents**

7.9 Two neighbours have made representations objecting to the balcony designs for reasons of overlooking and noise. The potential impact on the amenity of these and other existing residents was given significant consideration throughout the assessment of the reserved matters application, and at the JDCC Committee Meeting on 6th October 2011. Following this consideration, the development was considered not to be detrimental to the amenity of existing residents and the development was approved on 6th October 2011 (11/0698/REM).

7.10 The continuing concerns of overlooking and noise raised by the residents of 17 Cabbage Moor and 149 Shelford Road, are again noted and considered in this subsequent assessment of the detailed balcony designs. In response to these concerns the developer has raised the height of the glass screens on the second floor balconies which were of most concern, from 1500mm to 1915mm, and sunken the terrace to give an overall height of 2000m. This has reduced further any potential impact on amenity. The sandblasted facade of the glass panels will also ensure they are not transparent which will reduce any overlooking and perception of overlooking and help reduce any noise from the balconies. A sample of the proposed

glazing has been submitted and will be made available at Committee.

7.11 The City Council's Environmental Health Officer has also assessed the balcony details and is satisfied that there will be no amenity impact in terms of noise coming from normal daily use.

7.12 The final balcony details have therefore been carefully designed so as to ensure that there would not be a significant detrimental impact on the amenity of existing residents and the design details of the balconies are therefore considered acceptable.

8. CONCLUSION

8.1 The details submitted for condition 13 are considered acceptable and are compliant with Development Plan policies.

9. BACKGROUND PAPER

6th October 2011 JDCC Report

10. APPENDICES

Appendix A: Southern Fringe Composite Plan

Appendix B First and Second Floor Balcony Plans (Rear Elevations)

Appendix C Steel Rod Balustrade Details

Appendix D Second Floor Balcony Glass Screens

11. INSPECTION OF PAPERS

To inspect the background papers or if you have a query on the report please contact:

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