

**WEST/CENTRAL AREA COMMITTEE MEETING – 26<sup>th</sup> April 2012**  
**Pre-Committee Second Amendment Sheet**

**PLANNING APPLICATIONS**

**CIRCULATION:** First

**ITEM:** **APPLICATION REF:** 11/1578/FUL

**Location:** 37 City Road

**Target Date:** 22.02.2012

**To Note:**

*Overlooking*

At first floor level, the wing at the southern end of plot 1 would include a full length window. This window would face towards the rear of 33, 34 and 35 City Road, with a separation distance of less than 14m from the rear of 35 City Road, 13.5m from the rear of 34 City Road and 13m from the rear of 33 City Road. To prevent direct overlooking of these neighbours, it is proposed that the bottom half of this window is obscure glazed, with the clear glazing starting above eye level. In my opinion, this treatment of the window will prevent any direct overlooking of these neighbours, but to ensure this is the case I recommend a condition requiring that the window is obscure glazed as shown on the submitted plans, and remains as such.

**Amendments To Text:**

**Pre-Committee Amendments to Recommendation:**

Additional condition:

The first floor window serving bedroom 1 of plot 1, identified as having obscured glass on drawing number 305 revB shall be obscure glazed up to a height of 1.8m above finished floor level, to a minimum level of obscurity to conform to Pilkington Glass level 3 or equivalent prior to commencement of use and shall have restrictors to ensure that the window cannot be opened more than 45 degrees beyond the plane of the adjacent wall and shall be retained as such thereafter.

Reason: In the interests of residential amenity (Cambridge Local Plan 2006 policies 3/4 and 3/12).

**DECISION:**

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**CIRCULATION:** First

ITEM:                    APPLICATION REF: 11/1579/CAC

Location:                37 City Road

Target Date:            17.02.2012

To Note:

Amendments To Text:

Pre-Committee Amendments to Recommendation:

**DECISION:**

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