

Application Number	10/0281/FUL	Agenda Item	
Date Received	21st April 2010	Officer	Mr Marcus Shingler
Target Date	16th June 2010		
Ward	West Chesterton		
Site	6 Corona Road Cambridge Cambridgeshire CB4 3EB		
Proposal	Erection of balcony to rear of property.		
Applicant	Mr Harry Hemingway 6 Corona Road Cambridge Cambridgeshire CB4 3EB		

1.0 SITE DESCRIPTION/AREA CONTEXT

- 1.1 6 Corona Road is a four storey (including basement) mid terraced dwelling and its rear garden sited on the eastern side of the road. The area is predominantly residential in character containing mainly terraced properties. A new residential development is under construction to the western side of Corona Road; whilst to the rear of the site is commercial development in the form of offices. The subject dwelling is finished in Cambridge stock brickwork under a slate roof.
- 1.2 The site is not within a Conservation Area or the Controlled Parking Zone.

2.0 THE PROPOSAL

- 2.1 The application seeks planning permission for a first floor balcony to the rear of the existing property. The balcony will be accessed via a new staircase from ground level and both the staircase and balcony will abut the common boundary with No. 4 Corona Road to the south, which has a similar balcony. The balcony is to be constructed in timber.
- 2.2 The application has been brought to North Area Committee for determination because Councillor Margaret Wright occupies the

neighbouring house, No. 4 Corona Road. The application is therefore one that in the opinion of officers should be determined by Committee (part (k) of the Scheme of Delegation).

3.0 SITE HISTORY

Reference	Description	Outcome
73/0185	Single storey rear extension.	A/C

4.0 PUBLICITY

4.1	Advertisement:	No
	Adjoining Owners:	Yes
	Site Notice Displayed:	No

5.0 POLICY

5.1 Central Government Advice

Planning Policy Statement 1: Delivering Sustainable Development (2005): Paragraphs 7 and 8 state that national policies and regional and local development plans (regional spatial strategies and local development frameworks) provide the framework for planning for sustainable development and for development to be managed effectively. This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise. Planning Policy Statement 1: Delivering Sustainable Development (2005)

Circular 11/95 – The Use of Conditions in Planning Permissions: Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.

5.2 East of England Plan 2008

ENV7 Quality in the built environment

5.3 **Cambridge Local Plan 2006**

3/4 Responding to context
3/14 Extending buildings

5.4 **Supplementary Planning Documents**

Cambridge City Council (May 2007) – Sustainable Design and Construction: Sets out essential and recommended design considerations of relevance to sustainable design and construction. Applicants for major developments are required to submit a sustainability checklist along with a corresponding sustainability statement that should set out information indicated in the checklist. Essential design considerations relate directly to specific policies in the Cambridge Local Plan 2006. Recommended considerations are ones that the council would like to see in major developments. Essential design considerations are urban design, transport, movement and accessibility, sustainable drainage (urban extensions), energy, recycling and waste facilities, biodiversity and pollution. Recommended design considerations are climate change adaptation, water, materials and construction waste and historic environment.

5.5 **Material Considerations**

City Wide Guidance

Roof Extensions Design Guide (2003) – Guidance on roof extensions.

6.0 **CONSULTATIONS**

Cambridgeshire County Council (Engineering)

6.1 No objections.

6.2 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 The owners/occupiers of the following addresses have made representations:

4 Corona Road
8D Corona Road

7.2 The representations can be summarised as follows:

The balcony will be used as a means of access to the roof above the existing extension, thus creating a more extensive balcony;
Loss of privacy to neighbouring gardens;
Additional noise disturbance;
The structure will obstruct view from the balcony of No. 4 Corona Road and make its maintenance difficult.

7.3 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. The issues raised, where pertinent to the determination of this application are considered below.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Context of site, design and external spaces
2. Residential amenity
3. Third party representations

Context of site, design and external spaces

8.2 The balcony will be situated at upper ground/first floor level adjacent to an existing pair of French doors that serve a kitchen/dining room. The balcony projects 1.5 metres and is a maximum of 2.2 metres wide. The base of the balcony is about 2.2 metres above ground level. To the south it abuts the boundary of 4 Corona Road that is defined by a balcony of similar depth but full width of the house; this balcony is about 2 metres above ground level. To the north the balcony abuts the existing flat roof to a single storey extension. This extension is approximately 3

metres high and provides a separation distance of about 2.7 metres to the boundary with 8 Corona Road. The stairs that serve the balcony abut the boundary with 4 Corona Road that is formed by a 2 metre high fence. They project approximately 2 metres beyond the balcony. The railings around the balcony will be approximately 0.9 metres high and formed by vertical uprights.

- 8.3 Although the design of the balcony does not mimic the design of the existing balcony to 4 Corona Road it is of a smaller scale and in my view its design is satisfactory to the site context. The balcony will be to the rear of the dwelling and therefore the streetscene will not be affected. I consider that the development would not be visually harmful or cause harm to the character and appearance of the locality.
- 8.4 In my opinion and from the visual perspective, the proposal is compliant with East of England Plan (2008) policy ENV7, and Cambridge Local Plan (2006) policies 3/4 and 3/14.

Residential Amenity

- 8.5 The proposed balcony is in a terrace and by its nature at high level, therefore its use has the potential to impact on residential amenity by virtue of overlooking and loss of privacy. The balcony directly abuts the existing balcony at 4 Corona Road and the use of the balcony and the staircase would result in direct overlooking and loss of privacy. In my view this impact could be mitigated against by the provision of a screen as least 2 metres in height at the southern end of the balcony. There would remain the potential for overlooking resulting from the use of the staircase but given that this would not be for such prolonged periods and that the use of the balcony at 4 Corona Road already affords views into the garden of 6 Corona Road, I do not regard this as unreasonable. I have recommended an appropriate condition.
- 8.6 In recommending a screen be added to the design I am mindful of the concerns that have been expressed by the occupier of 4 Corona Road regarding loss of outlook. Clearly a screen would increase the visual impact of the balcony but on balance this would be outweighed by the benefit of protecting privacy. I do not consider that the visual impact of the balcony would be damaging to outlook from 4 Corona Road.

8.7 The balcony will be set off the boundary with 8 Corona Road but in my view a screen to the northern side is also necessary to protect privacy. Such a screen would also prevent any potential for use of the flat roof as amenity space, which does not in any event form part of this application.

8.8 The scale of the balcony would in my view serve to place a restriction on the level of noise and disturbance that can result from the use of the balcony.

8.9 In my opinion, subject to appropriate conditions, the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with East of England Plan (2008) policy ENV7 and Cambridge Local Plan (2006) policies 3/4 and 3/14.

9.0 **CONCLUSION**

9.1 The proposals are considered to be acceptable, subject to planning conditions and approval is recommended.

10.0 **RECOMMENDATION**

APPROVE subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. Prior to the commencement of development full details of screen fencing to be erected to the northern and southern ends of the balcony hereby permitted shall be submitted to and approved by the local planning authority in writing. The approved screening shall be provided as part of the construction of the balcony, shall be in place prior to the first use of the balcony as an amenity space and shall be retained thereafter.

Reason To reduce the potential for overlooking and loss of privacy impact on the occupiers of 4 and 8 Corona Road. (Cambridge Local Plan policy 3/4 and 3/14)

Reasons for Approval

1. This development has been approved, conditionally, because subject to those requirements it is considered to generally conform to the Development Plan, particularly the following policies:

East of England plan 2008: ENV7

Cambridge Local Plan (2006): 3/4 and 3/14

2. The decision has been made having had regard to all other material planning considerations, none of which was considered to have been of such significance as to justify doing other than grant planning permission.

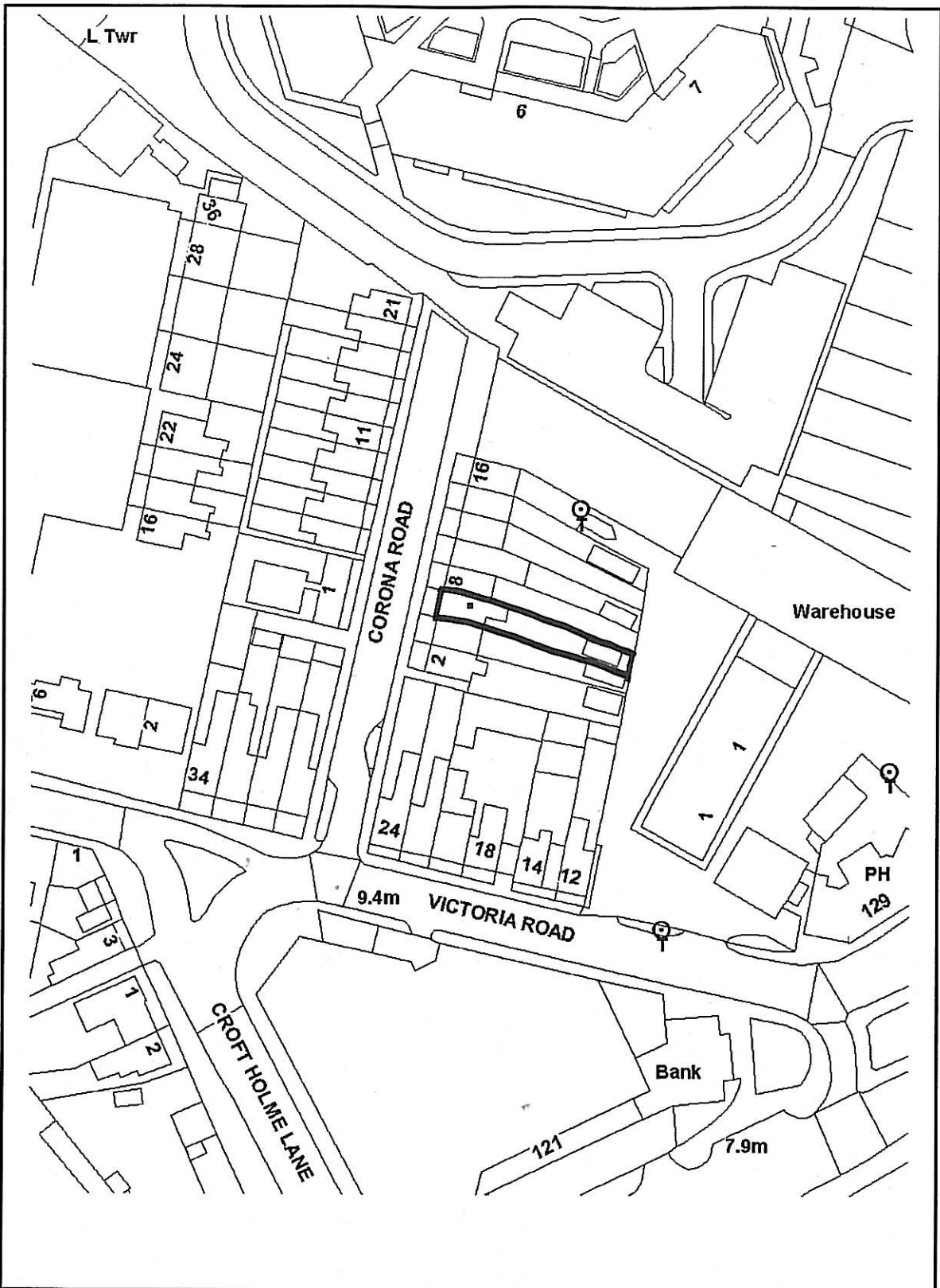
These reasons for approval can be a summary of the reasons for grant of planning permission only. For further details on the decision please see the officer report online at www.cambridge.gov.uk/planningpublicaccess or visit our Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB2 1BY between 8am to 6pm Monday to Friday.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Under Section 100D of the Local Government Act 1972, the following are “background papers” for each report on a planning application:

1. The planning application and plans;
2. Any explanatory or accompanying letter or document from the applicant;
3. Comments of Council departments on the application;
4. Comments or representations by third parties on the application as referred to in the report plus any additional comments received before the meeting at which the application is considered; unless (in each case) the document discloses “exempt or confidential information”
5. Any Structure Plan, Local Plan or Council Policy Document referred to in individual reports.

These papers may be inspected by contacting John Summers (Ext.7103) in the Planning Department.



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