

2.2.3 BALCONIES AND TERRACES

Balconies can provide valuable amenity space, especially for flats that would otherwise have little or no private exterior space. When considering a balcony for your property, it is important you appreciate the impact of this alteration on the roof form, host building, wider area and neighbouring amenity.

Depending on their size, balconies could generate harmful noise disturbance to your neighbours when in use. The intensity of the use of a balcony depends on the size and number of people they could accommodate at one time. A modest balcony is more likely to receive consent than larger ones.



Photo 30

There are certain considerations that should be taken into account when designing a **balcony**, to ensure it is sensitively and appropriately designed for its context. A new balcony should:

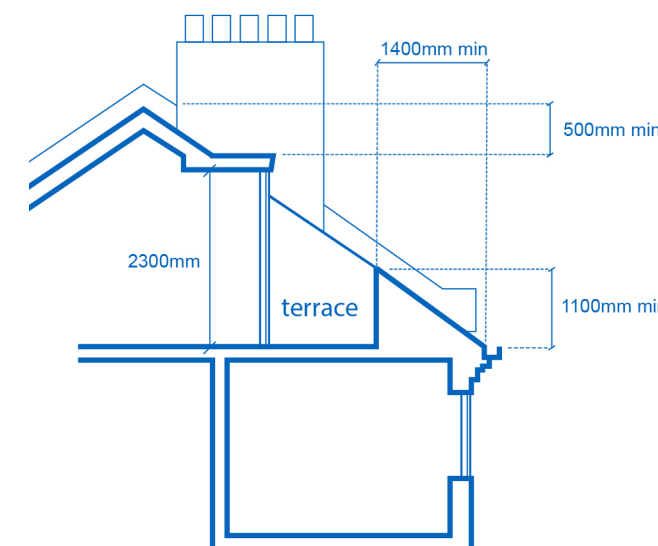


- Be subordinate to the roof slope being altered, and roof form overall;
- Preserve the roof form and complement the elevation upon which they are to be located;
- In case of pitched roofs, be set in within the roof slope, when possible;
- Should maintain the existing parapet height;
- Handrails and balustrades should be set back behind the line of the roof slope or parapet;
- Carefully consider materials for enclosure:
 - For traditional buildings, metal railings are preferred as they integrate well with the building's character, are more resilient, require low maintenance, support plants growth;
 - Glass balustrades could be appropriate for modern buildings with thin frames, or frameless; note they can generate sun reflection, are difficult to maintain clean, and do not support plants growth.
 - Timber balustrades could be appropriate at lower levels;
 - Raised parapets could contribute to shading where necessary and have different patterns, such as hit and miss brick pattern.
- The design of the balcony should take into account the risk of creating climbing opportunities for burglars;



- Consider spaces for planters within your balcony for screening and enhancement;
- When deemed necessary, privacy screens should be made of natural materials and allow plants to grow on them; plants act like a sound barrier, provide shade and lower air temperature;

You should engage with your neighbours prior to submitting an application for a balcony, so you can appreciate the impact this would have on their amenity.



Modest balcony, set in within the roof slope provides amenity space and retains the roof form.



- Be located at the rear of properties to ensure no impact on the streetscene and wider area;
- Be set back from roof's margins;
- For balconies as part of a roof extension within a valley roof, the front and rear parapet of buildings should be retained and balustrades to sit behind them;
- When deemed necessary, privacy screens should be no less than 1.8m in height, made of natural materials and support plants to grow on them.

