

## **6b Wedderburn Road - Application for 3<sup>rd</sup> floor rear balcony**

### **Overview**

Planning permission is requested for a sympathetic small balcony at the rear of the third floor. The objective is to provide the 5 bedroom family home at flat b, 6 Wedderburn Road, with the only real outside space. There is currently a decorative balcony at the front of building, which overlooks the street and cannot have raised balustrades hence is not suitable for access by children.

### **The proposal**

The submitted plans are for a terrace on the existing flat section of the second floor roof on the rear of 6 Wedderburn Road. The overall size will be no more than 14m<sup>2</sup> (ie no extension of the existing building's footprint). The terrace would be enclosed by glass balustrades to cause minimal visual impact to the rear elevation. Access to the roof terrace will be through the existing the cabrio 'rooflight' system for which permission was granted on 31/10/ 2006 (2006/3600/P). There will be no new overlooking issues as there is already a view of neighbouring gardens from the windows on the second floor of the flat.

### **Main Design Principles**

There is currently no uniformity to the rear balconies along the north side of Wedderburn Road. The main design principles which have informed our proposals are:

- To maximise the balcony amenity on the third floor;
- To provide improved natural light provision for the applicant and
- To do so without effective impact upon the amenity of adjacent properties.

### **Precedents**

Several properties on Wedderburn Road have rear third floor balconies. Those known to us are set out below:

i) No 8 Wedderburn Road, a similar sized third floor rear balcony was approved on 21/10/2014 (2014/5212/P). This has been built and is shown in pictures below (white railings).

ii) No 12 Wedderburn Road, similar balcony permission granted - 2015/1067/P.

iii) No.14 Wedderburn Road, planning permission granted on 07/05/1992 for erection of a balcony with railings at the rear (9100887).

iv) No.16 Wedderburn Road, planning permission granted on 21/11/1985 for a rear facing balcony (8501116).

v) No.20 Wedderburn Road, planning permission granted on 28/05/1998 for balustrading around the rear flat roof area (PW9702921R1)

vi) No.22 Wedderburn Road, planning permission granted on 07/03/2014 for formation of rear roof terrace with metal balustrade and replacement of existing rear window with double doors to provide access (2013/7515/P).

vii) *Permissions previously granted at 6b:* On 18/11/04 permission was granted for an inset rear dormer and balcony, reference 2004/3885/P.

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**The existing building**

Wedderburn Road is not listed, but is located within the Fitzjohn's & Netherhall Conservation Area. The property is semi-detached, is constructed of red brick and was built c1890. 6 Wedderburn Road is occupied as three separate flats. There is a side path that slopes from the rear of the house down towards Wedderburn Road at the front of the house which provides access for the two upper floor flats 6a and 6b. The roof is pitched on four sides and is clad in tiles. There is a central flat section to the roof which is not visible from street level.



Rear view of 6 wedderburn road (centre building) showing balconies at no 4 (left of picture) and no 8 (right of picture).



Current view of the rear of no 6 wedderburn road (to the right of the picture) and of no 4 with current balcony.