

PLANNING COMMITTEE ADDENDUM 8 Studio Cottage Presentation

2.00PM, WEDNESDAY, 13 JANUARY 2021

VIRTUAL

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ADDENDUM

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Studio Cottage, Caburn Road

BH2020/02829



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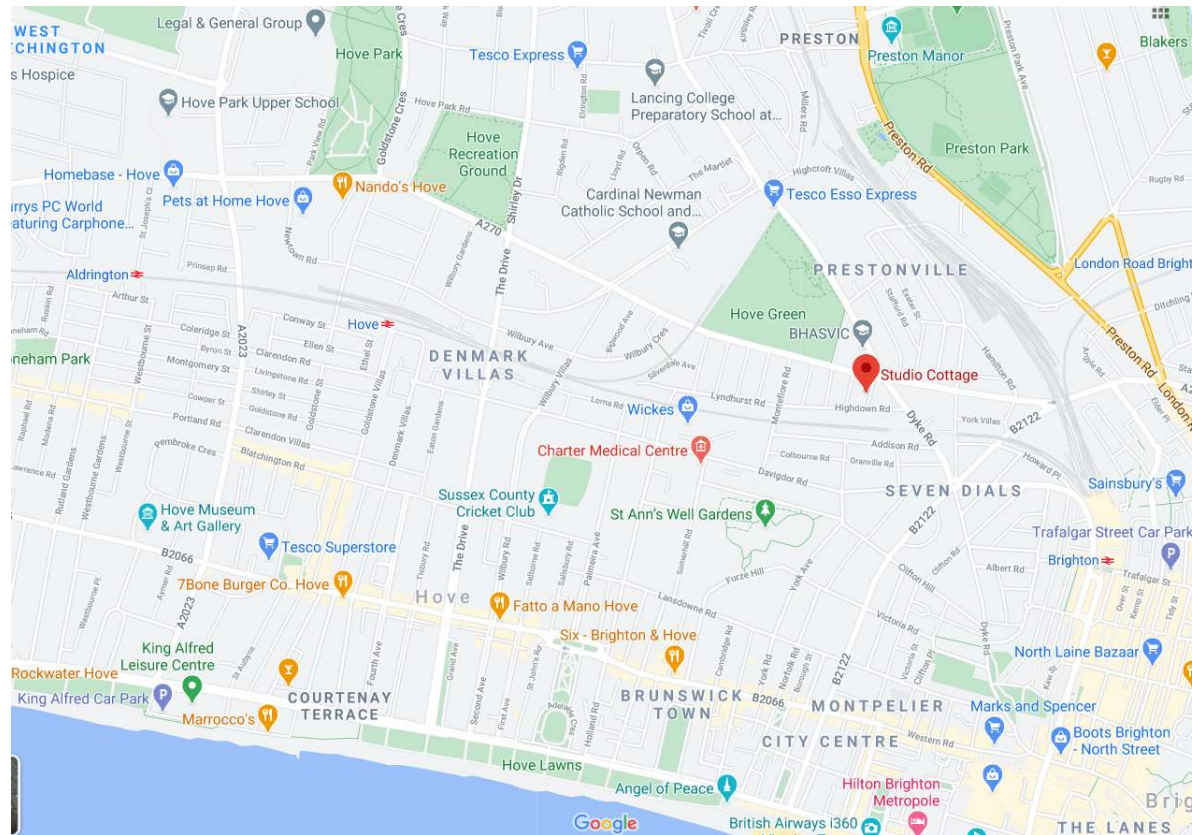
Application Description

- Planning permission is sought for the demolition of the existing garage to facilitate the erection of a two storey side extension with front porch, and replacement single storey rear extension with rooflight and associated works.



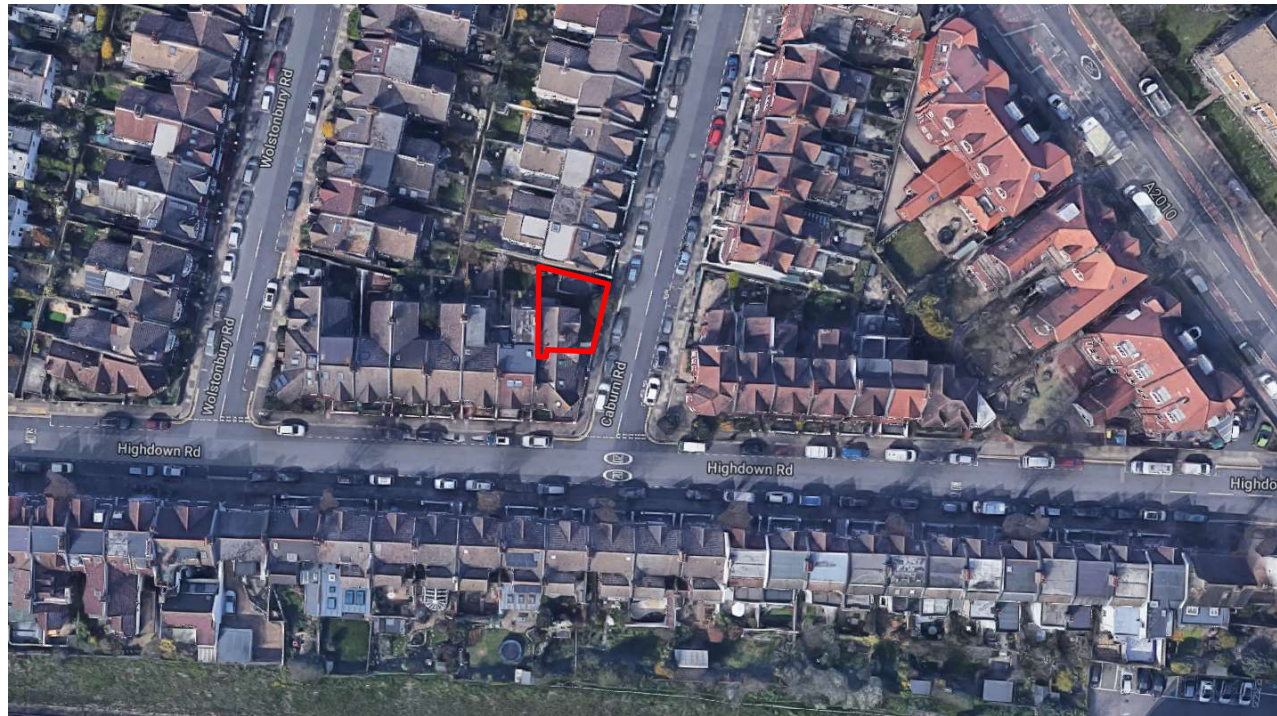
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Map of application site



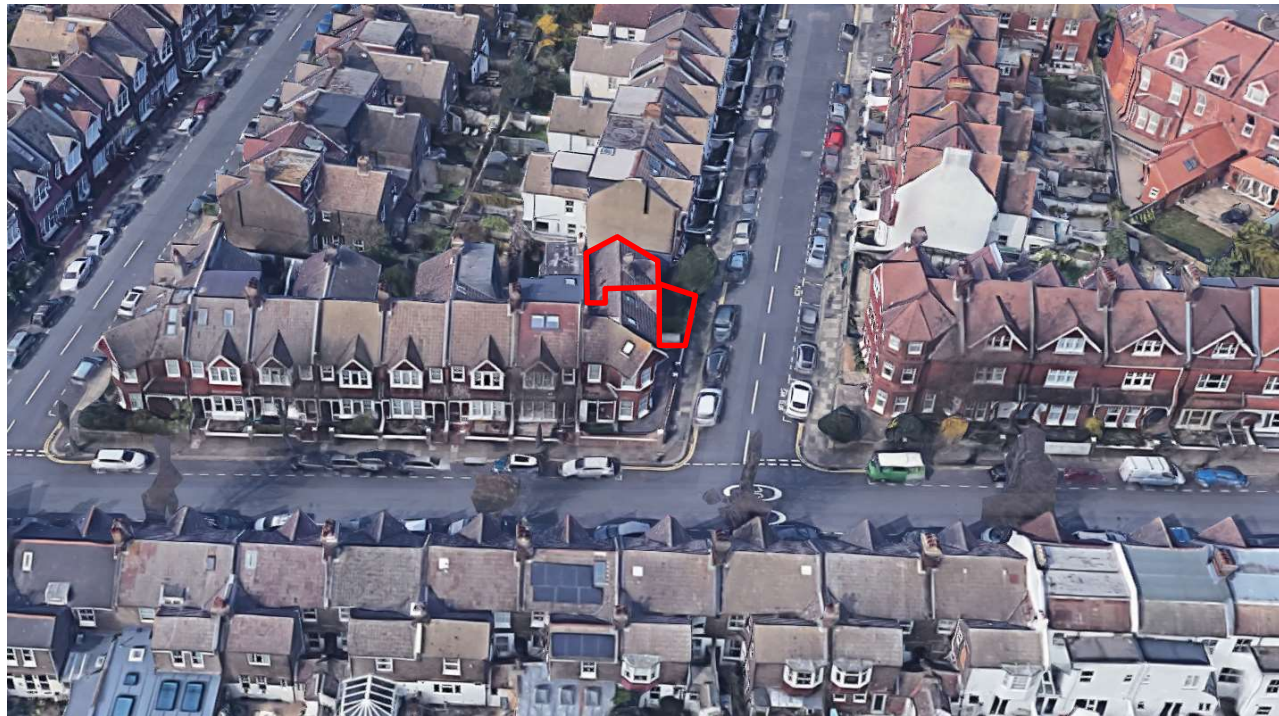
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Aerial photo of site



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3D Aerial photo of site



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Street photo/front of site



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Rear photos of site

Arrows show viewpoints



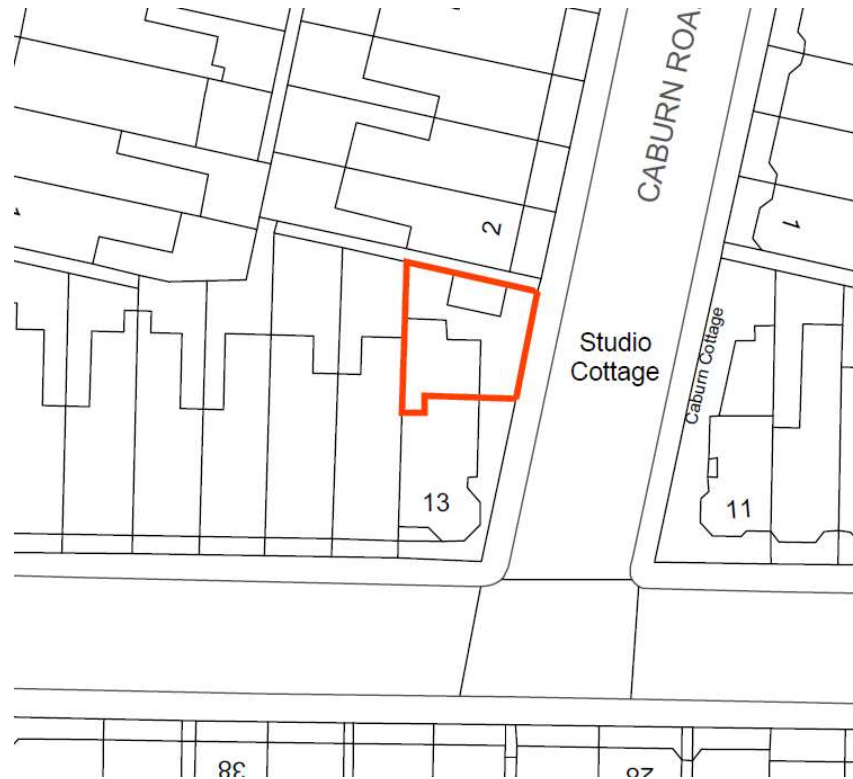
Rear photos of site



Arrow shows viewpoint



Existing Block Plan

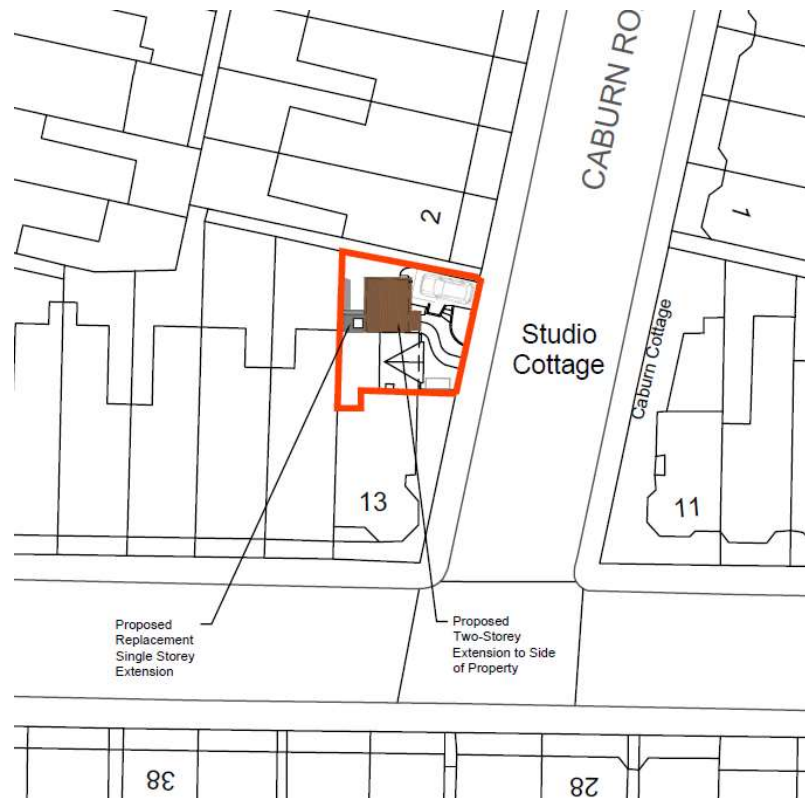


10

ID



Proposed Block Plan



11

ID



Existing Front Elevation



① Existing Front Elevation - East
Scale: 1:100 @ A3

Scale
0m 1 2 3 4
1:100

12

20007_020



Proposed Front Elevation



13

2007_200 F



Existing Side/Rear Elevation



2 Existing Side Elevation - North

Scale: 1:100 @ A3

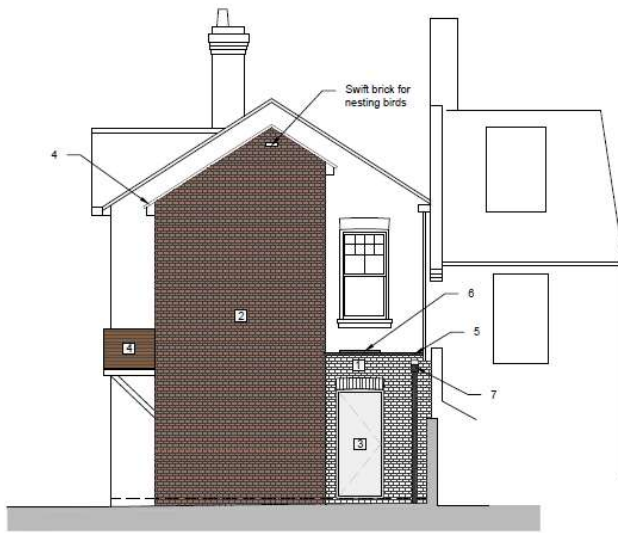


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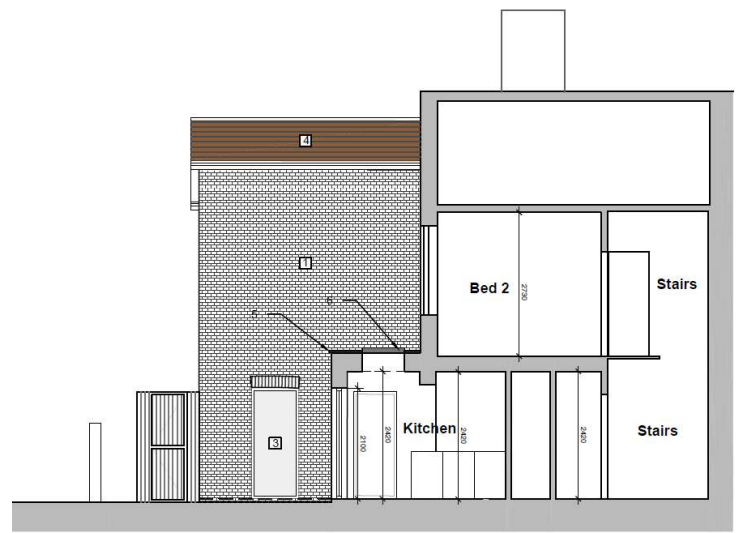
20007_020



Proposed Side/Rear Elevation



2 Proposed Side Elevation - North
Scale: 1:100 @ A3



3 Proposed Rear Elevation - West
Scale: 1:100 @ A3



15

2007_200 F



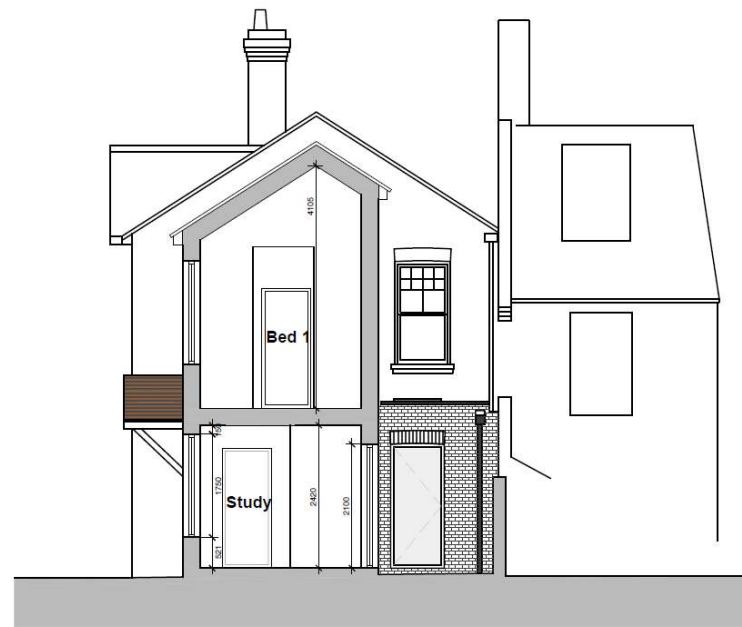
Proposed Site Section(s)



1 Section A-A
Scale: 1:100 @ A3
Scale 0m 1 2 3 4
1:100



Proposed Site Section(s)

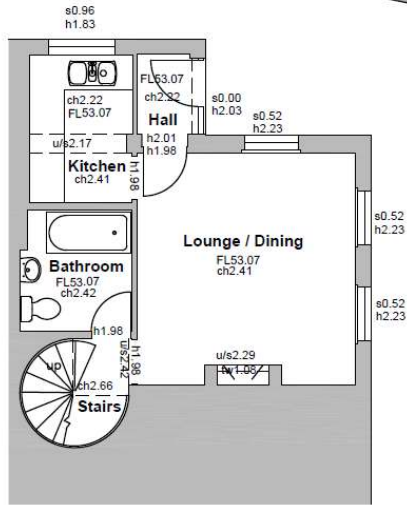
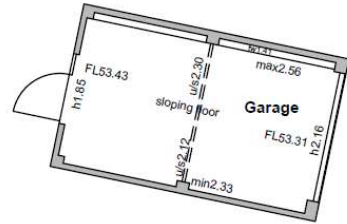


2 Section B-B
Scale: 1:100 @ A3
Scale
0m 1 2 3 4
1:100

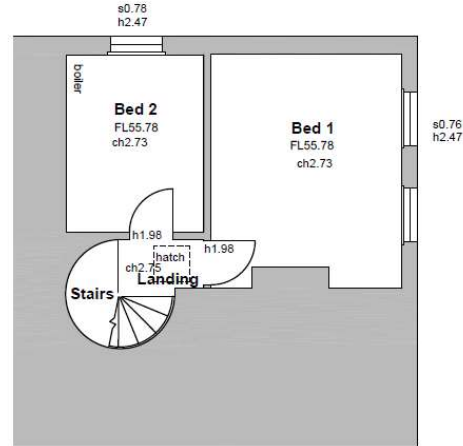
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Existing floor plans



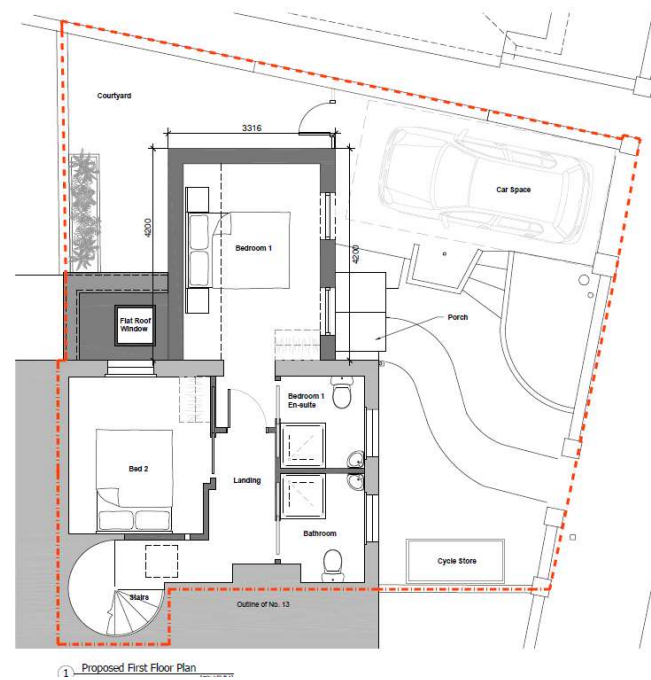
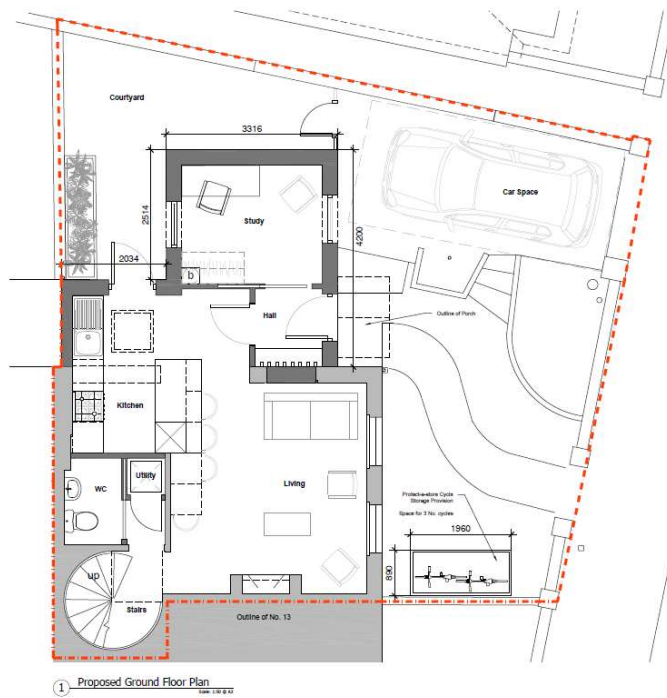
1 Existing Ground Floor Plan
Scale: 1:100 @ A3



2 Existing First Floor Plan
Scale: 1:100 @ A3

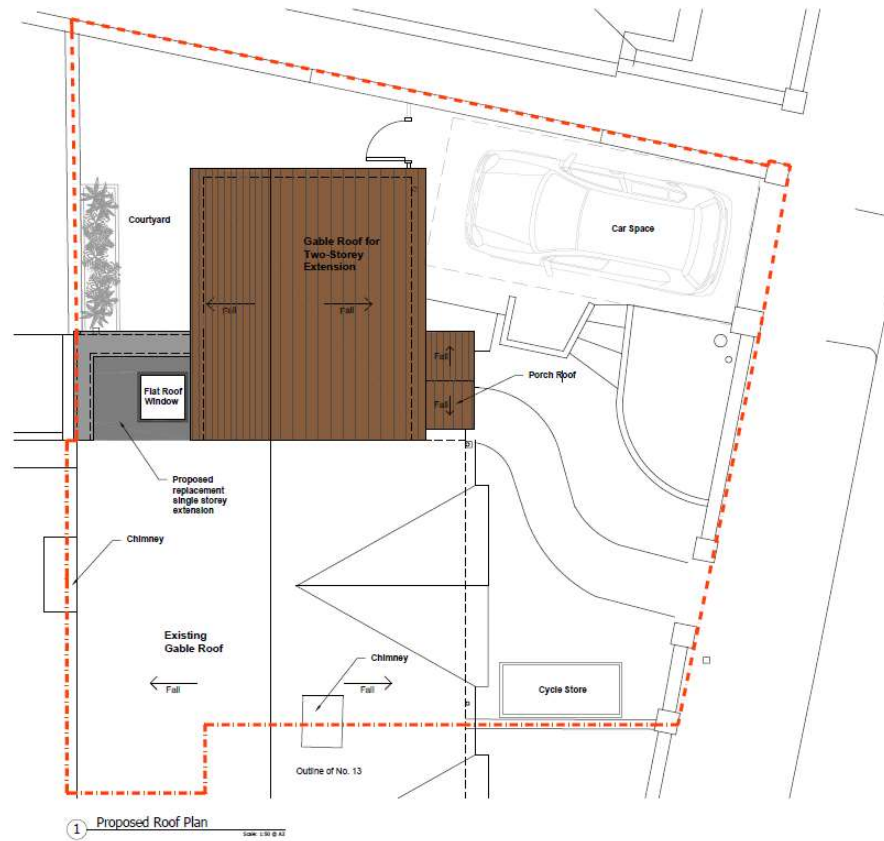


Proposed GF and FF Floor plans



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Proposed Roof Plan



Key Considerations in the Application

- Design and Appearance
- Impact on Neighbour Amenity



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Conclusion and Planning Balance

- Complies with Policies QD14, QD27 and CP12.
- Design and appearance of the extension is considered acceptable.
- The extension would not result in significant impact on neighbouring amenity.
- A sufficient level of amenity space for the occupiers of the host property would be retained.
- No highways objection.
- The application is therefore recommended for **approval**.