

# **PLANNING COMMITTEE ADDENDUM 9 7b Wentworth Street Presentation**

**2.00PM, WEDNESDAY, 13 JANUARY 2021**

**VIRTUAL**

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# ADDENDUM

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# 7B Wentworth Street

**BH2020/02482**



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# Application Description

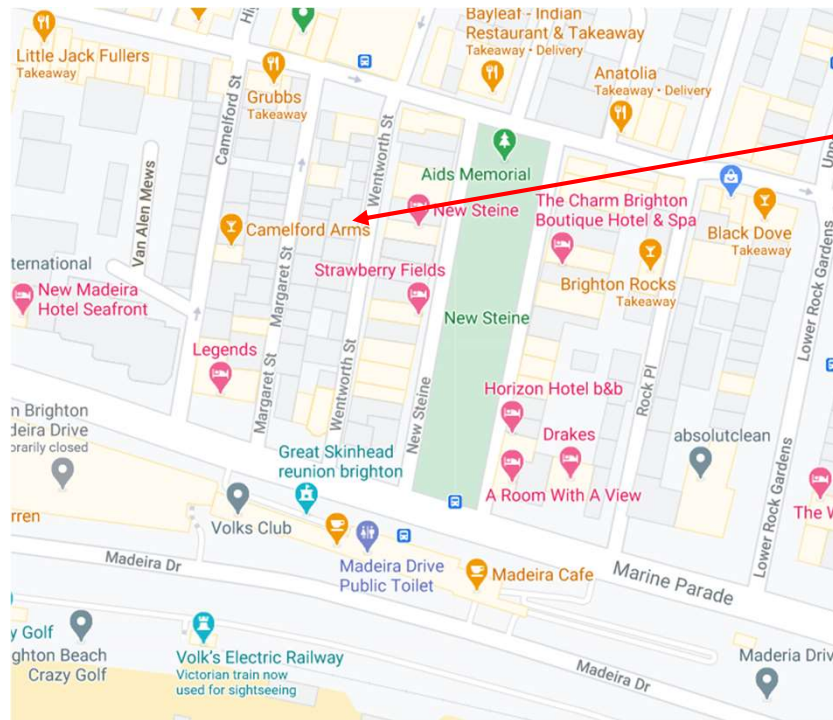
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Roof alterations including raising the ridge height to facilitate the installation of an additional floor, rooflights to the front and rear elevations and revised fenestration to facilitate the creation 3no additional bedrooms to existing (C4) property.



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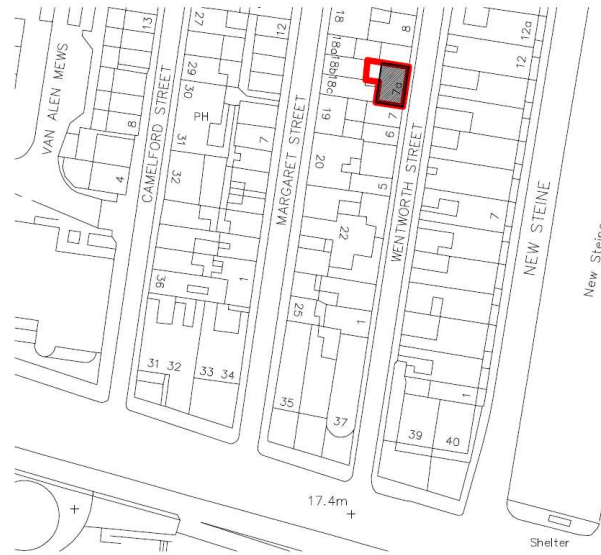
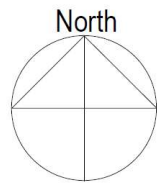
# Map of application site



Application site



# Existing Location Plan



Location Plan 1:1250



EXT.01A





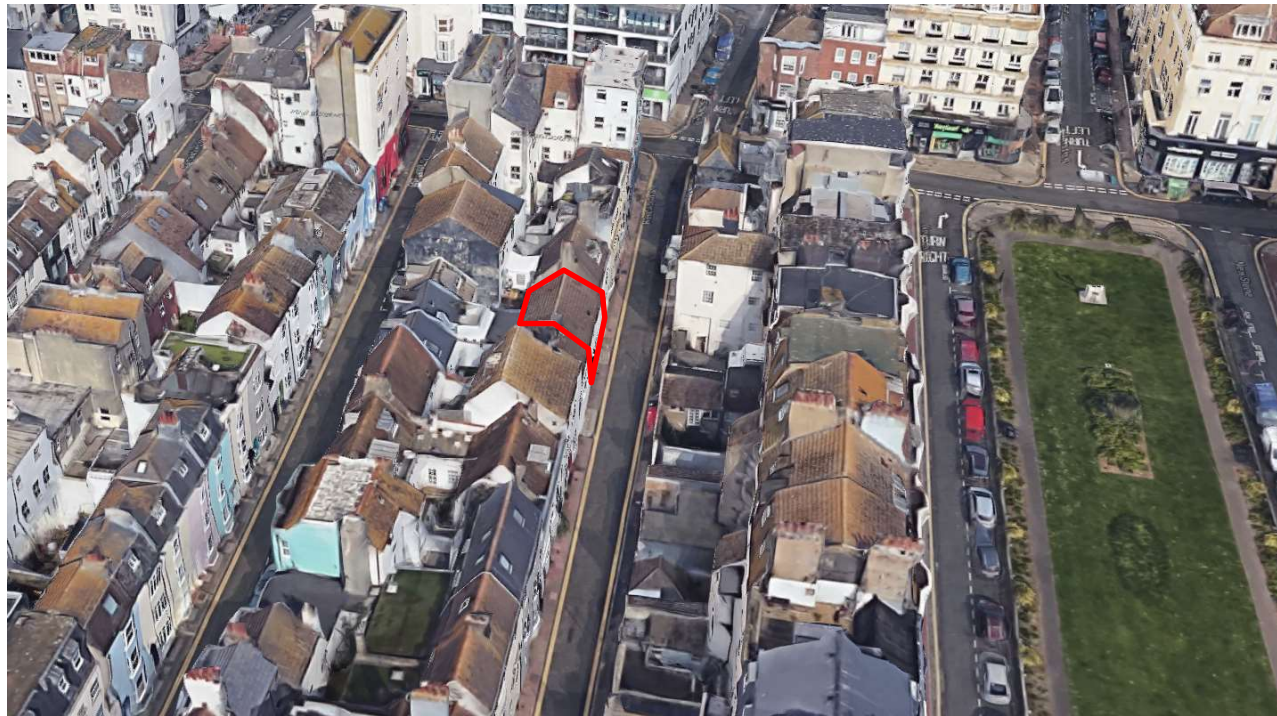
# Aerial photo(s) of site



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# 3D Aerial photo of site

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# Street photo(s) of site



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# Rear elevation of the site

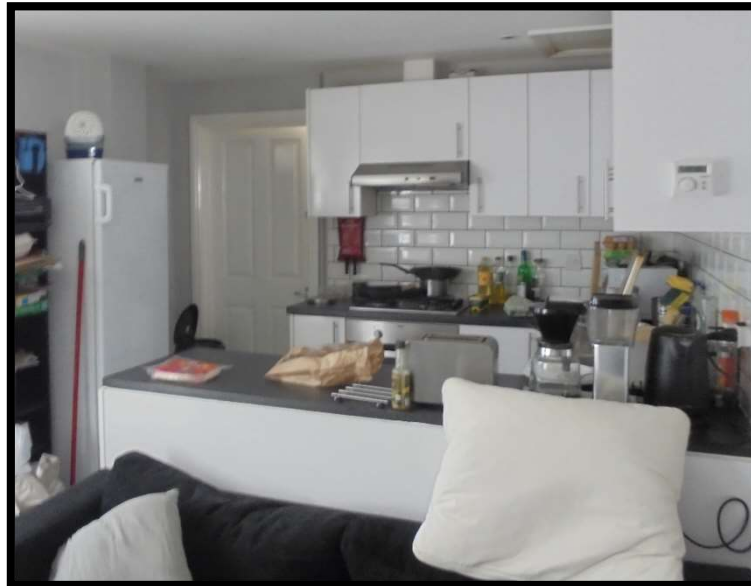
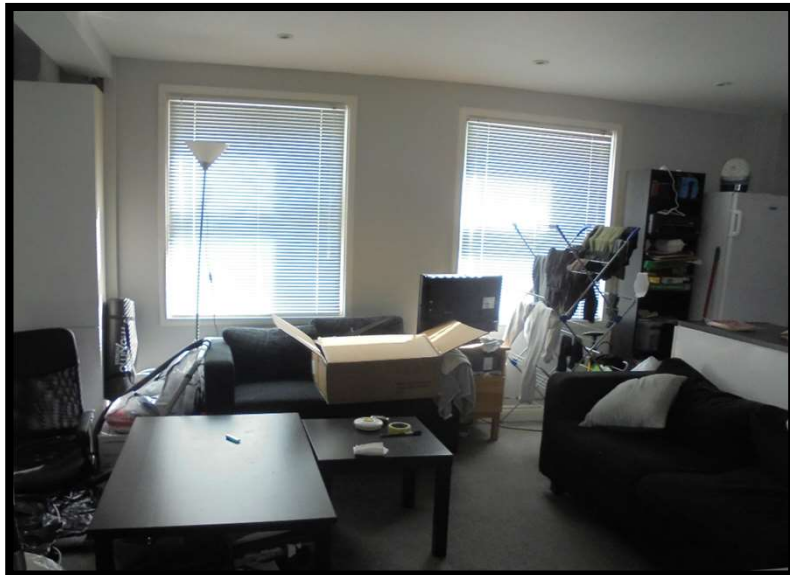
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Application site

# Interior photo(s) of site

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# Existing and proposed front elevations



Existing Front Elevation 1:100



Proposed Front Elevation 1:100

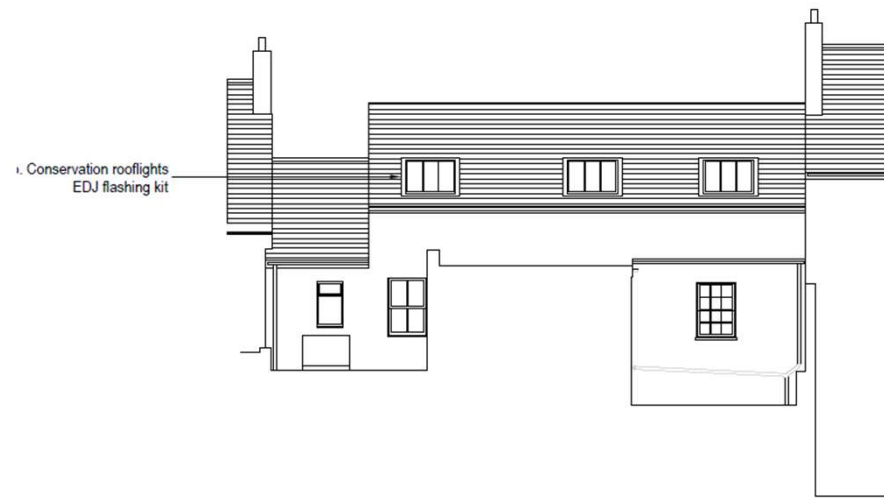


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# Existing and proposed rear elevations



Existing Rear Elevation 1:100



Proposed Rear Elevation 1:100



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# Proposed Section



Proposed Section A-A 1:50

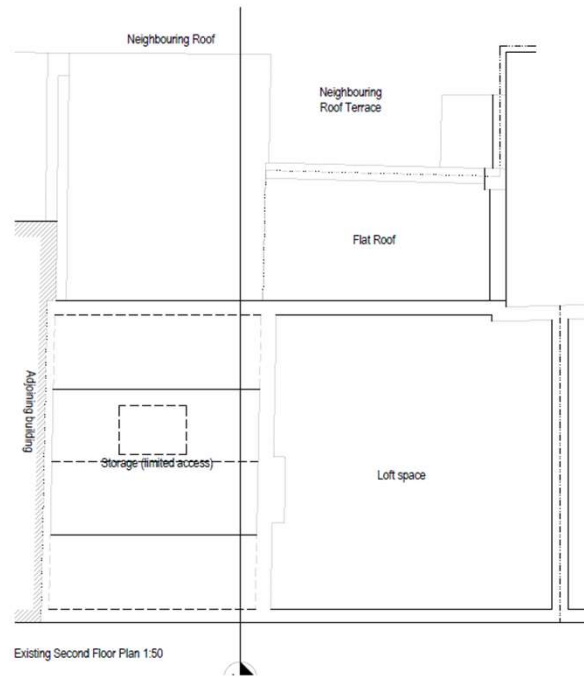
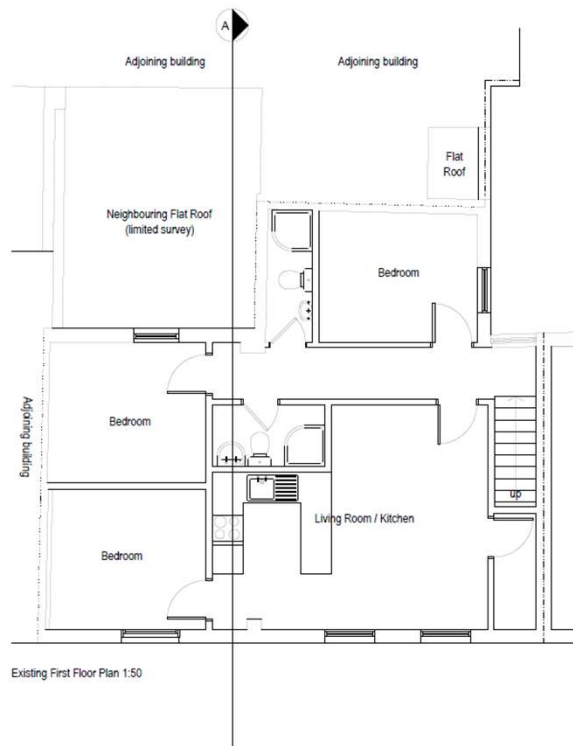
12

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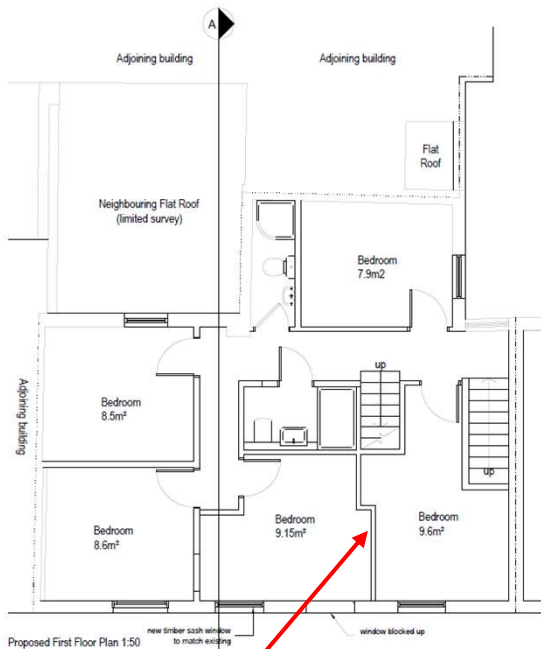


# Existing first and second floor plans

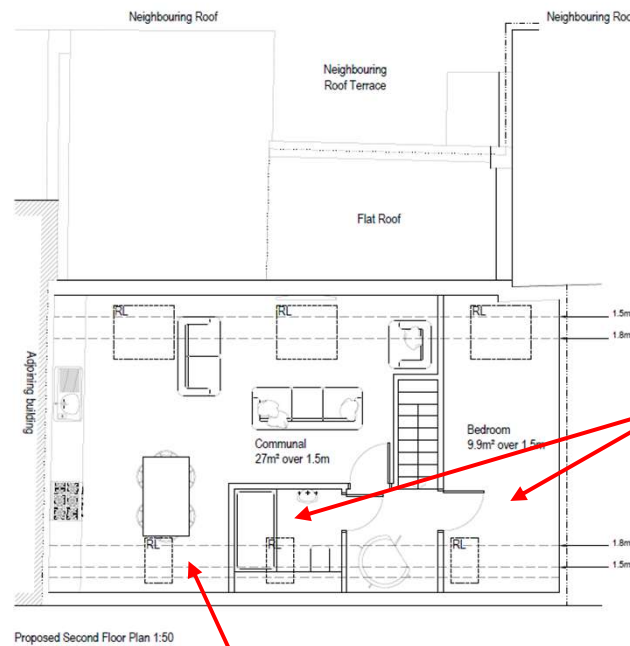


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# Proposed first and second floor plans



Two additional bedrooms provided to the front of the property



The living/kitchen area is relocated to the second floor

The second floor provides one additional bedroom and bathroom



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# Key Considerations in the Application

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- Design and appearance of external works on host building and heritage assets
- Standard of accommodation
- Impact on neighbouring amenity
- Impact on transport and car parking



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# Conclusion and Planning Balance

- The external alterations are not considered to cause harm to the character and appearance of the host property, wider streetscene, setting of nearby listed buildings or East Cliff conservation area.
- The standard of accommodation is considered acceptable.
- The increase of 3 further bedrooms would not result in significant impact on neighbouring amenity.
- No highways objection.
- The application is therefore recommended for **approval**.