

PLANNING COMMITTEE ADDENDUM Item G Presentation

2.00PM, WEDNESDAY, 10 MARCH 2021

VIRTUAL

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ADDENDUM

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20 Downland Road

BH2020/03770

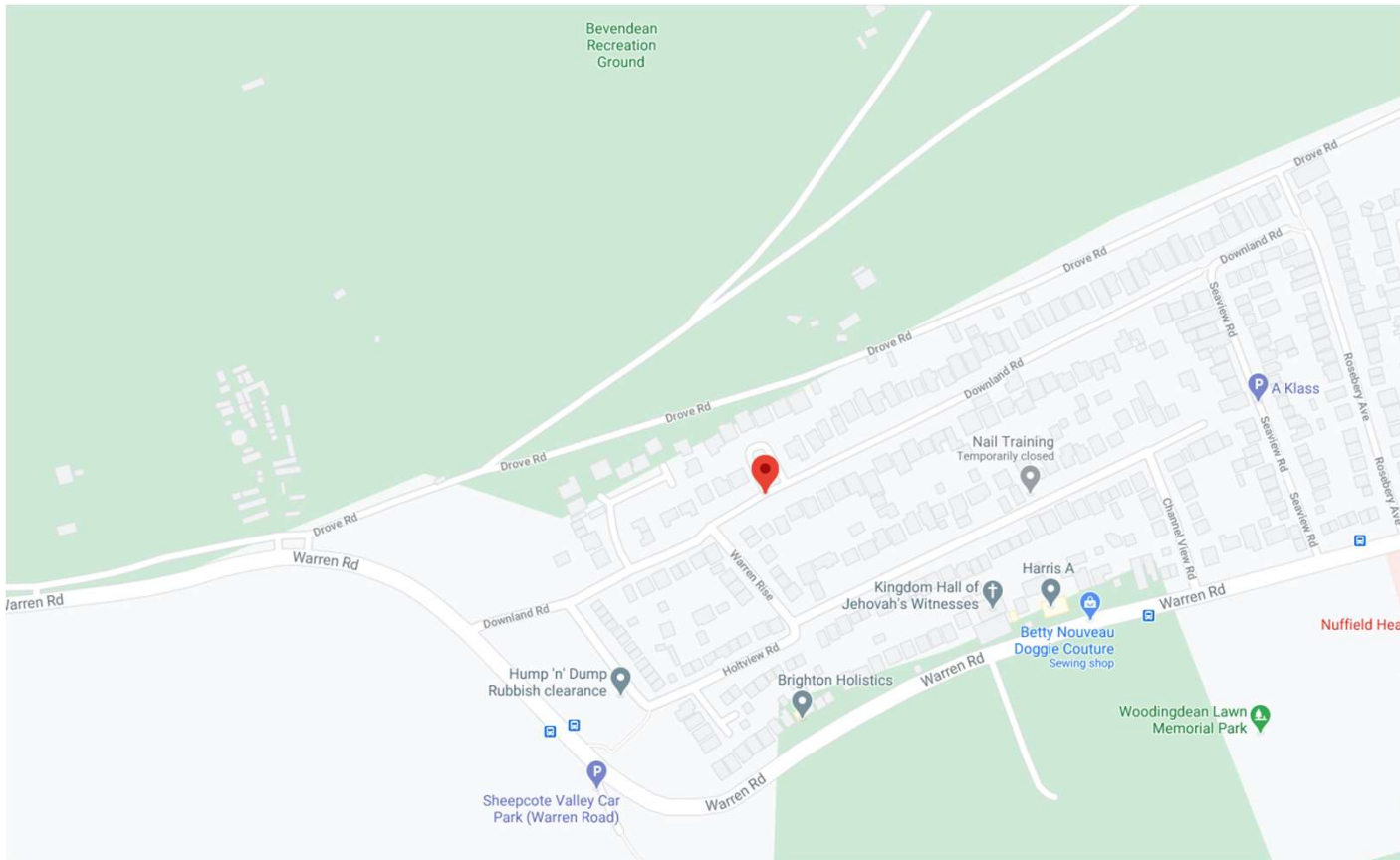


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City Council**

Application Description

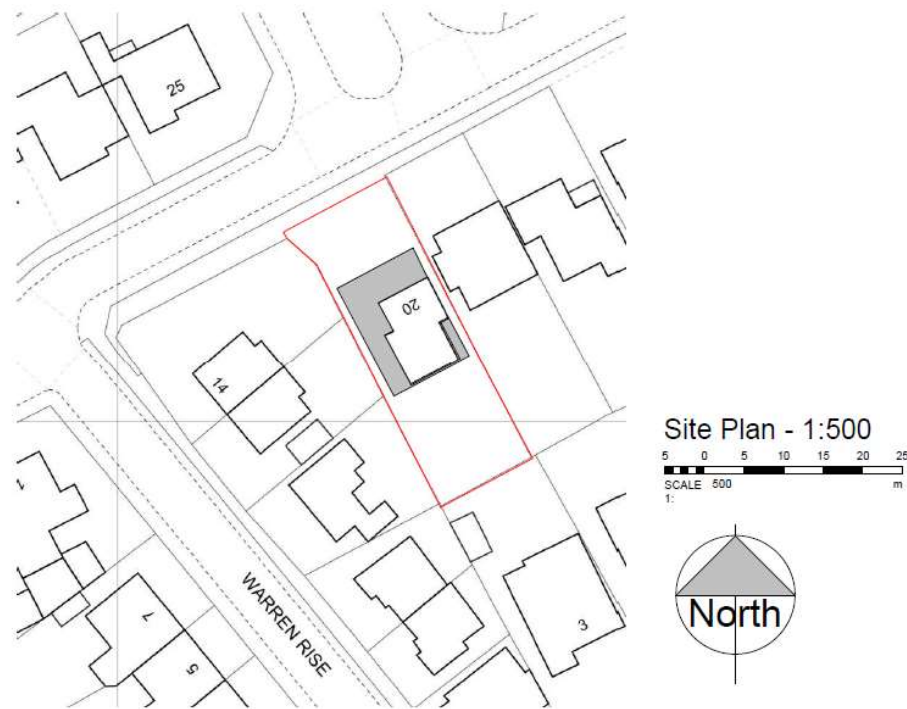
- Roof alterations incorporating raising ridge height.
- Erection of part one part two storey front, rear and side extensions for remodelling of existing dwelling.

Map of application site



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Proposed Footprint Plan (Shaded Grey)



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ID



Aerial photo(s) of site



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3D Aerial photo of site



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Street photos of site – Front Elevation



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Rear Elevations



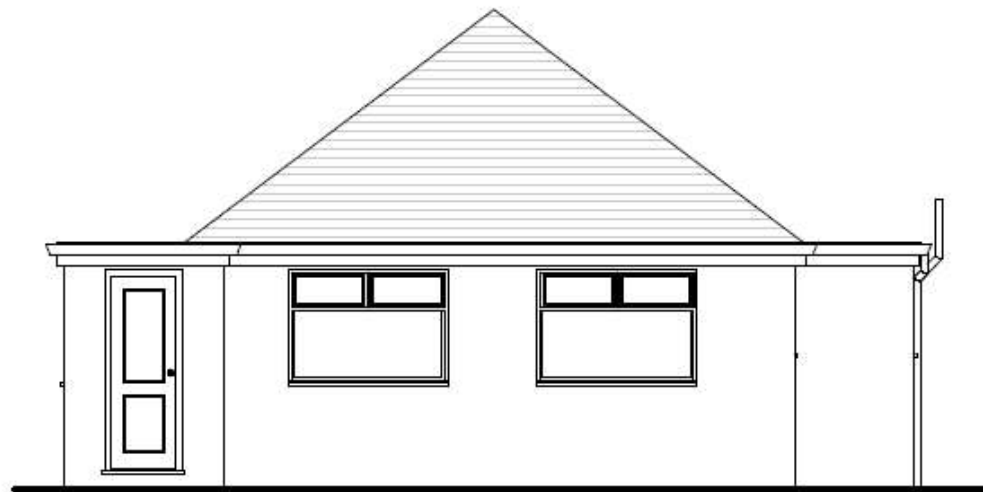
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Rear Context Views



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Existing Front Elevation



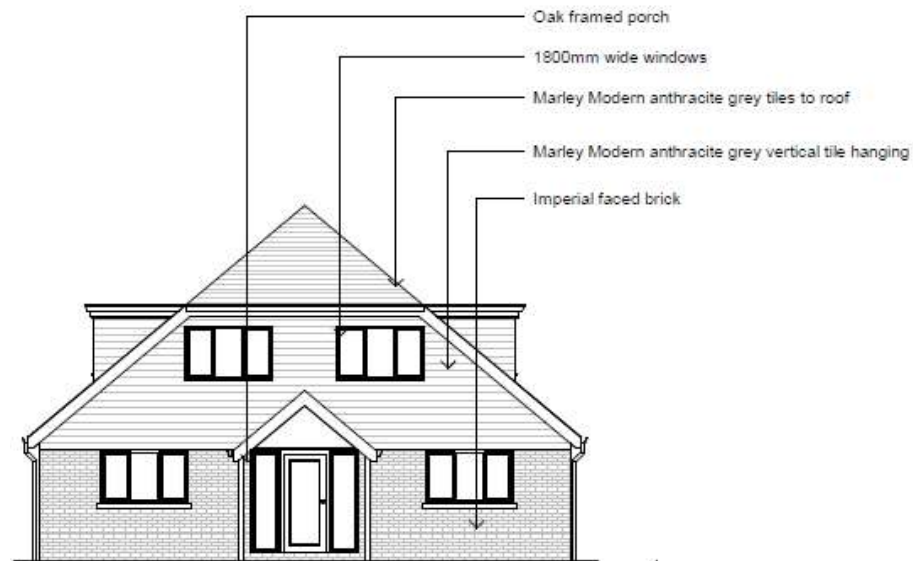
Front Elevation



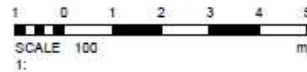
2020/171



Proposed Front Elevation

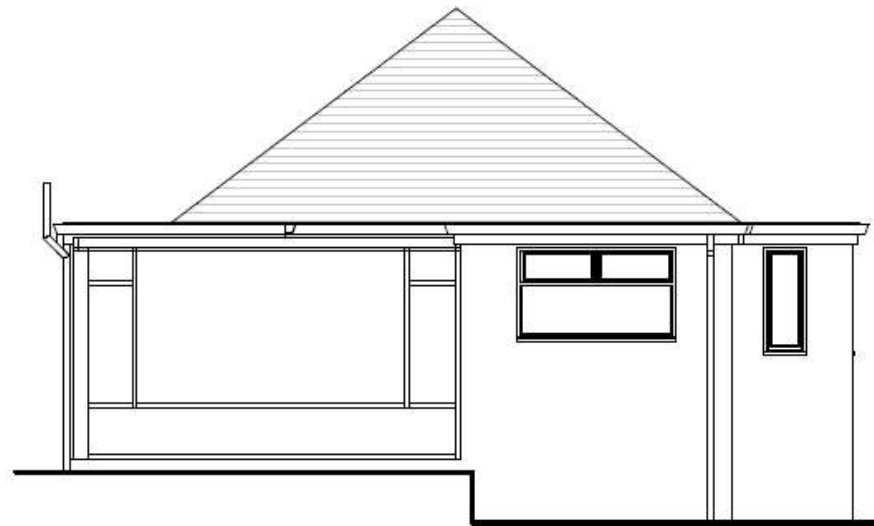


Front Elevation

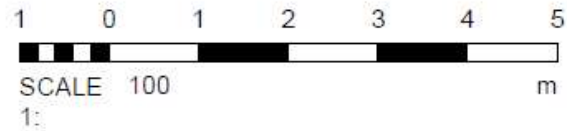


2020/171

Existing Rear Elevation



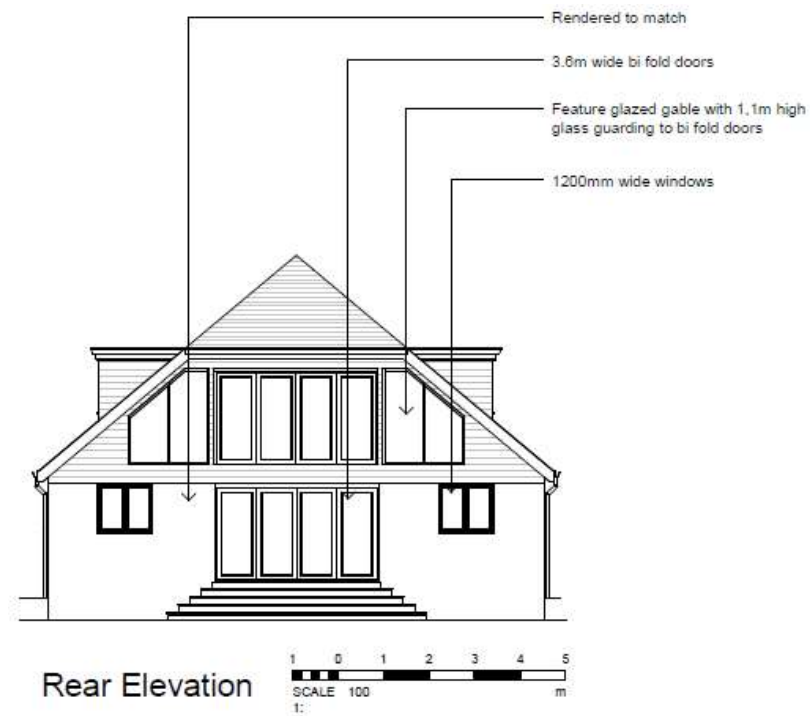
Rear Elevation



2020/171



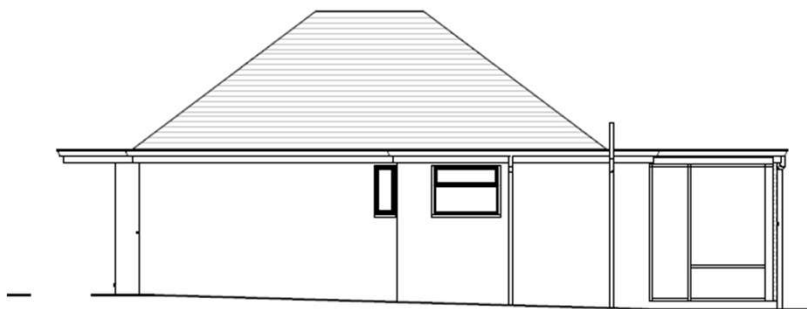
Proposed Rear Elevation



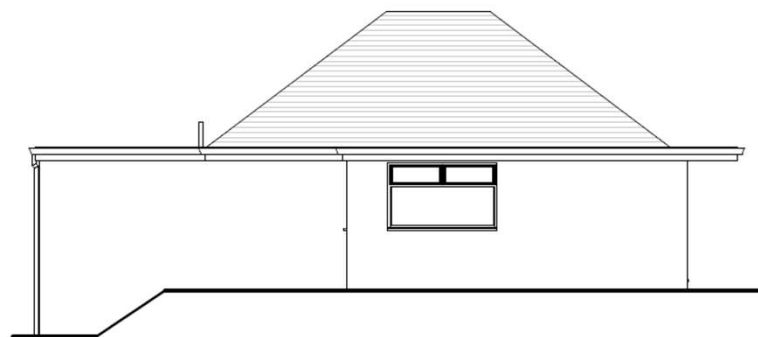
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Existing Side Elevations

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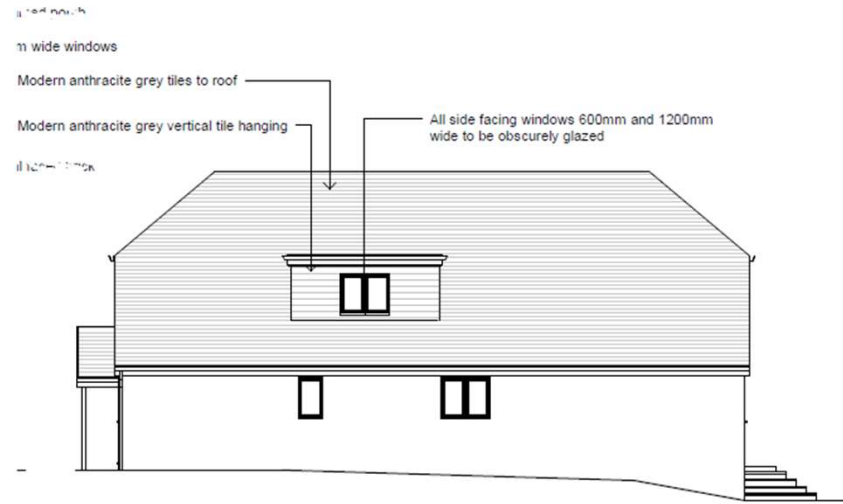
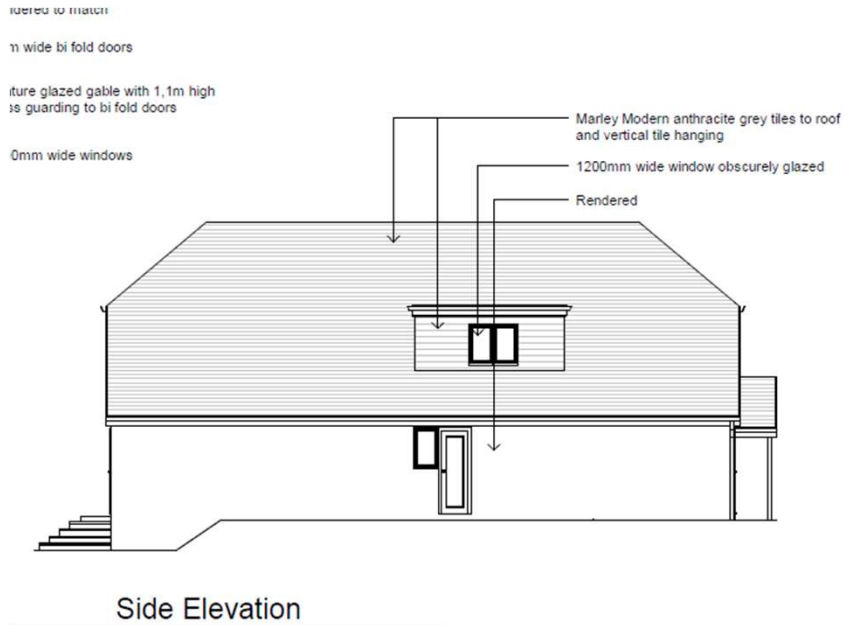


Side Elevation



Side Elevation

Proposed Side Elevations



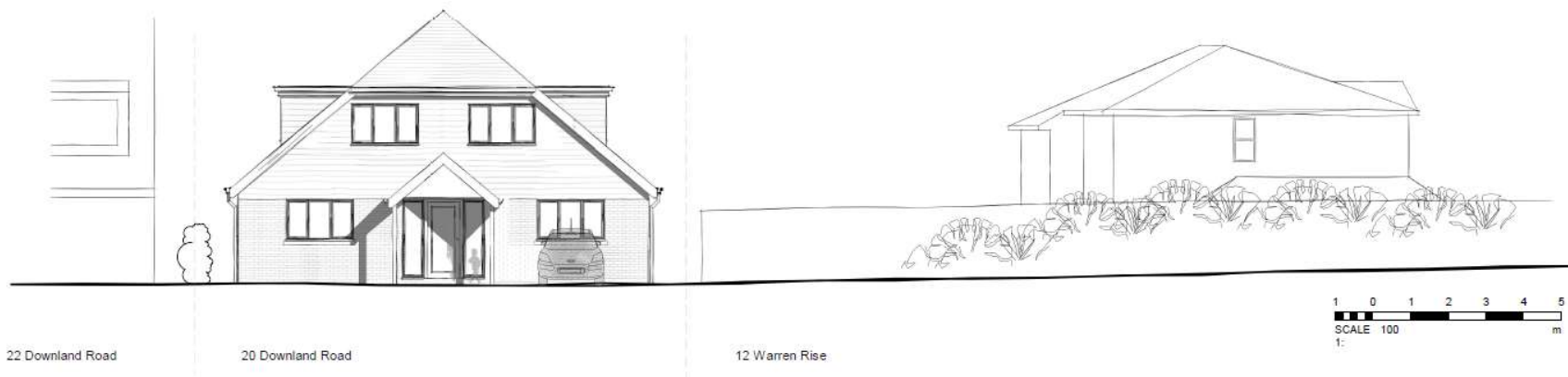
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Contextual Front Elevation

Proposed Street Scene



22 Downland Road

20 Downland Road

12 Warren Rise

1 0 1 2 3 4 5
SCALE 100
1: m

2020/171

Key Considerations in the Application

- The impact of the proposed development on the appearance and character of the building and the wider area
- The impact on the amenities of adjacent occupiers



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Conclusion and Planning Balance

- Proposals are considered suitable additions to the property to improve its overall appearance, without harm to the streetscene
- Would have some impact on neighbouring views, and increase opportunities for overlooking through new first floor fenestrations, but views are not protected, and properties are in close proximity to each other, with neighbouring windows at elevated and first floor level. Therefore a high degree of mutual overlooking already exists.
- The harm to amenity is not considered so substantial as to warrant refusal in this case.
- **Recommend: Approval**



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