

1

# Studio Cottage, Caburn Road

BH2020/02829



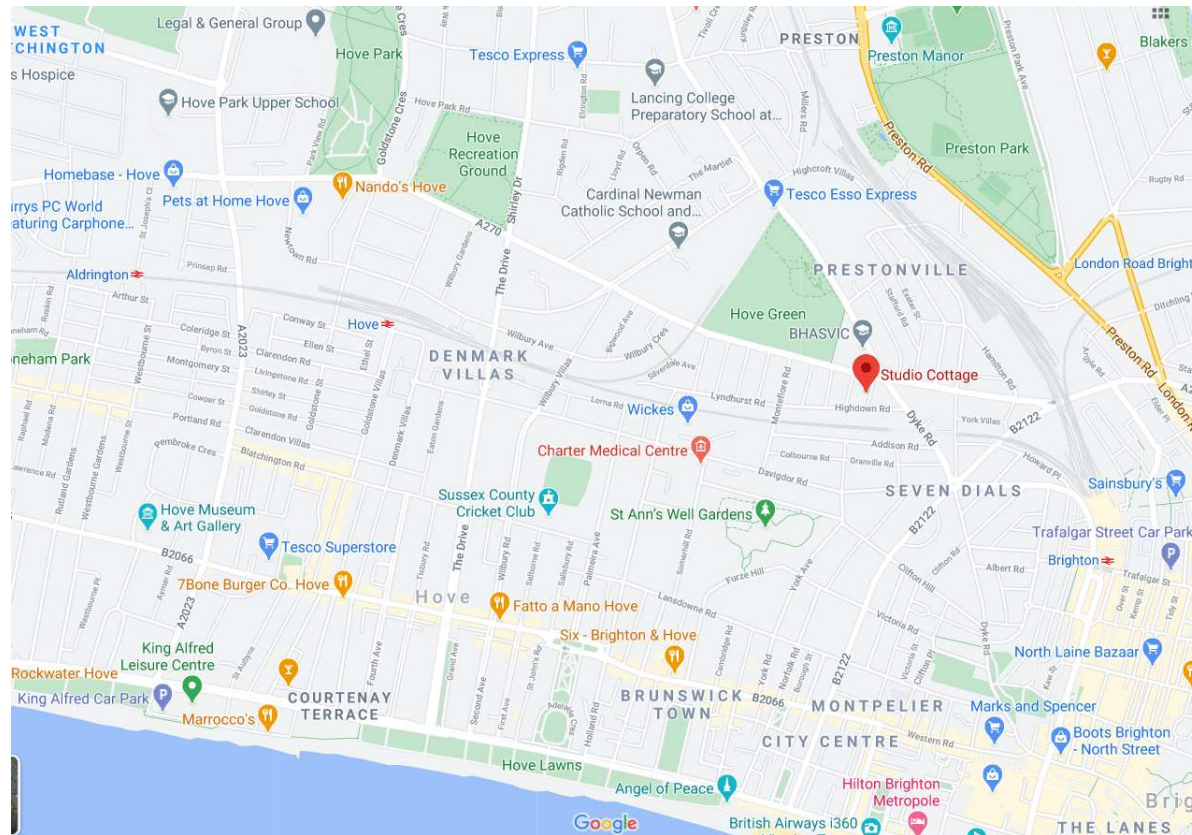
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City Council

# Application Description

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- 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.

# Map of application site



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# Existing Location Plan

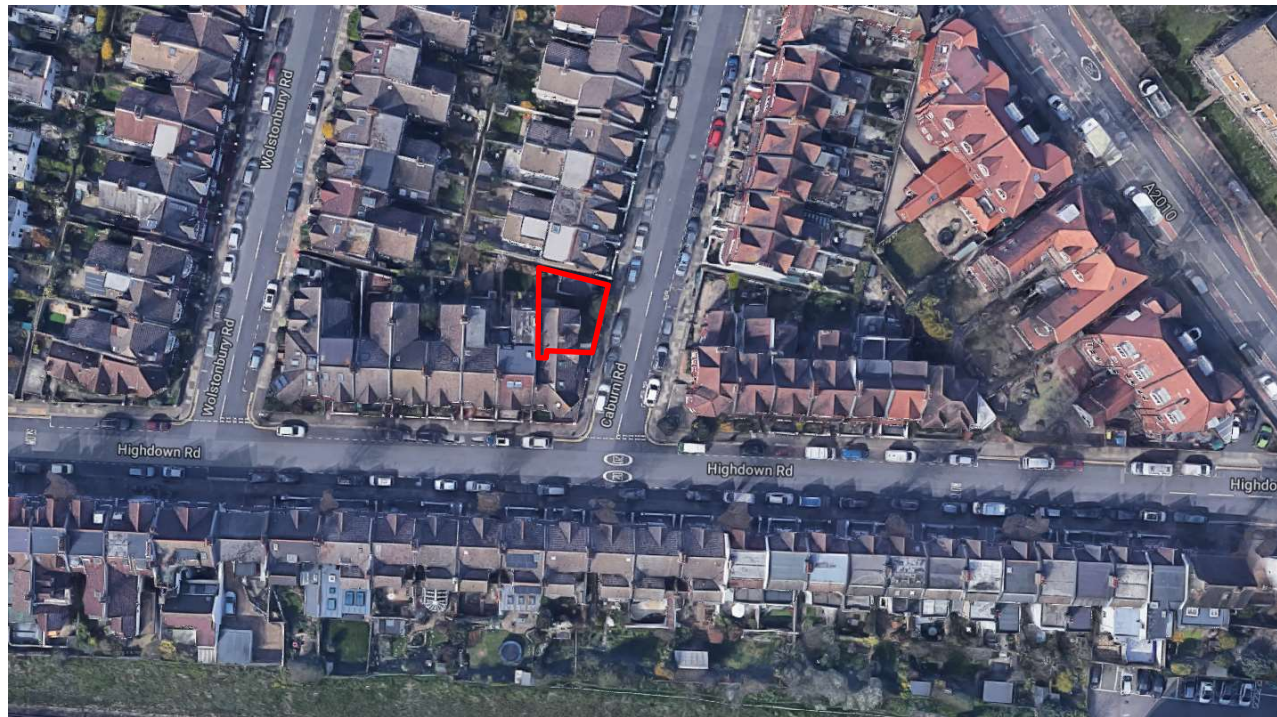


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20007\_001



# Aerial photo of site



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# 3D Aerial photo of site

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# Street photo/front of site

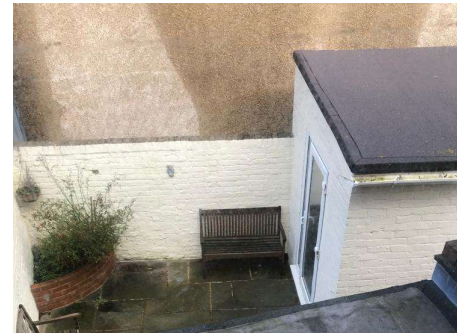
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# Rear photos of site

Arrows show viewpoints





# Rear photos of site

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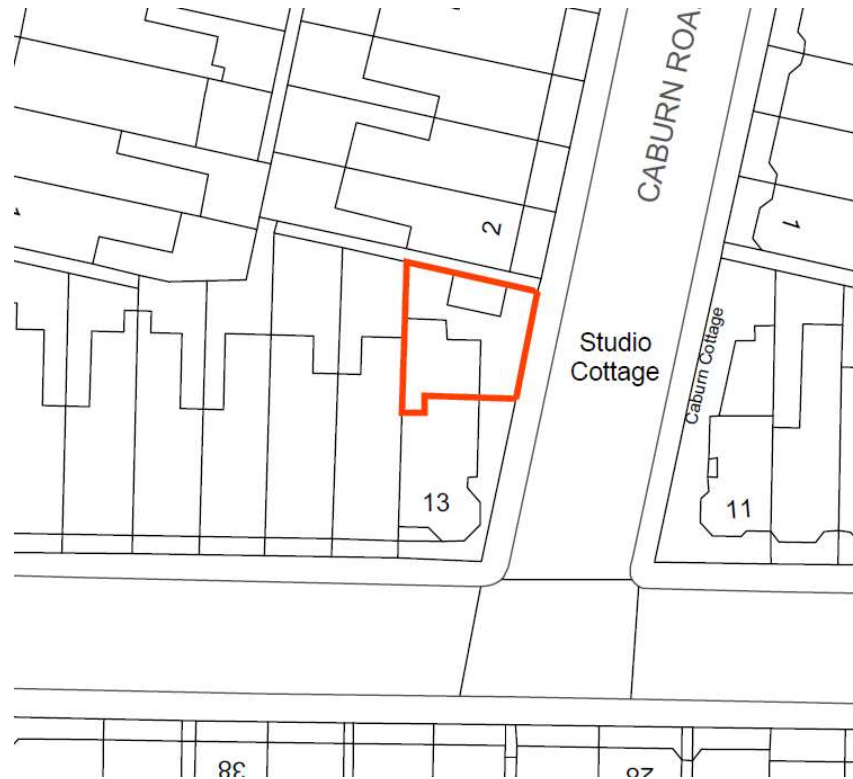


Arrow shows viewpoint



# Existing Block Plan

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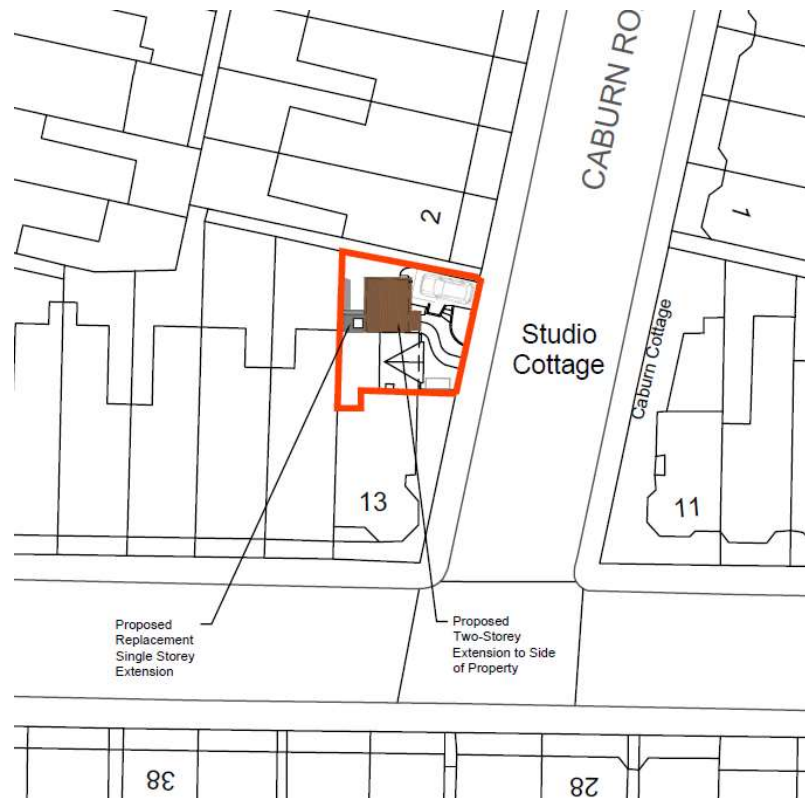


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ID



# 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



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



2007\_200 F

# Existing Side/Rear Elevation



2 Existing Side Elevation - North

Scale: 1:100 @ A3

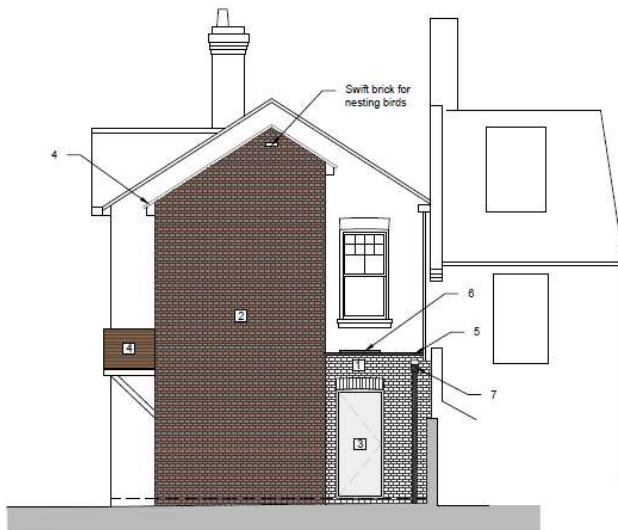


14

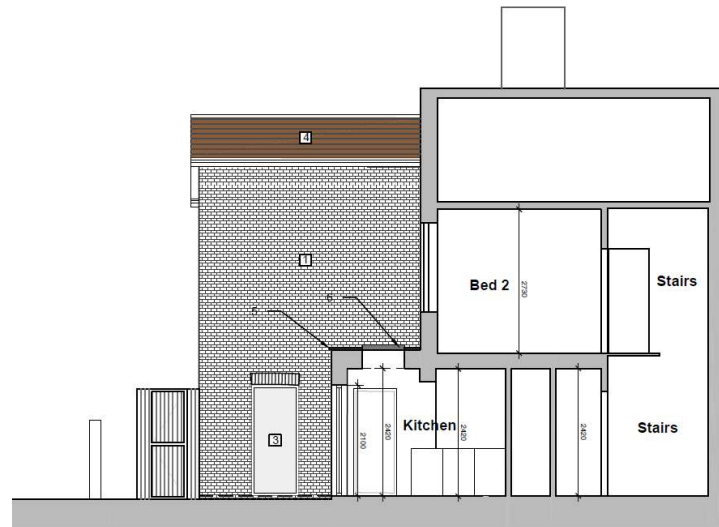
20007\_020



# 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

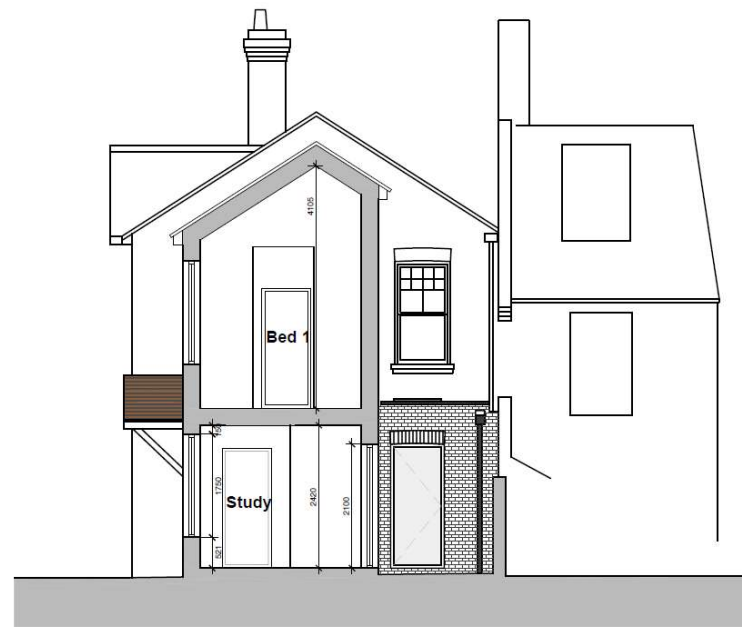
2007\_300 F



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# Proposed Site Section(s)

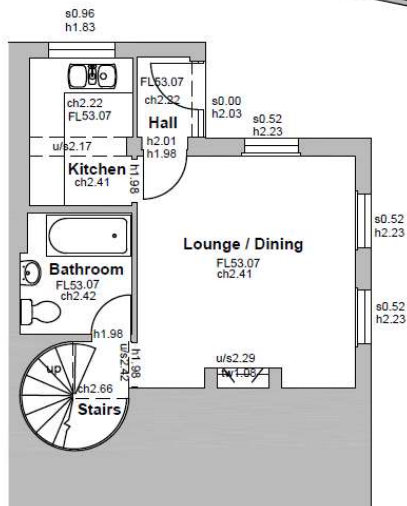
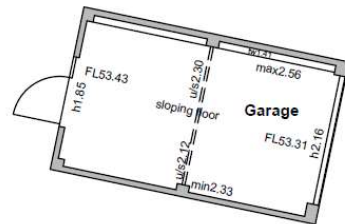


2 Section B-B  
Scale: 1:100 @ A3  
Scale  
0m 1 2 3 4  
1:100

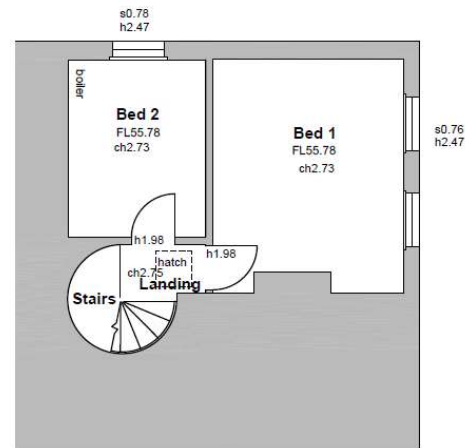
2007\_300 F



# Existing floor plans



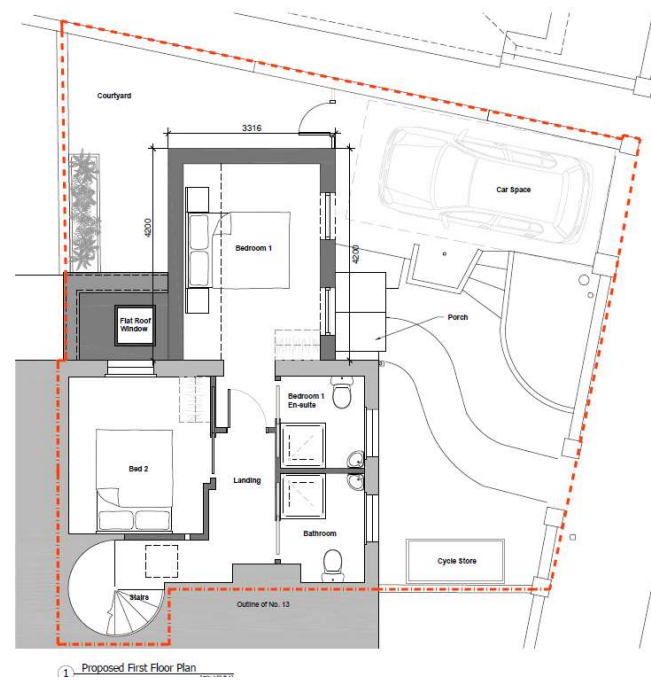
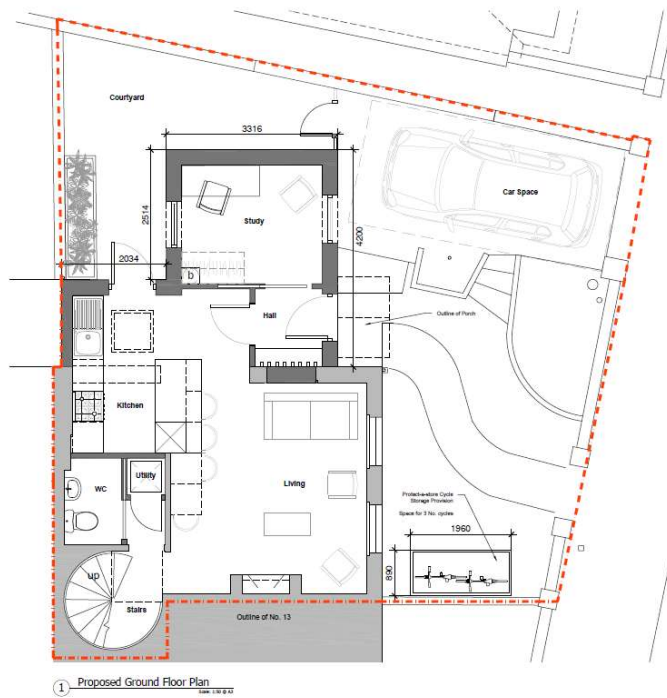
1 Existing Ground Floor Plan  
Scale: 1:100 @ A3



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

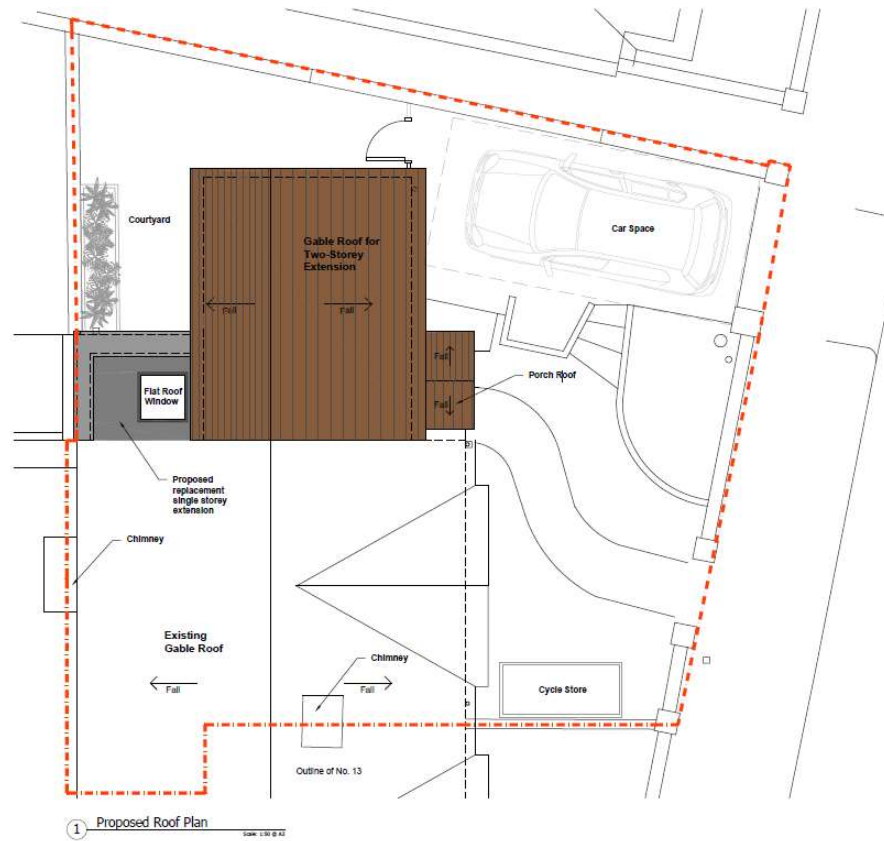


# Proposed GF and FF Floor plans



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# Proposed Roof Plan



# **Key Considerations in the Application**

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- Design and Appearance
- Impact on Neighbour Amenity

# 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**.