

44 The Cliff

BH2021/02657



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City Council**

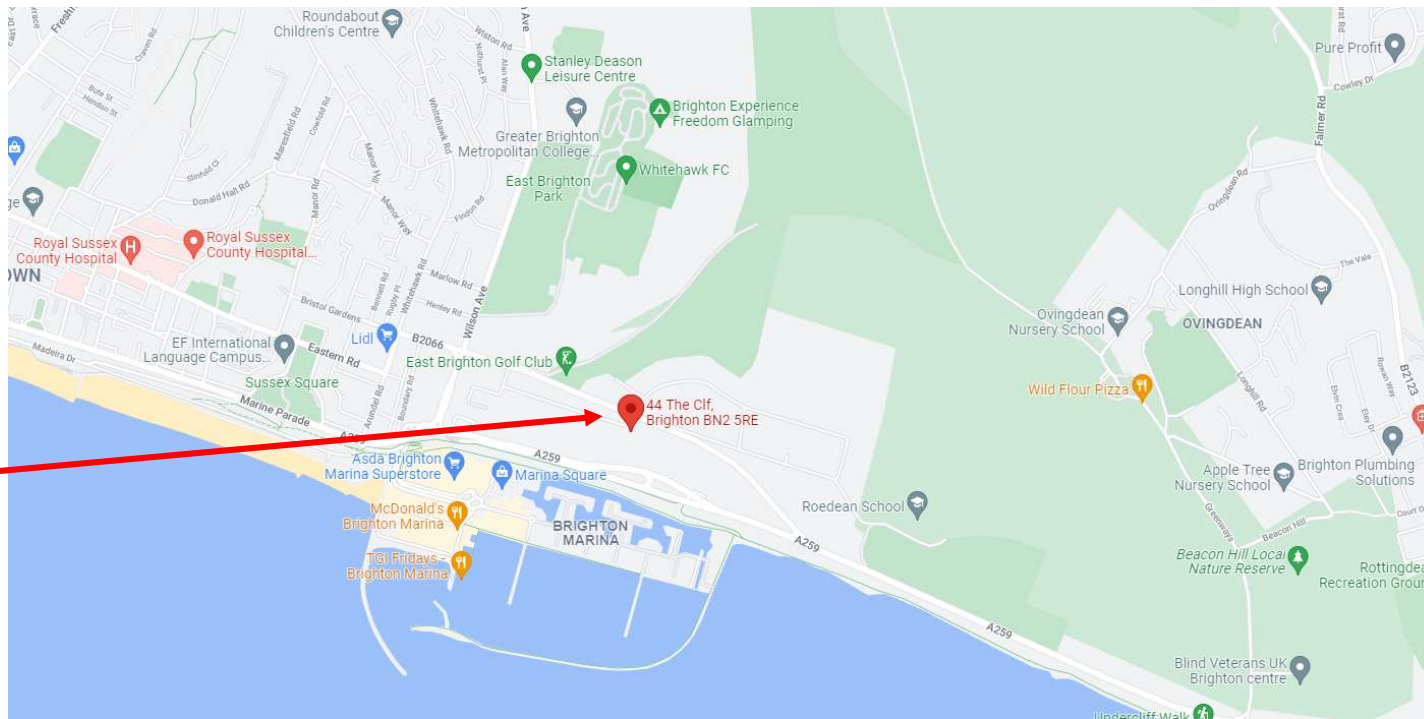
Application Description

- Revised fenestration at lower ground floor level to include 2no windows to replace existing window (retrospective).



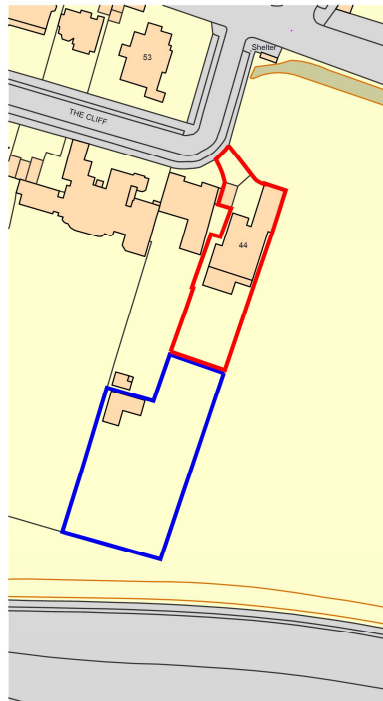
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Map of application site



Application Site

Location Plan



Existing site location plan
Scale 1:1250@A3



4

TA1356 /01A



Photos of site – looking west from pitch & putt



Location of new windows



Photos of site – northern window



Photos of site – southern window



Photos of site

Figure 4 - Eastern elevation as existing

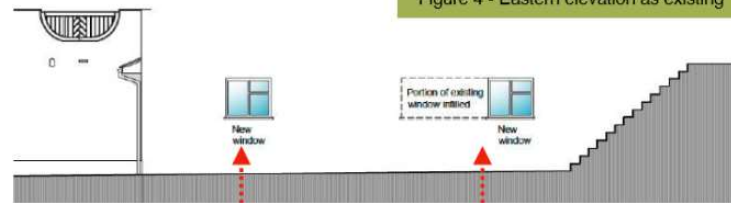
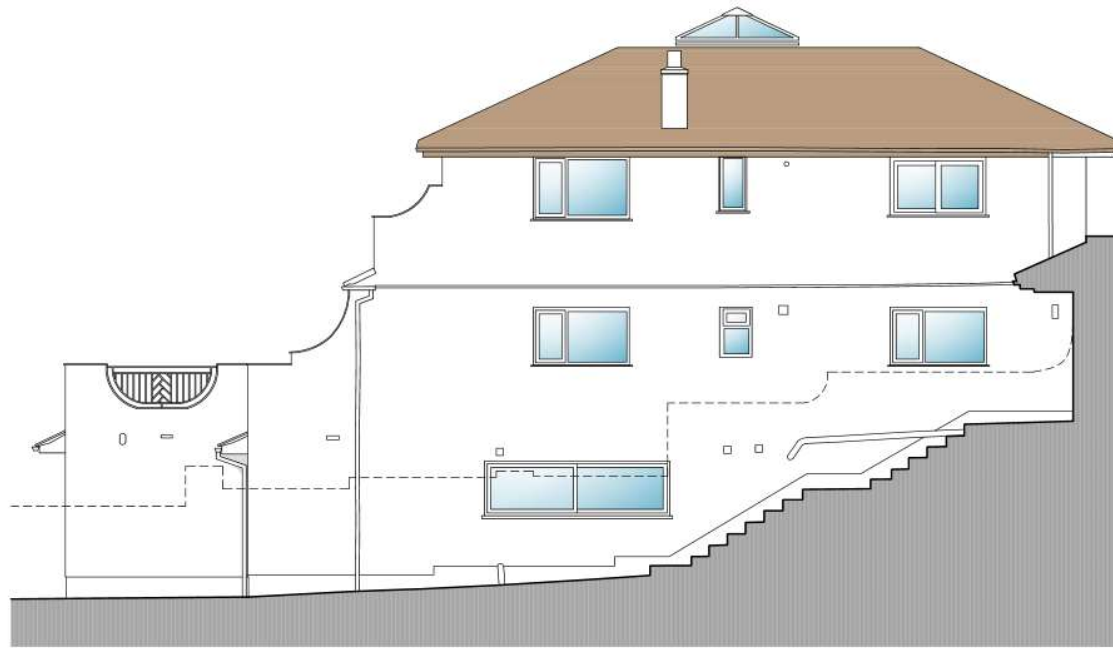


Figure 5 - New window positioned far south on the eastern elevation



Figure 6 - New window positioned within former window opening

Pre-existing Side Elevation



Pre-Existing Part Side (Eastern) Elevation - Scale 1:100 @A3

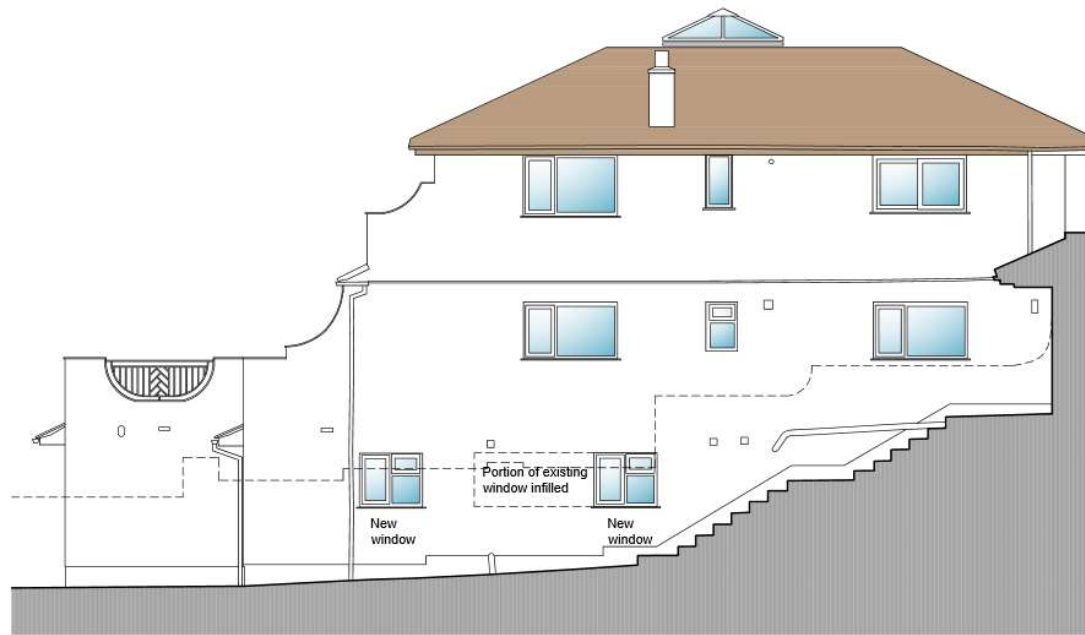


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6

ID

Existing Side Elevation



Existing Part Side (Eastern) Elevation - Scale 1:100 @A3

10

ID



Key Considerations in the Application

- Design and appearance
- Impact upon neighbouring amenity



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Conclusion and Planning Balance

- No concerns in design terms. The new windows do not appear out of place on the building, being similar in colour and frame style to the existing upper fenestration.
- No concerns held regarding impact upon neighbours. There are no neighbouring properties to the east to be overlooked, and boundary wall blocks views outwards in any case.



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