

# 57 Goldstone Crescent

BH2021/02478



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# Application Description

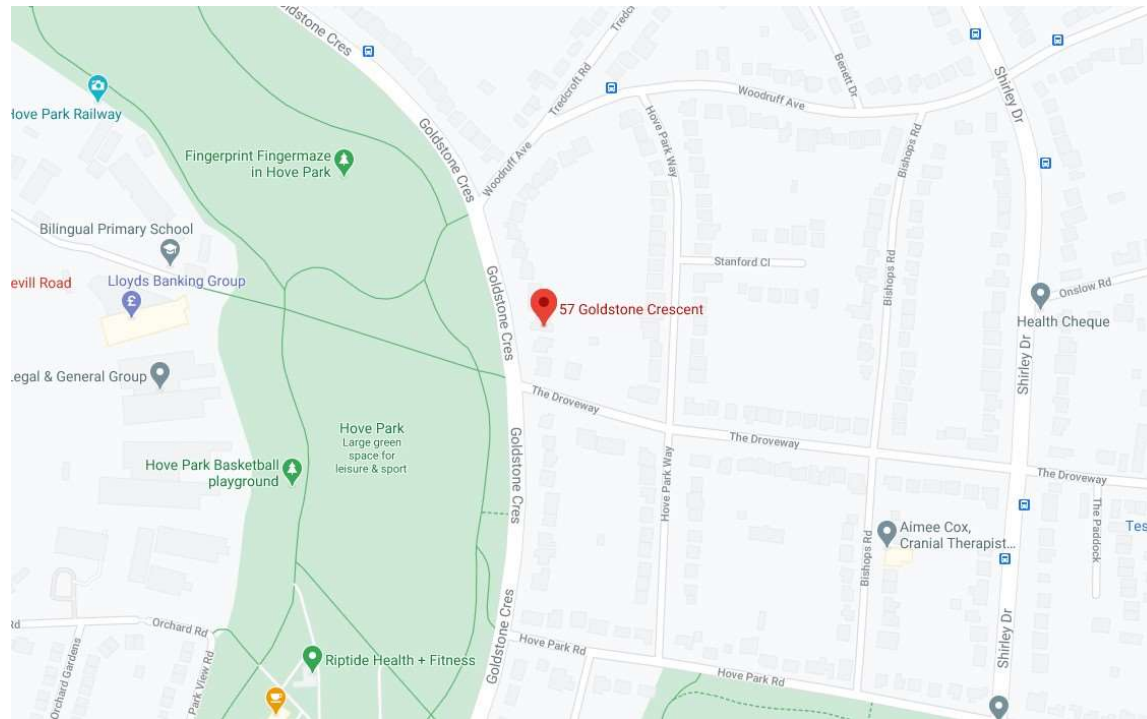
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- Variation of Condition 1 of application BH2020/01620 (Demolition of existing house and erection of three storey building with accommodation in roofspace to provide 2no three bedroom flats and 5no two bedroom flats (C3) with associated landscaping and parking) to permit amendments to approved drawings to locate the proposed building on the boundary, change the fenestration and to add an internal lift.



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# Map of application site



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# Existing Location Plan



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# Aerial photo of site

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# 3D Aerial photo of site

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# Street photo of site

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# Existing Block Plan

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# Proposed Block Plan

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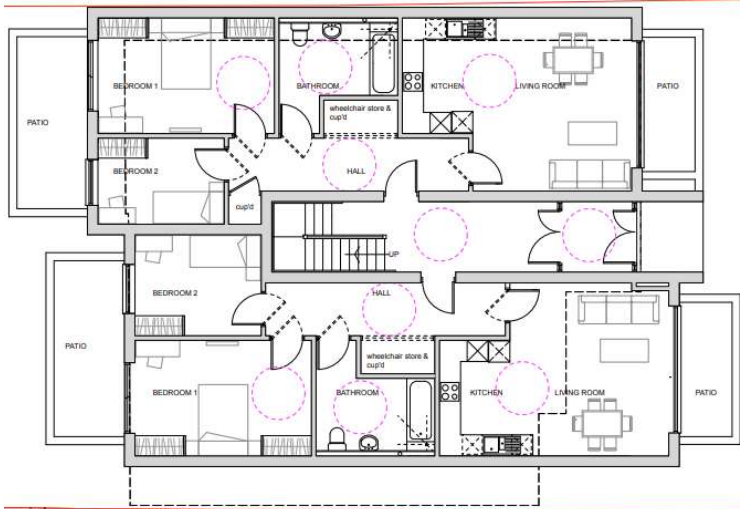


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# Approved & Proposed Ground Floor Plan

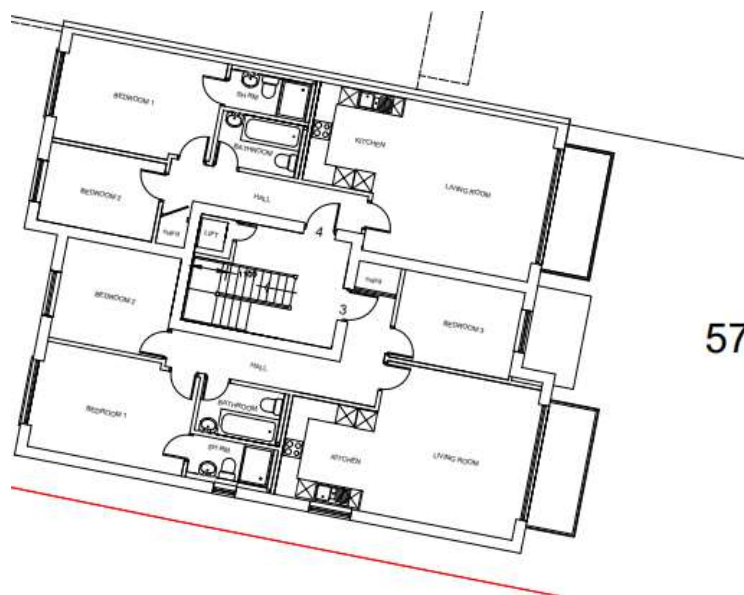
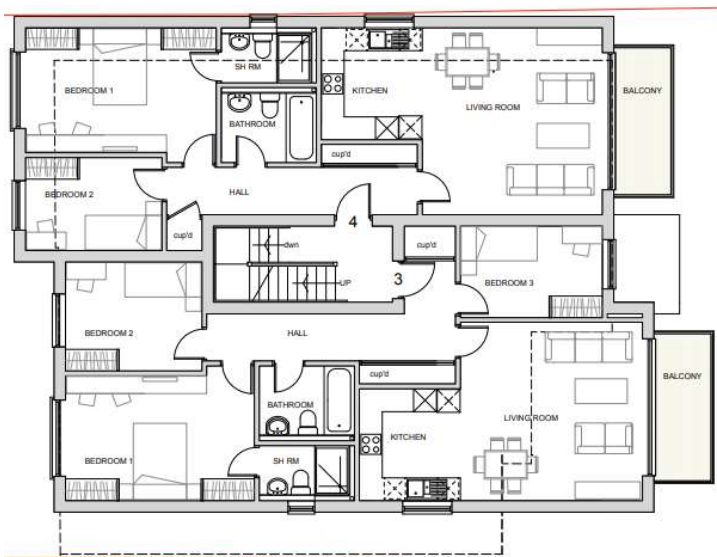


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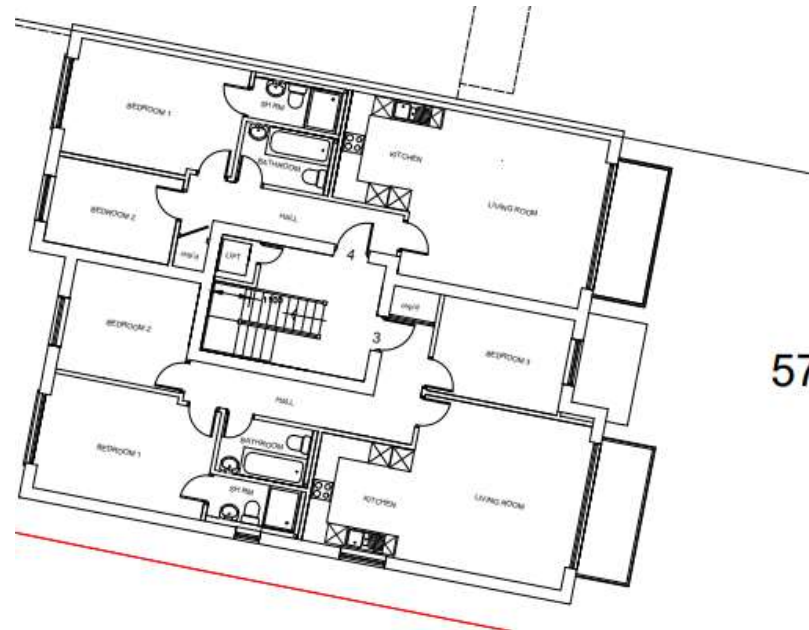
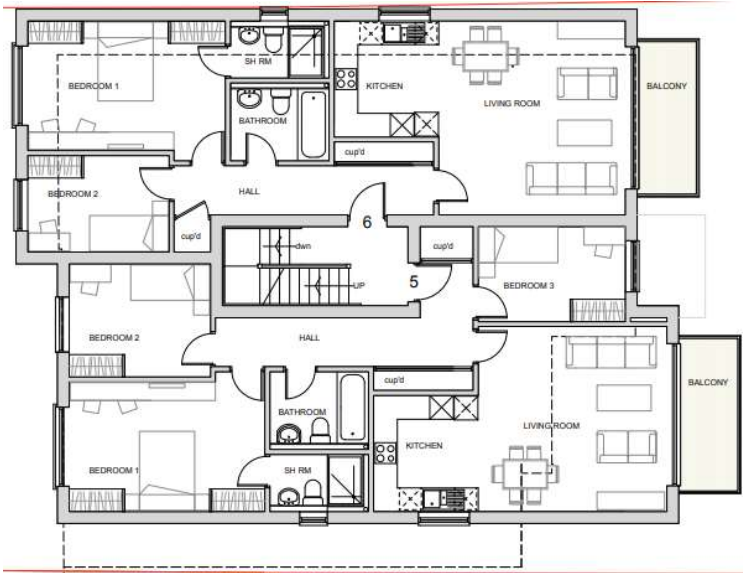
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# Approved & Proposed First Floor Plan



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# Approved & Proposed Second Floor Plan

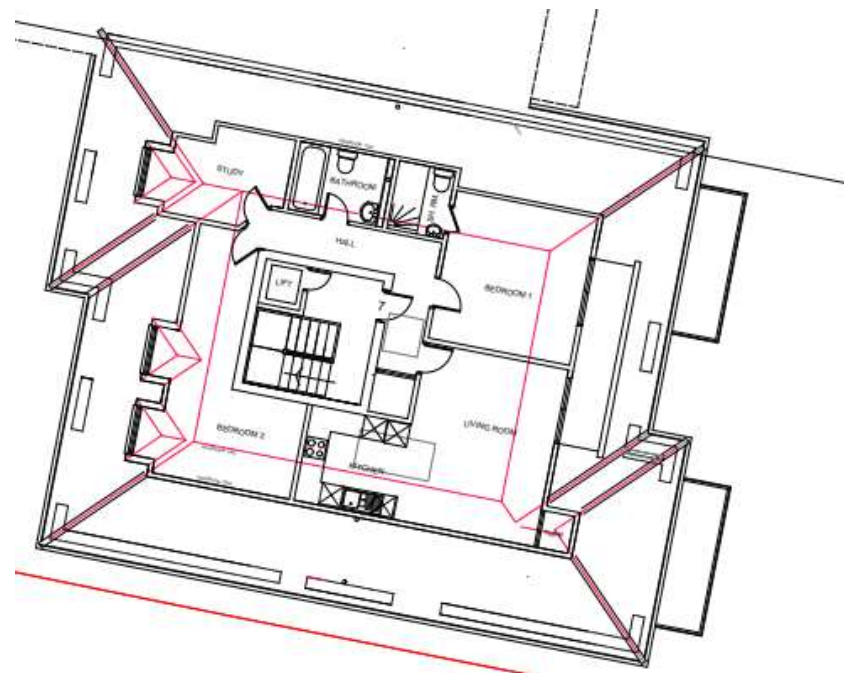
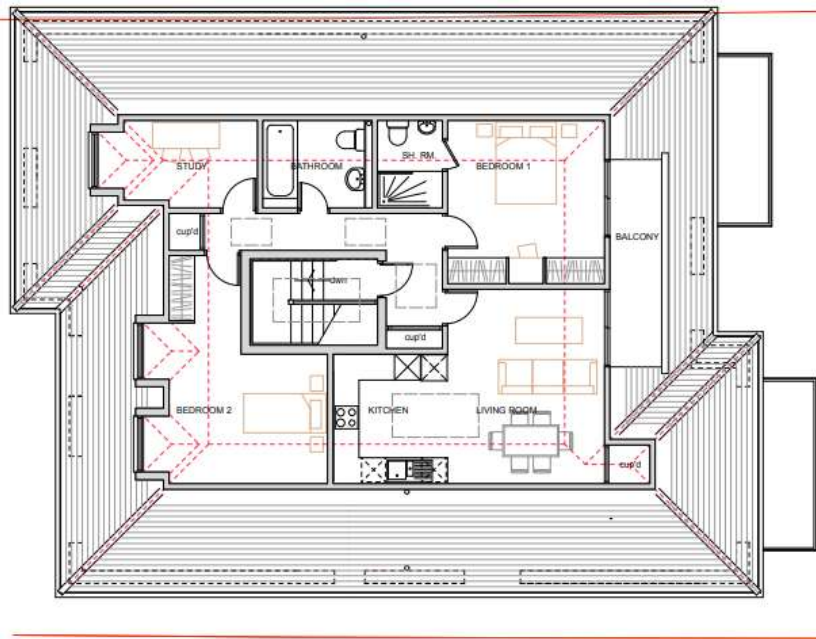


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# Approved & Proposed Third Floor Plan



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# Proposed Front Elevation



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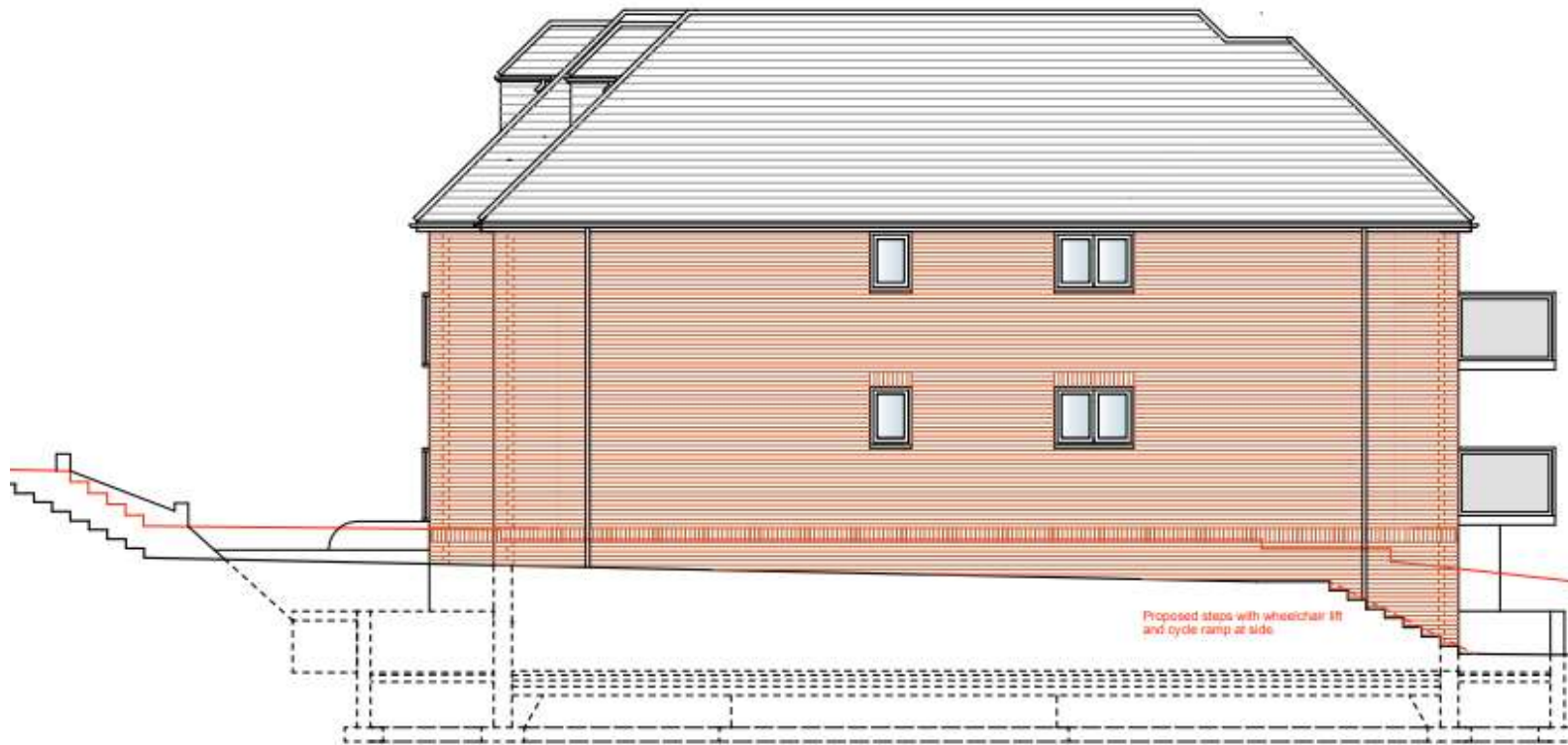
# Proposed Rear Elevation



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# Approved Side Elevation



Side Elevation - North.

# Proposed Side Elevation

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North elevation



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# Approved Contextual Front Elevation

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# Proposed Contextual Front Elevation



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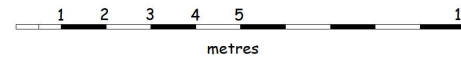
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# Proposed Section



Section adjacent to No.59



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# Proposed Visual



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# Key Considerations in the Application

- The impact of the changes on design
- The impact of the changes on neighbouring amenity
- The impact of the changes on the standard of accommodation



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# S106 table

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- A commuted sum for Affordable Housing of £238,750 (paid)
- A financial Sustainable Transport contribution of £6,400 (paid)



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# Conclusion and Planning Balance

- Compared with the approved permission, there scheme is considered acceptable in terms of:
  - Design;
  - Impact on character and appearance of the surrounding area;
  - Impact on neighbouring amenity
  - Impact on residential amenity of future occupants

Therefore, it would be compliant with City Plan Part One Policy CP12, Local Plan Policies SU10, QD27 and HO13 as well as emerging CPP2 Policies DM1, DM18, DM20 and DM40. As such, this application is recommended for approval.



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