

1 8 West Way

BH2021/04397



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Application Description

- Erection of a ground floor extension and additional storey at first floor level to accommodate four self-contained flats (2 x 1-bed and 2 x 2-bed).
- The proposed scheme would be similar in design, mass and scale to that in previous application BH2010/03486, which was allowed on appeal.

Existing Location Plan

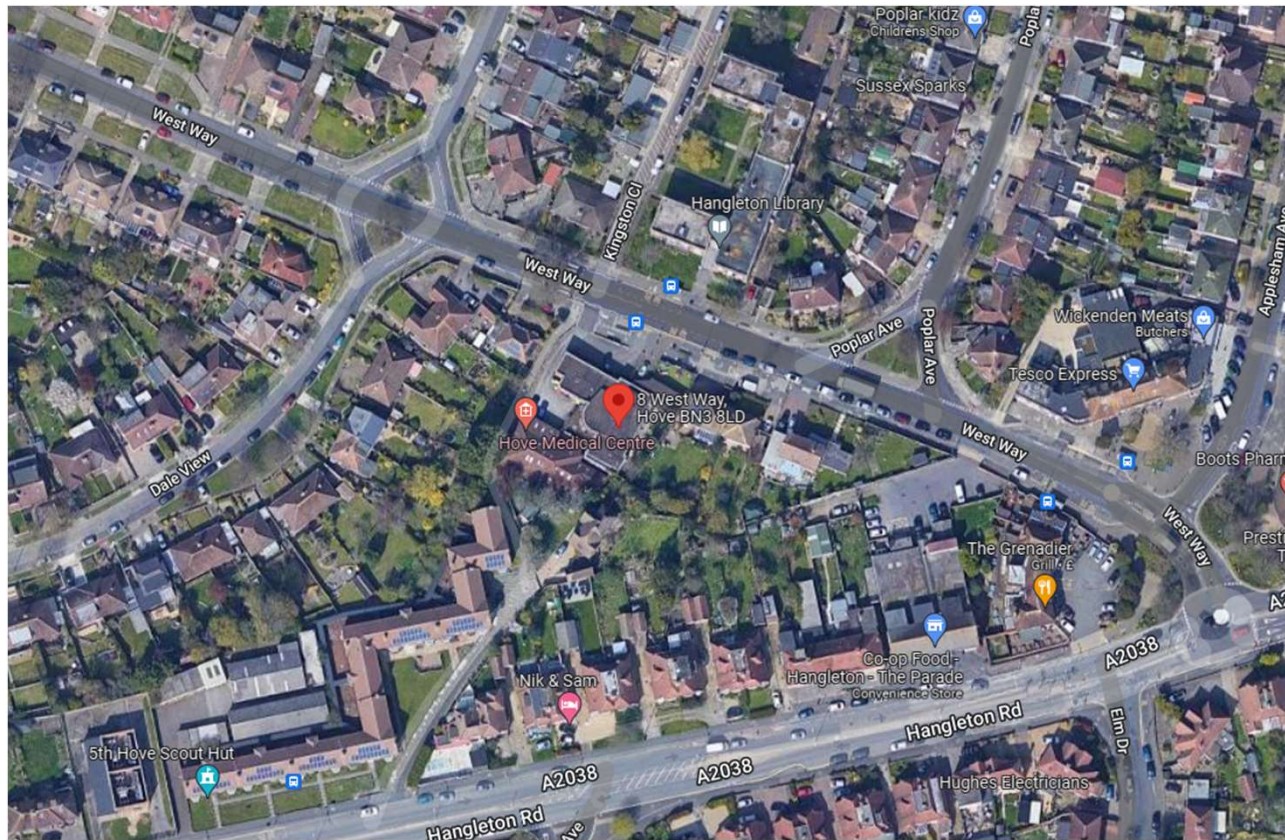


Location Plan 1:1250



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Aerial photo of site



Aerial photo of site



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3D Aerial photo of site



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Street photo(s) of site



Street Photos



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Views from 6 West Way to site

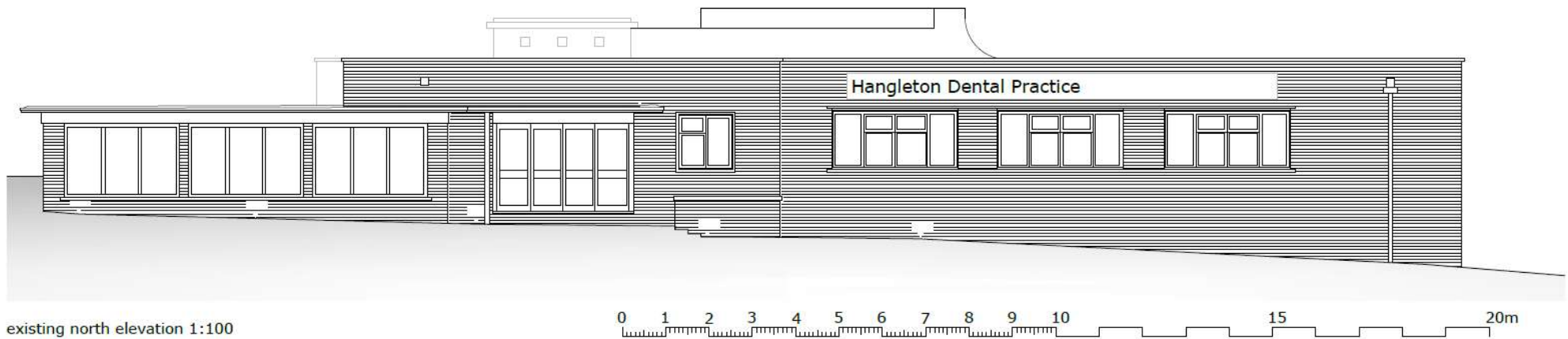


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Split of uses/Number of units

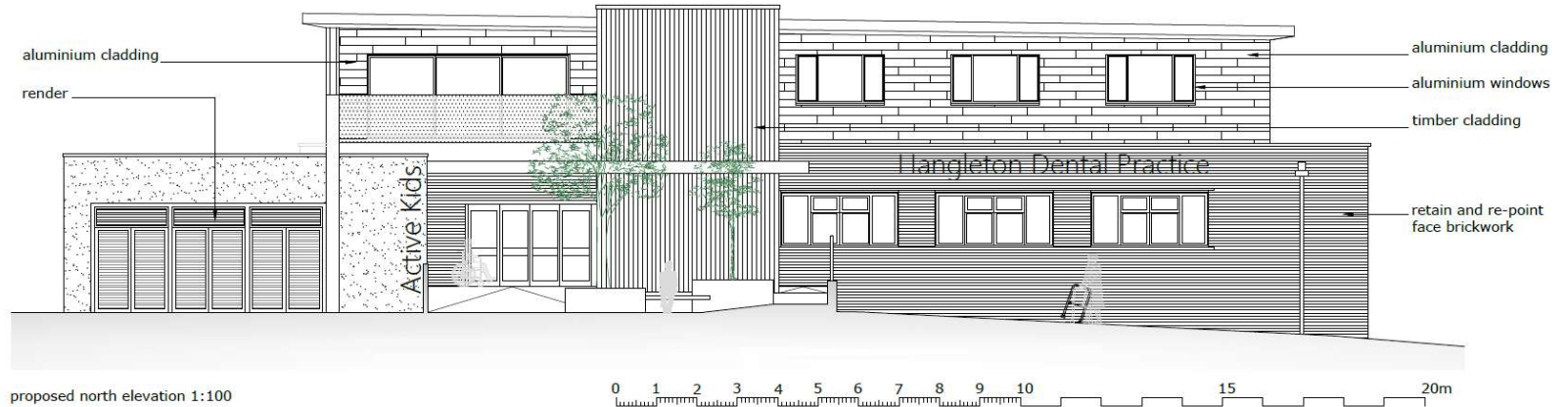
- Children's nursery and dentist (D1) to the ground floor (to be retained).
- Four self-contained flats (2 x 1-bed and 2 x 2-bed) in C3 Use class

Existing Front Elevation

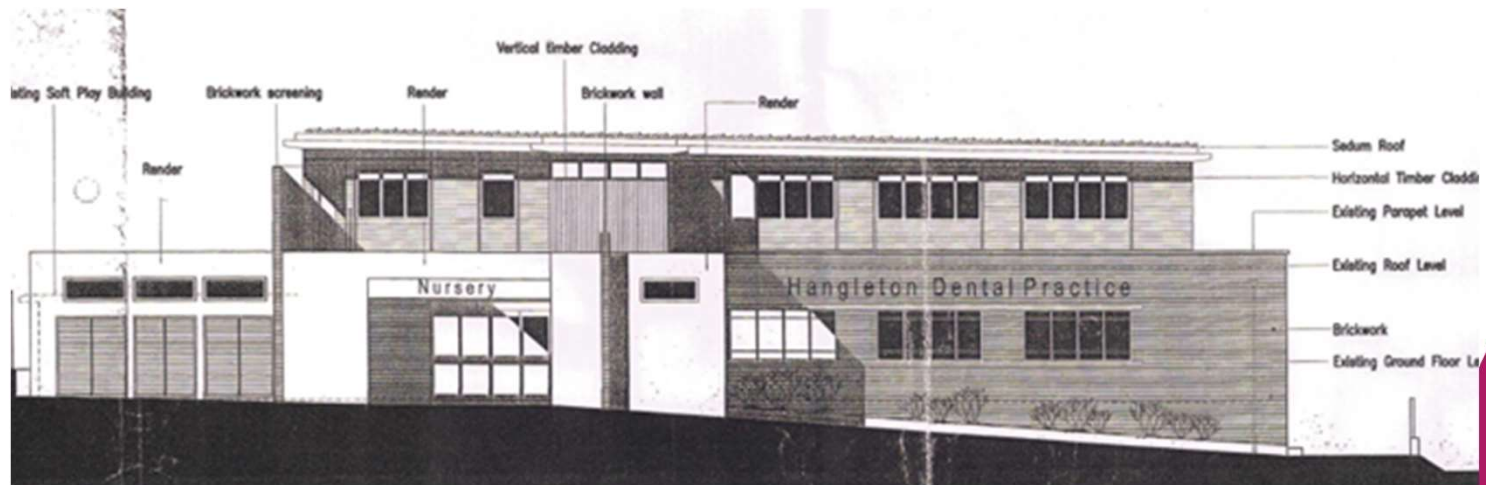


Proposed Front Elevation

Proposed

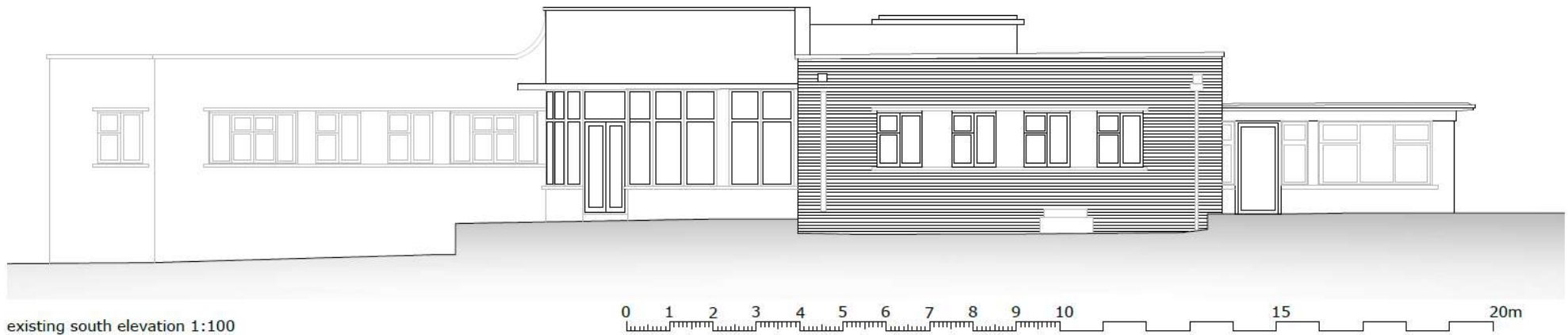


Approved



Existing Rear Elevation

13



existing south elevation 1:100

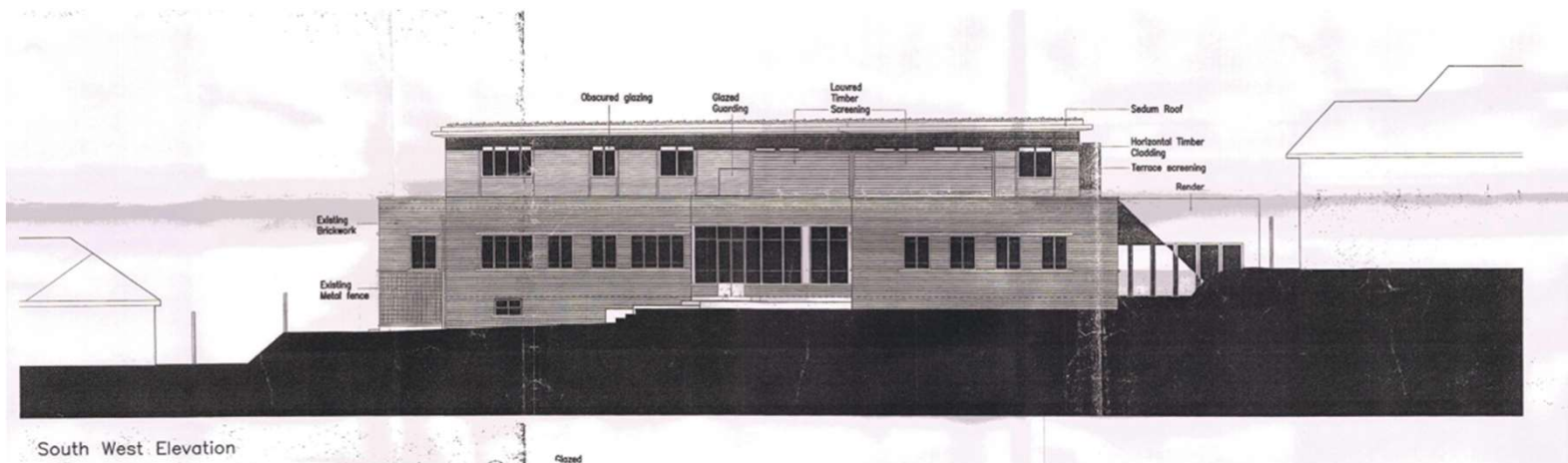
03

Proposed Rear Elevation

Proposed

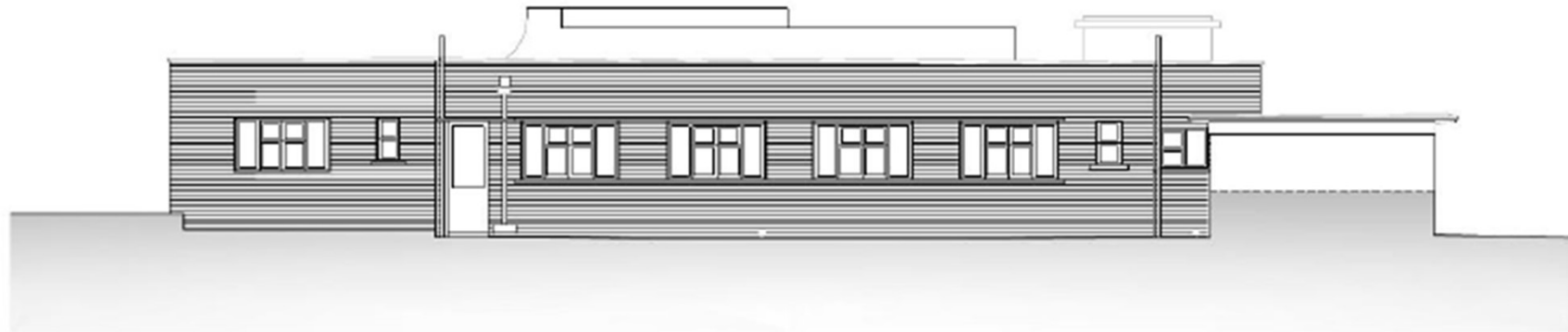


Approved



P.03A

Existing East Elevation



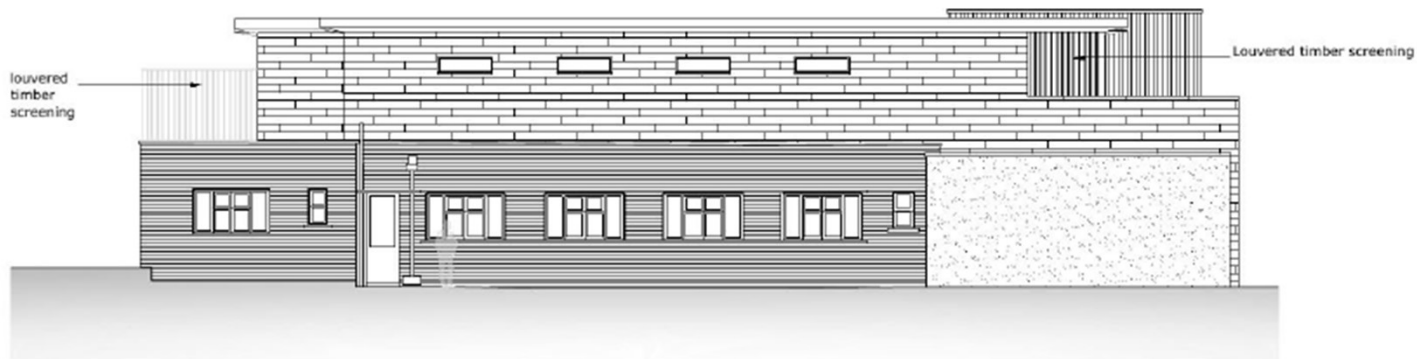
existing east elevation 1:100



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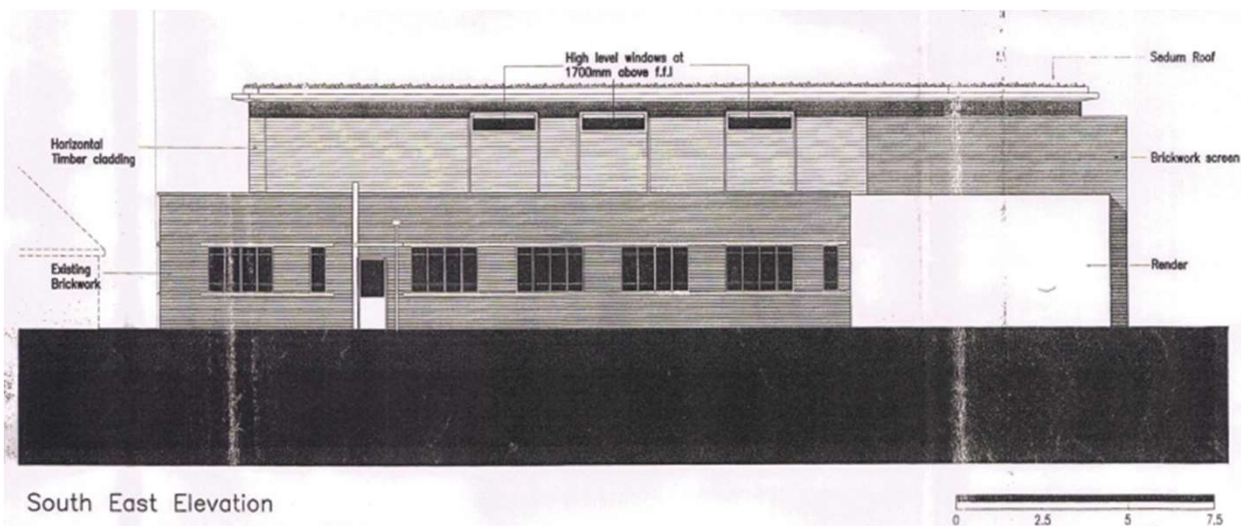
Proposed East Elevation

Proposed



proposed east elevation 1:100

Approved



South East Elevation

Existing West Elevation



existing west elevation 1:100

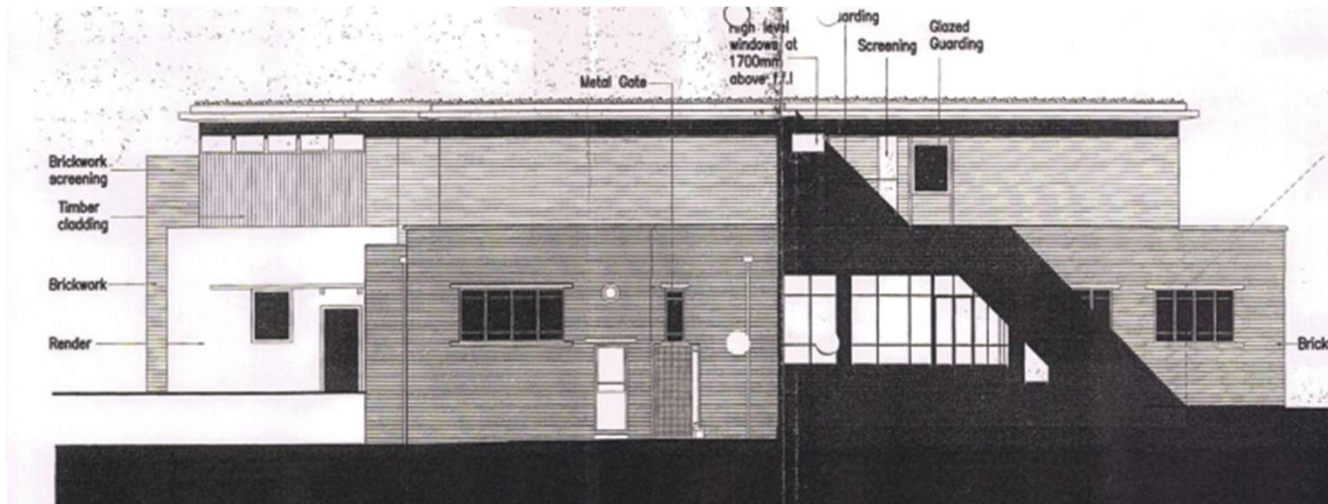


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Proposed West Eleleation

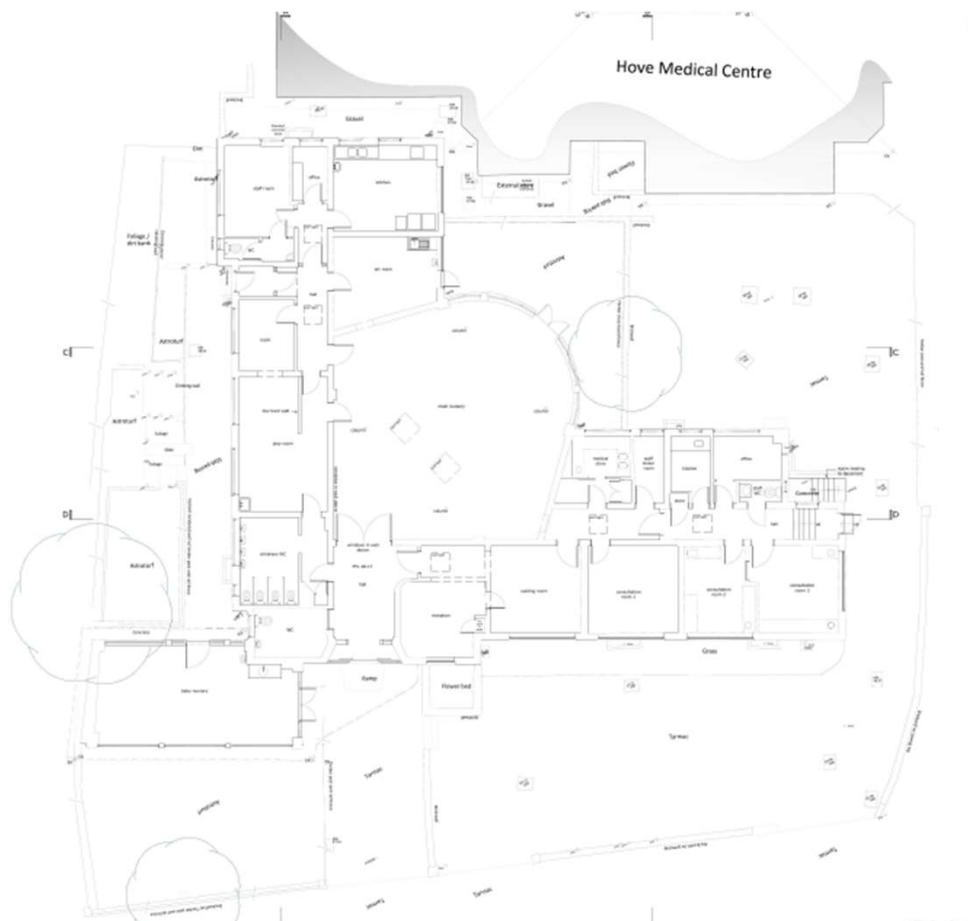


proposed west elevation 1:100



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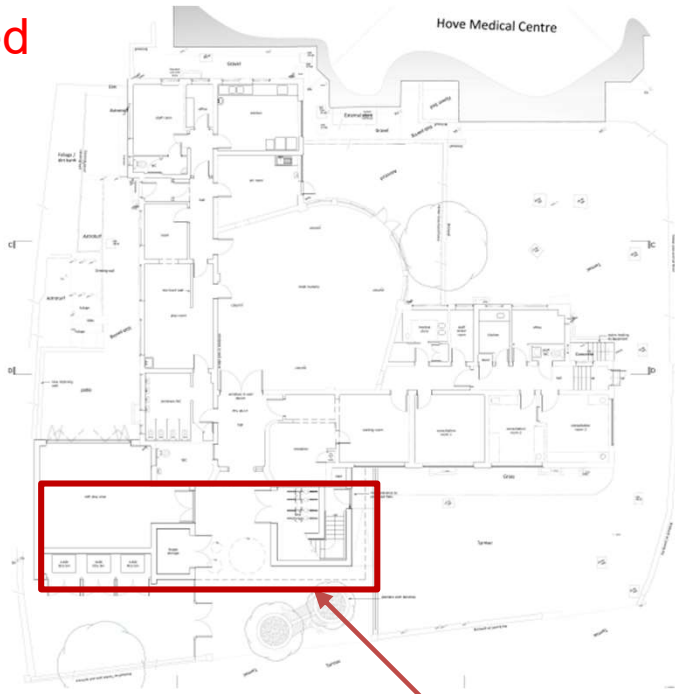
Existing Floor Plan



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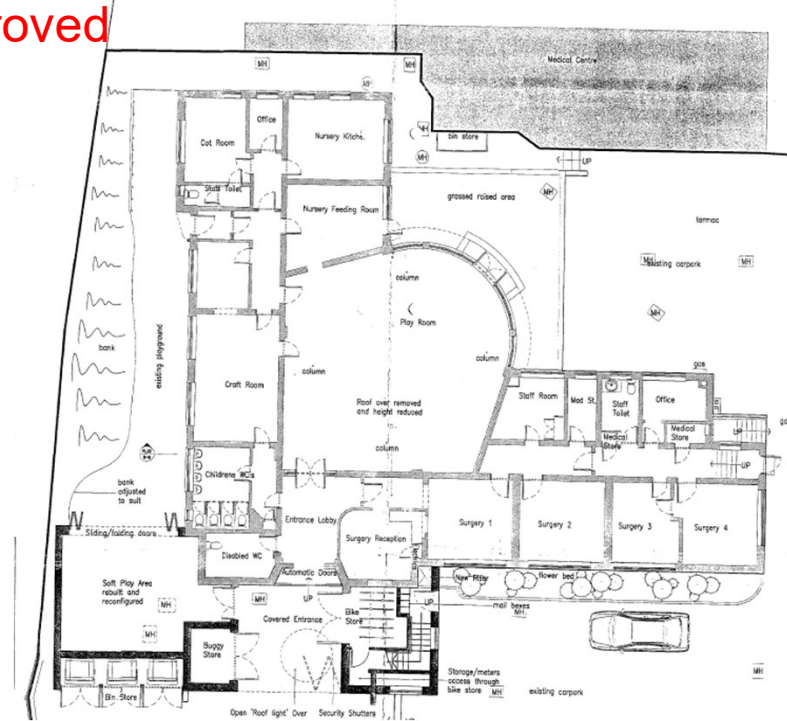
Proposed Ground Floor Plan

Proposed



Ground Floor Extension

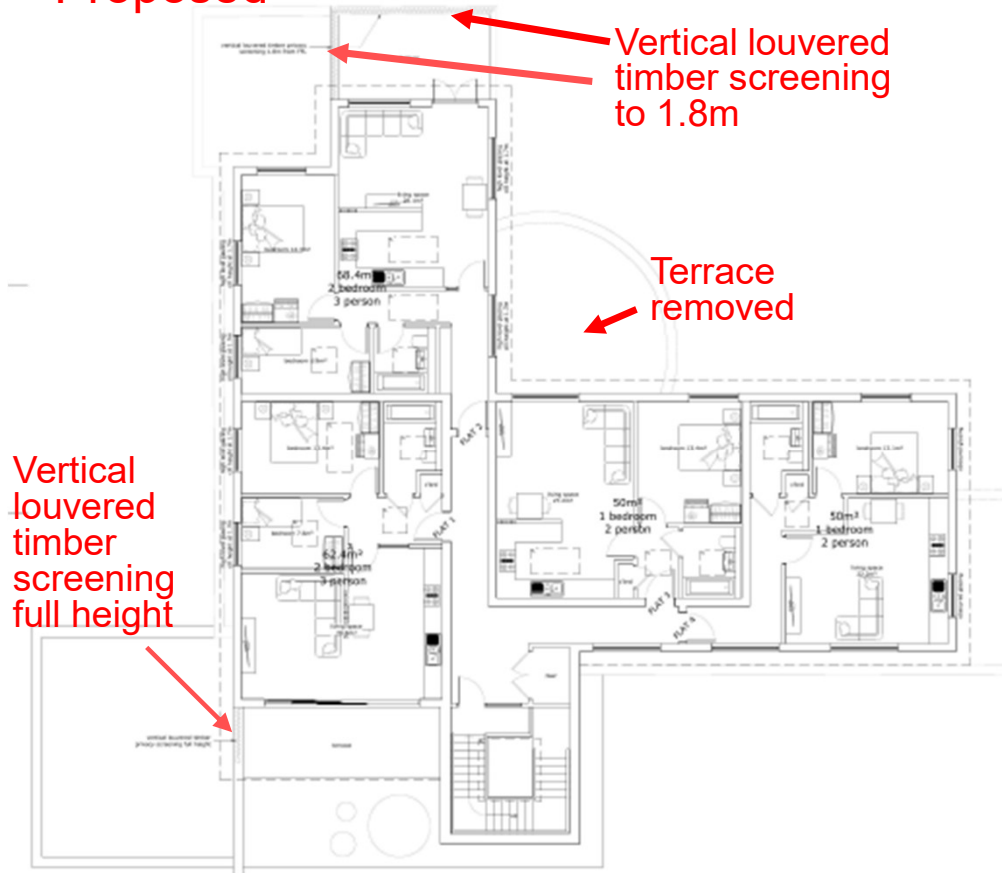
Approved



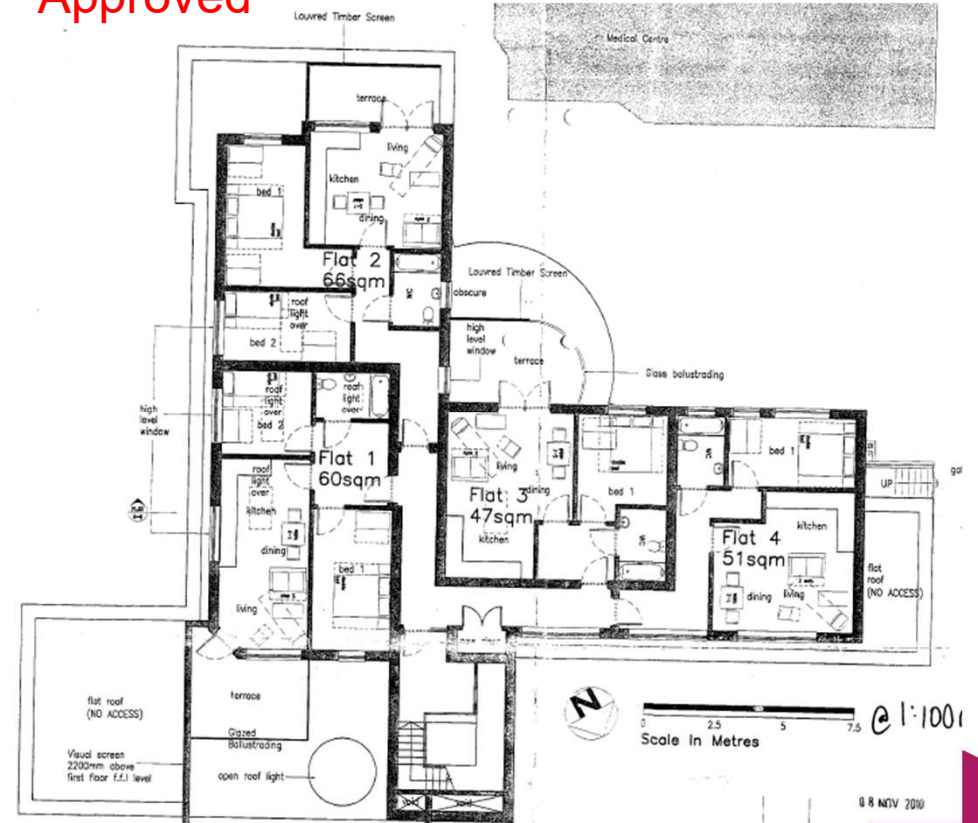
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Proposed First Floor Plan

Proposed



Approved



Key Considerations in the Application

The main considerations in the determination of this application relate to:

- The principle of the development
- Impact on the character of the area
- Standard of accommodation
- Neighbouring amenity
- Transport
- Sustainability

Conclusion and Planning Balance

- Extant permission (BH2010/03486) for the construction of extension and additional storey so principle considered acceptable.
- Number, layout, form and finish of the proposed dwellings considered appropriate.
- Would provide a good standard of accommodation
- Acceptable impact on the amenities of adjacent occupiers.
- Subject to conditions, the development is appropriate in terms of impact on highways and sustainability.
- **Recommend: Approve**

