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# Land To The Rear And Side Of 48 Lockwood Crescent

BH2022/02956



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City Council

# Application Description

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- Erection of single storey two bedroom dwelling (C3) adjoining existing house, with associated works.



# Existing Location Plan



Site



Location Plan

# Aerial photo(s) of site

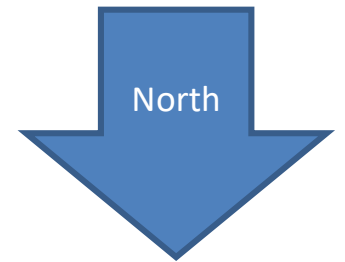


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# 3D Aerial photo of site

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# Photo of Site: From Lockwood Crescent

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# Photo of Site: From Nolan Rd to Rear



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# Photo of Site: west along Nolan Rd

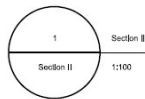
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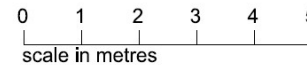
Site



# Proposed Front Elevation

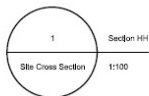


Section II - Site External Front Elevations

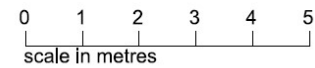


0138

# Proposed Front Section



Section HH - Site Cross Section / Front Elevations

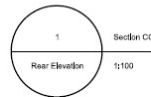
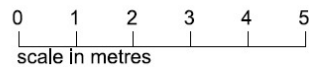


0137

# Proposed Rear Section



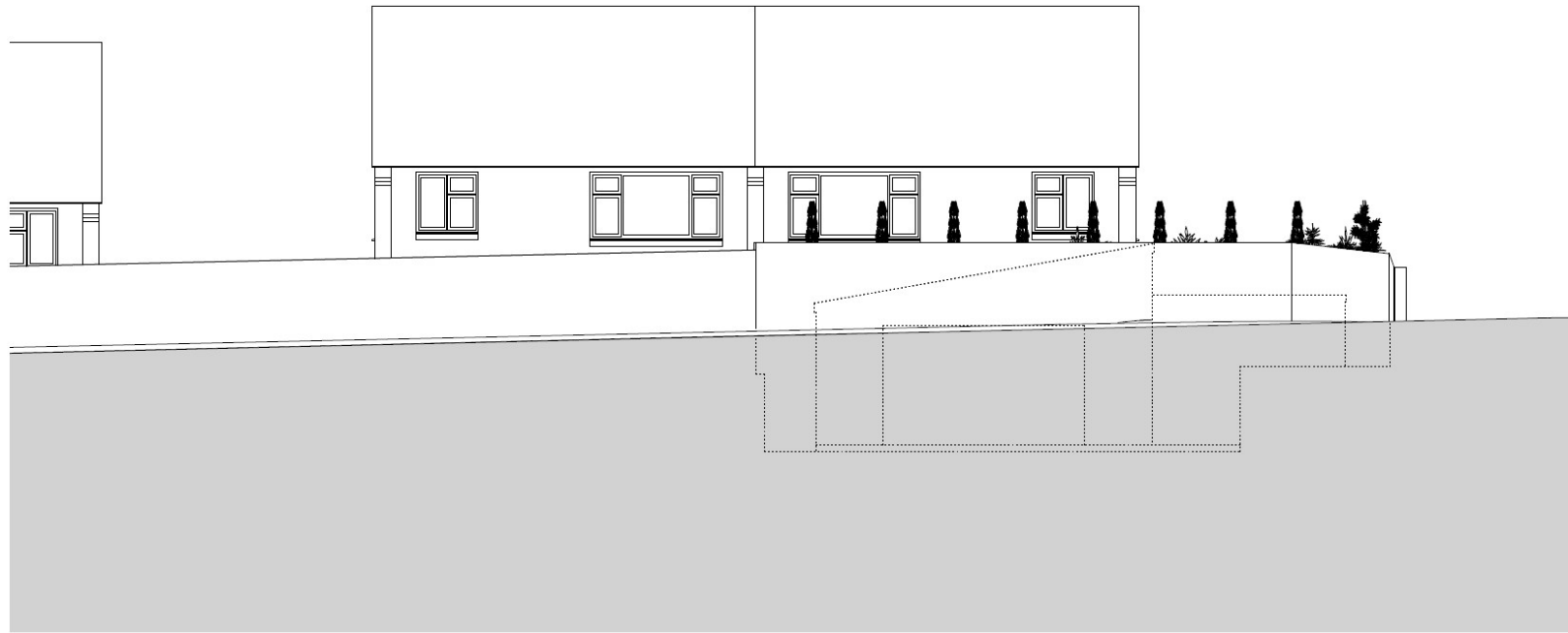
139



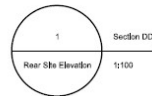
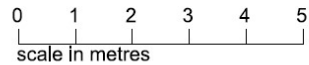
Section CC - Site Cross Section / Rear Elevations

0132

# Proposed Rear Elevation



140

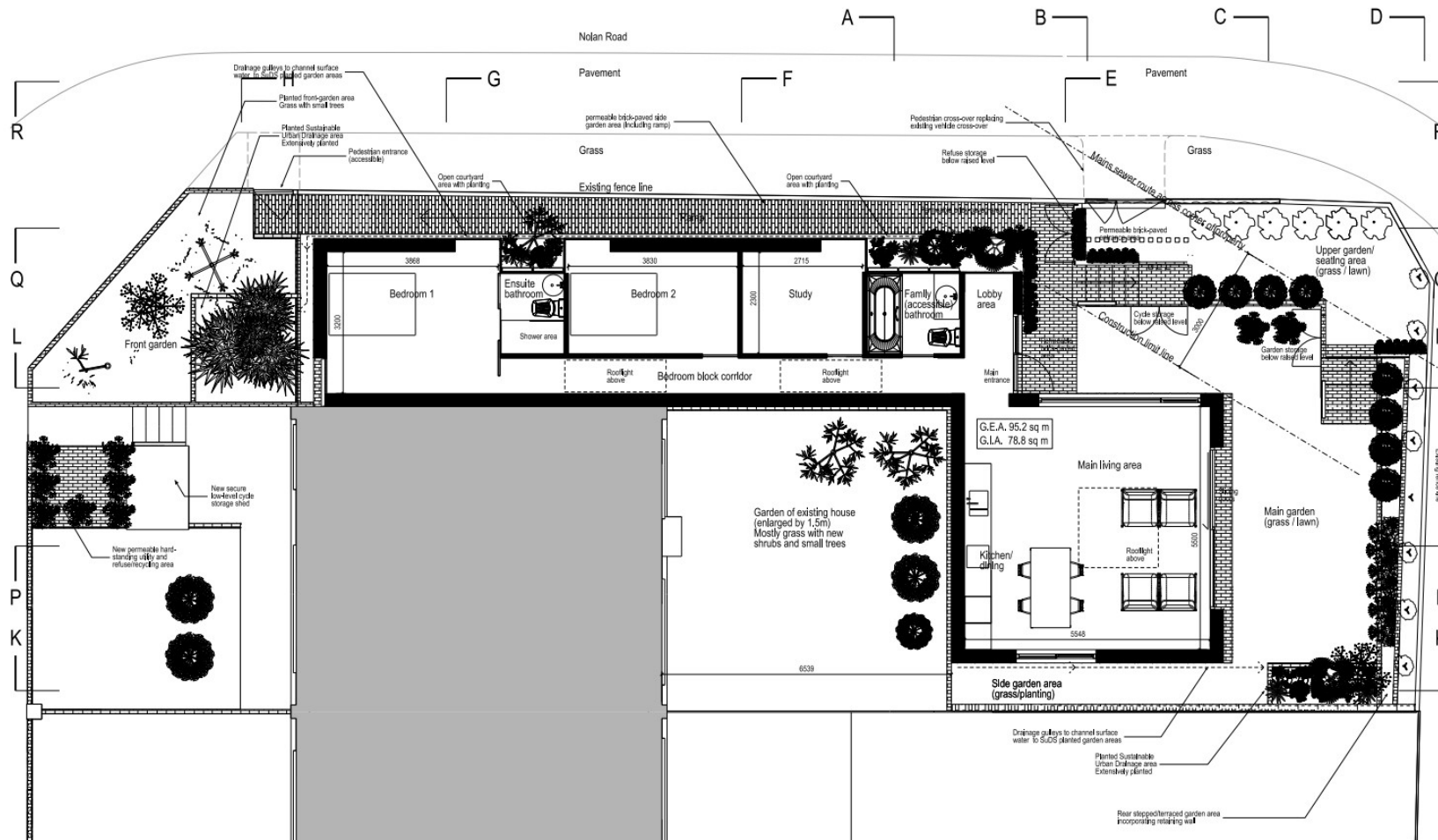


Section DD - Site External Rear Elevations

0133



# Proposed Ground Floor Plan



141

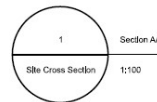
ID



# Proposed Site Section



0 1 2 3 4 5  
scale in metres



Section AA - Site Cross Section

0130

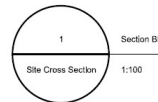


# Proposed Site Section

143



0 1 2 3 4 5  
scale in metres



Section BB - Site Cross Section

0131

# Proposed Context

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Site



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# Proposed Lockwood Crescent streetscene.

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# **Key Considerations in the Application**

- Principle of the site as a development plot
- Design and Appearance
- Impact on existing dwelling at no. 48 Lockwood Crescent.
- Neighbouring amenity
- Transport/Highway impacts

# Conclusion and Planning Balance

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- The building, by reason of its positioning on a prominent corner plot, and its site coverage, would be notably incongruous within this suburban area and significantly harmful to the spacious character of the neighbourhood. The scheme represents overdevelopment of the site, close to its boundaries, resulting in a cramped appearance.
- The proposed scheme represents an overbearing and unneighbourly form of development which would result in an unacceptable sense of enclosure and loss of outlook for residents of 48 Lockwood Crescent, as well as unacceptably reducing the outdoor amenity space available to this three-bed dwelling.
- The outlook and natural light available to bedrooms within the proposed dwelling would not be sufficient to provide an acceptable standard of accommodation for future occupiers. In addition, insufficient usable outdoor amenity space would be provided to serve the proposed three-bedroom family dwelling.
- **Recommend: Refuse.**

