

Basement Flat,  
99 Buckingham Road  
BH2025/02255

4<sup>th</sup> February 2026

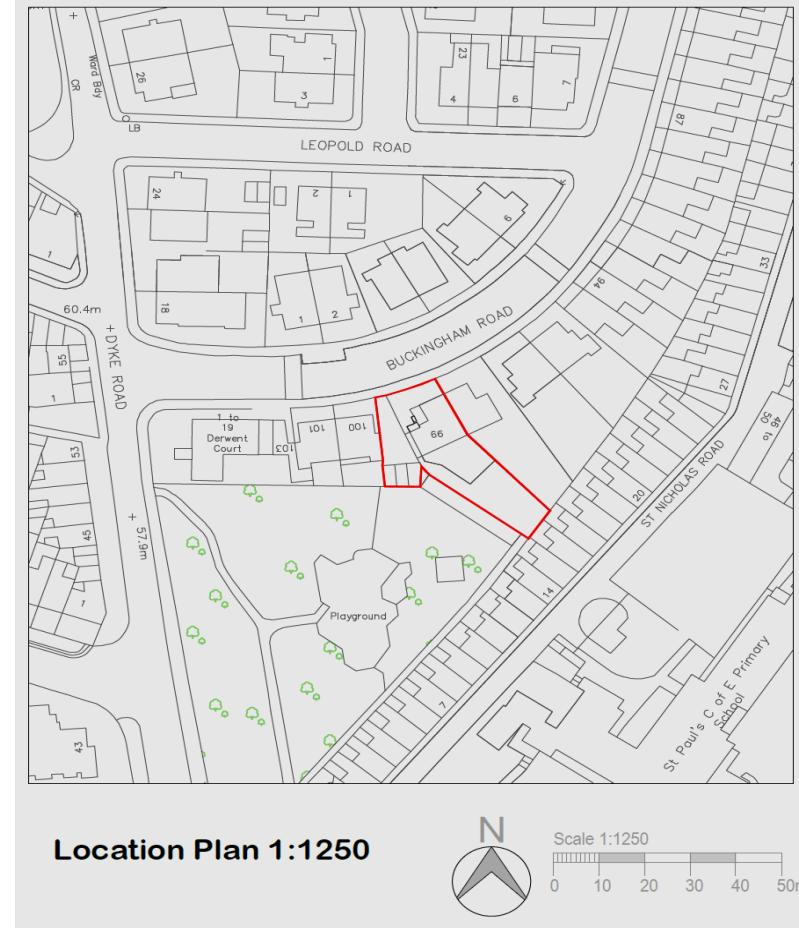


# Application Description

- ▶ Erection of front porch extension, rear conservatory extension and single storey rear extension with associated works.

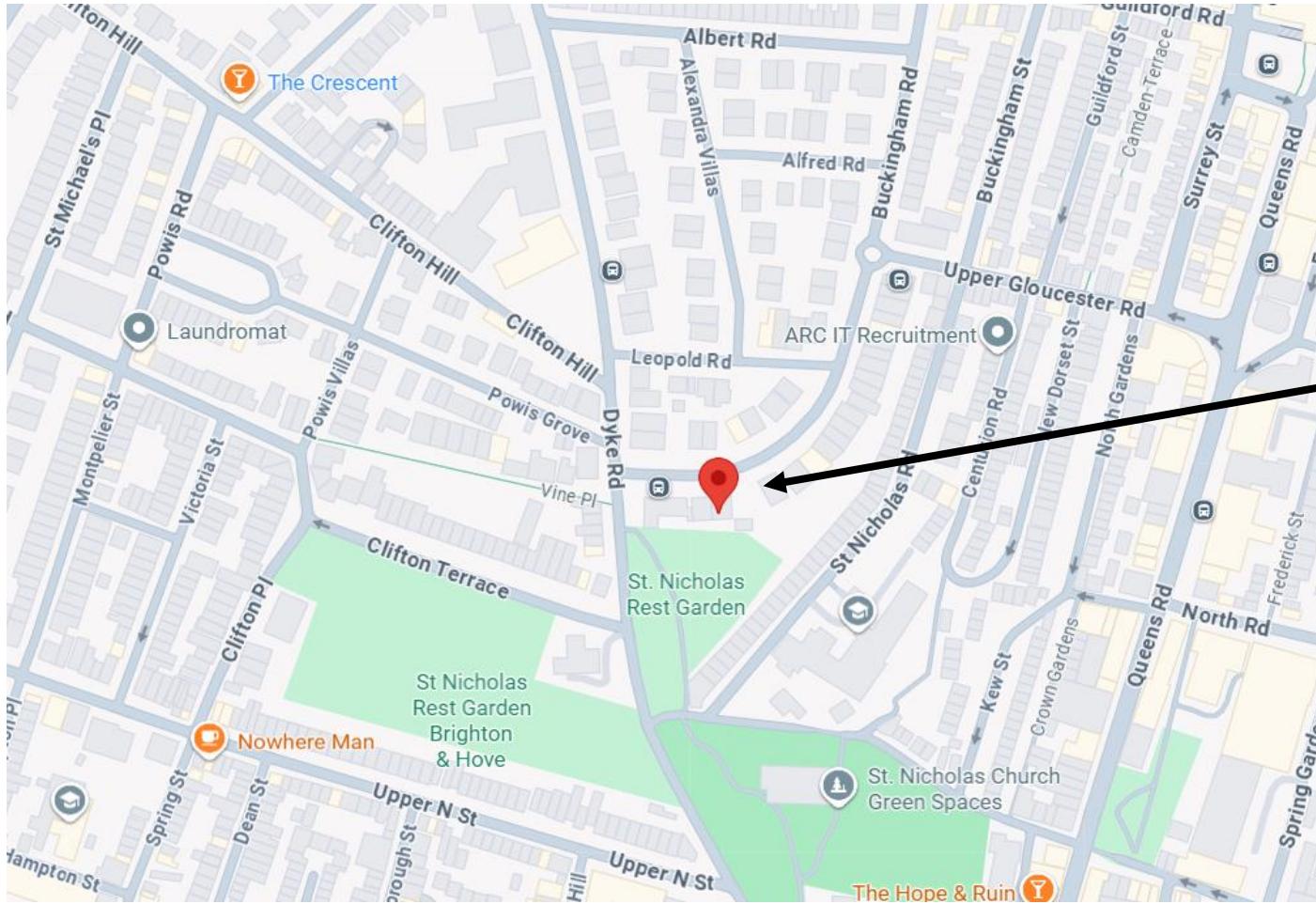
# Existing Location Plan

113



# Map of Application Site

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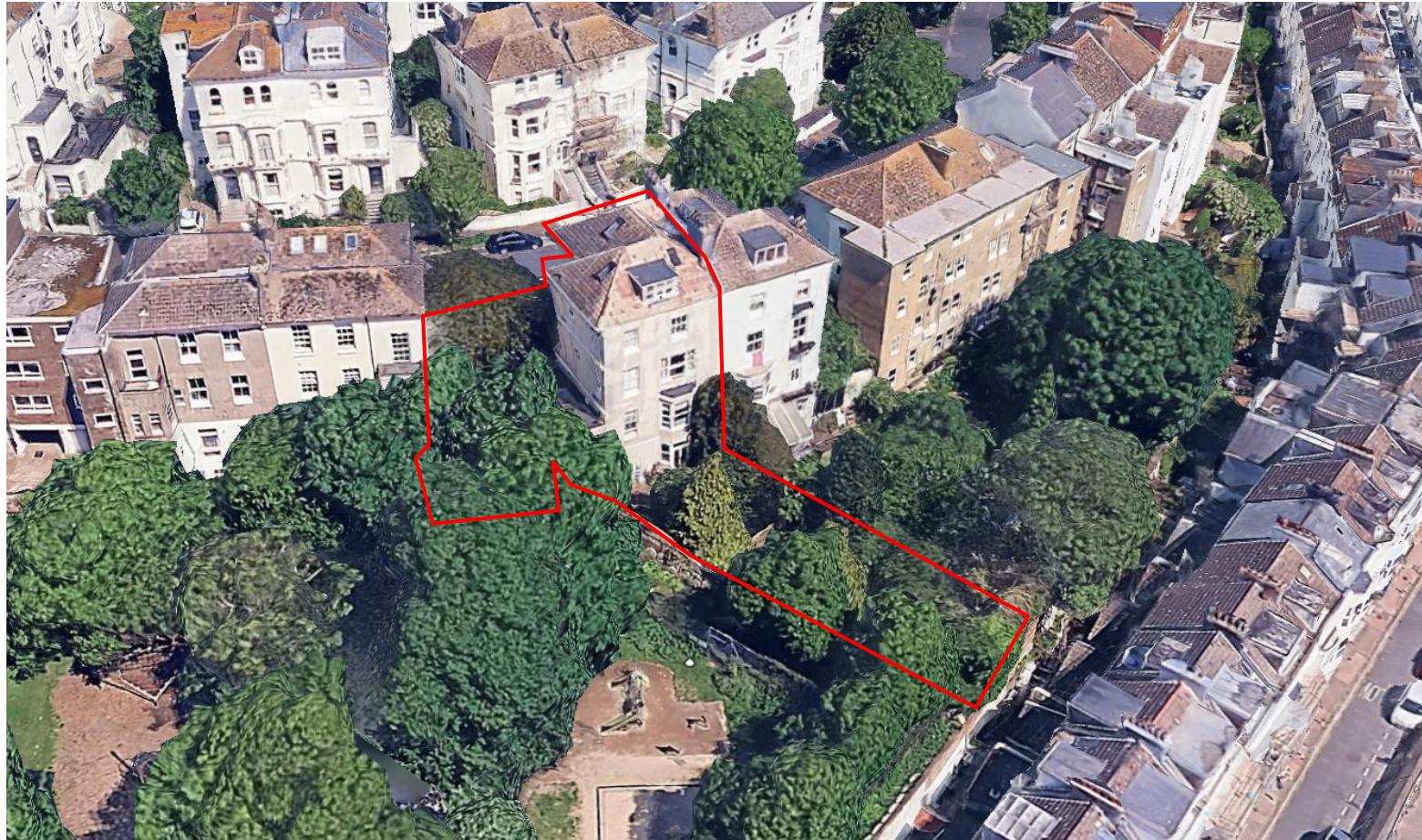
Site

# Aerial Photo of Site



# 3D Aerial Photo of Site

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# Front of 99 Buckingham Road



99 Buckingham  
Road

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# Block Plan



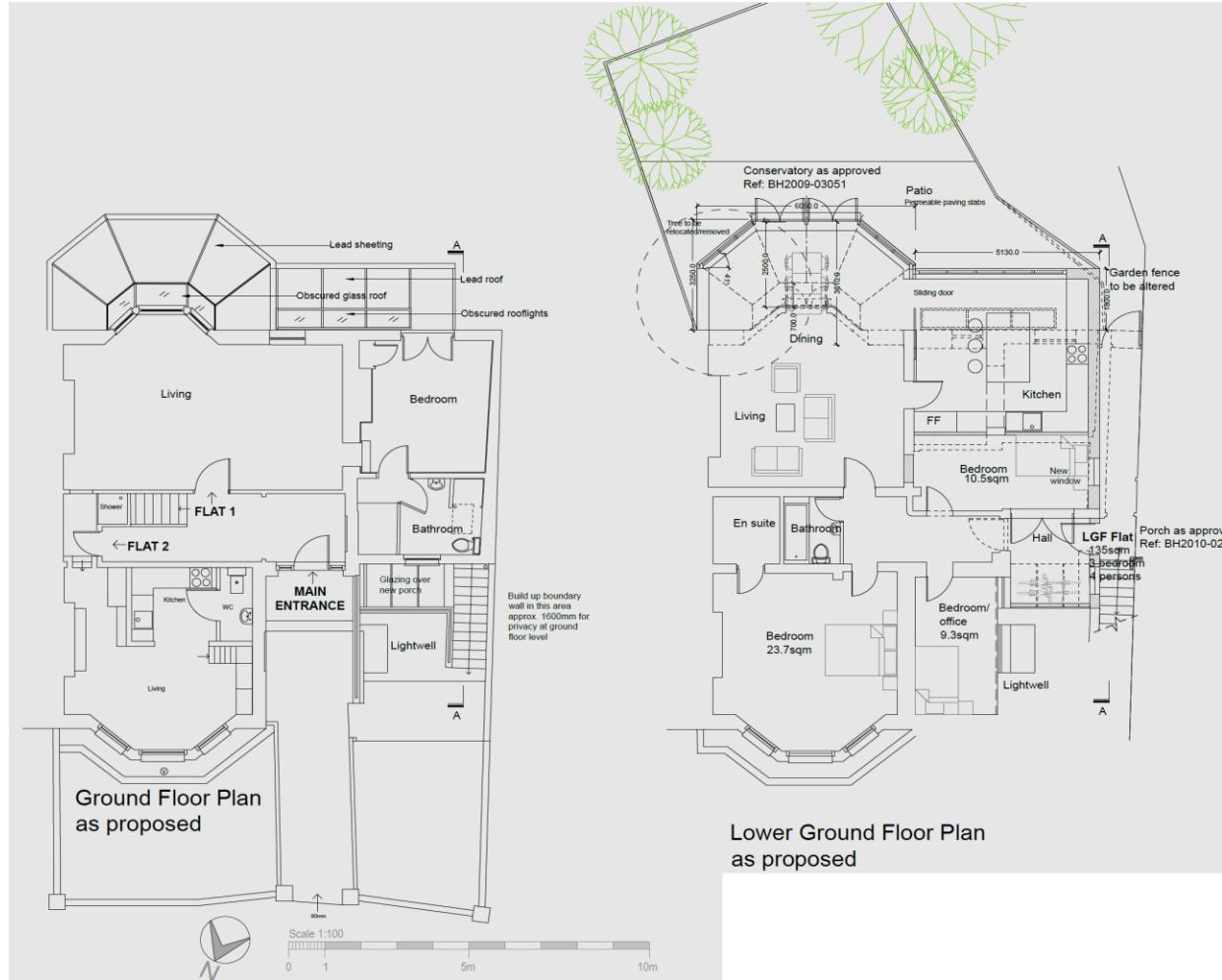
# Existing Floor Plans

119



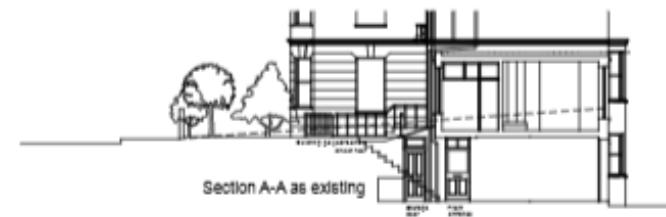
# Proposed Floor Plan

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# Existing Elevations

121



# Proposed Elevations

122



# Proposed Visual – Rear Elevation



# Proposed Visual – Rear Elevation



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# Representations

- ▶ Eight (8) representations received, objecting on the basis of:
- ▶ Impact on Amenity (loss of light, overshadowing, loss of privacy, overlooking)
- ▶ Impact on archaeology
- ▶ Impact on wildlife and ecology
- ▶ Overdevelopment
- ▶ Maintenance issues for adjoining properties
- ▶ Impact on boundary walls
- ▶ Impact on conservation area

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# Key Considerations

- ▶ The design and appearance of the proposed extensions and alterations and any impact on heritage assets
- ▶ Impact on amenity

# Conclusion and Planning Balance

- ▶ The proposed extension would not significantly harm the residential amenities of existing occupiers within the site, or those adjoining the site due to scale and siting.
- ▶ The development is considered satisfactory in design terms and scale, and would not unduly harm the historic character of the building or impact the character or appearance of the West Hill Conservation Area.
- ▶ No adverse archaeological impact
- ▶ The works would extend an existing flat and provide an acceptable standard of accommodation.
- ▶ Due to the scale of the development, there would be no harmful impact on existing trees or ecology/biodiversity on the site.

Recommendation: Approve

