

APPLICATION NUMBER:	LW/07/1031	ITEM NUMBER:	5
APPLICANTS NAME(S):	S T J Developments	PARISH / WARD:	Newhaven / Newhaven, Denton & Meeching
PROPOSAL:	Planning Application for Two/three storey extensions to both sides of existing dwelling house to form two 3 bedroom houses		
SITE ADDRESS:	28 Beresford Road, Newhaven, East Sussex, BN9 0LY		
GRID REF:	TQ 4502		

x

1. SITE DESCRIPTION / PROPOSAL

1.1 The site comprises a detached house located near the corner of Beresford Road and Station Road.

1.2 It is proposed to extend both sides of the house to provide a new two-storey house on each side, to make three dwellings on the plot. The new houses on either side would be finished in materials to match the existing house, being facing brick at ground floor level, render above, with a tiled roof. The new houses would each be two bedroom. The new houses would each have a garage (at lower ground floor level) and a driveway for parking, while a parking space is also shown for the existing house.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

NPG: – PPS3 – Housing

3. PLANNING HISTORY

LW/07/0561 - Erection of two x two/three storey side extensions to form two x three bedroom dwellings with associated garaging and parking - **Withdrawn**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object: Overdevelopment with a huge increase in footprint of the dwelling, concerns over possible hazards as the site is close to the junction with Station Road, and the proposal is out of keeping in the street scene. The Town Council also draw attention to local road flooding issues which should be taken into account.

Environment Agency – No objection.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Five letters of objection received on grounds of inadequate parking in a road which is already congested; the parking arrangements would not work; the parking provision of one space is insufficient for the central three bedroom house; access for emergency vehicles would become more difficult; the size of the development would be out of keeping and scale in this road.

6. PLANNING CONSIDERATIONS

6.1 The main issues are considered to be the effect of the development on the street scene, on nearby occupiers and on local traffic and parking conditions.

Street scene

6.2 On this side of Beresford Road there are single and two storey properties. The extensions would not exceed the height of the existing building (in fact the extension on the south east side would be lower) and each would be 2.4m from the respective side boundary. The extensions would not protrude forward of the front building line of the existing house. While the plot widths would be narrower than others in the road, there is variety of plot widths in Beresford Road without any particular uniformity. It is not considered that the proposal would have a significant impact in the street scene.

Neighbouring occupiers

6.3 The extension to provide the new house on the north-west side would be 2.4m off the side boundary and 4.5m to the side wall of 30 Beresford Road. The extension would only project about 1m behind the rear building line of that property and there would only be an obscure glazed bathroom window in the new side wall.

6.4 The extension to provide the new house on the south-east side would be 2.4m from the side boundary at the front, narrowing to 1.7m at the rear, and would be 5.8m away from neighbouring 26 Beresford Road at its closest point. Again there would only be an obscure glazed bathroom window in the new side wall. 26 Beresford Road is angled toward the application site, and does not front straight onto Beresford Road, unlike other houses in the row. Given that the rear windows of 26 Beresford Road are angled towards the site, measures have been taken in the design to lower the height of the proposed house on this side, in order to reduce its possible impact on the occupiers of no. 26. The eaves height would now be about 2.5m above the garden level of no.26, which is at a higher level than the application site.

6.5 It is considered that the impact on neighbouring occupiers would on balance be acceptable, in terms of overlooking, loss of light and obtrusiveness.

Traffic/Parking Conditions

6.6 At the time of writing the Highway Authority comments were awaited. However, parking provisions for each of the proposed three dwellings would be provided on site. Two spaces would be provided for each new house and one space for the existing house. The space for the existing house would be provided in front of the new house on the north-west side. An update will be given to the Committee at the meeting on the Highway Authority's comments.

Other issues

6.7 The Town Council have objected on the basis that the proposal is overdevelopment. While the extensions would be a significant enlargement of the existing building, there would still be space to the side boundaries and at the front (the property is set back 6m from the road) and the rear (neither

extension would project beyond the rear wall of the existing house). It is not considered that the proposal would be overdevelopment.

6.8 Subject to the Highway Authority's comments, the proposal is considered to be acceptable.

7. RECOMMENDATION

Subject to the Highway Authority's comments, that planning permission be granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan.

2. Development shall not begin until details of finished floor levels in relation to the existing ground levels have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with these details.

Reason: In the interest of residential amenity and the character of the locality having regard to Policy ST3 of the Lewes District Local Plan.

3. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only. The parking spaces shall be reserved for the use of each property as shown on plan no. 27651/3B.

Reason: To ensure adequate off-street parking provision having regard to Policy ST3 of the Lewes District Local Plan.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	3 August 2007	
Location Plan	3 August 2007	27651/4
Block Plans	3 August 2007	27651/4
Proposed Elevations	3 August 2007	27651/3B
Proposed Floor Plans	3 August 2007	27651/3B

Roof Plans	3 August 2007	27651/3B
Sections	3 August 2007	27651/3B
Planning Layout	3 August 2007	27651/3B
Survey	3 August 2007	27651/2
Existing Elevations	3 August 2007	27651/2
Sections	3 August 2007	27651/2
Location Plan	24 August 2007	27651/4

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policy ST3 of the Lewes District Local Plan.