

APPLICATION NUMBER:	LW/07/1069	ITEM NUMBER:	7
APPLICANTS NAME(S):	Ms L Perry	PARISH / WARD:	Lewes / Lewes Priory
PROPOSAL:	Planning Application for Two storey side extension		
SITE ADDRESS:	46 Firle Crescent, Lewes, East Sussex, BN7 1QG		
GRID REF:	TQ 3910		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The application proposes a two storey extension to the south-east (side) elevation, measuring 3.5m width x 6.53m depth x 5.2m high to eaves level and 7.85m high to the ridge. The extension would follow the outline of the front of the building being set back 1m from the main front wall of the house and would be flush with the existing rear building line. The ridge of the extension would be 0.4m lower than the existing ridge. To the front elevation two new windows are proposed, to the side there would be two ground floor windows (one obscure glazed) and one first floor window and to the rear two of the existing windows would be bricked up and two new windows and a door inserted.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Members received letters from neighbours at numbers 42, 57 and 59 Firle Crescent and noted the various objections. Opinion of the Committee was divided but some concern was expressed that the orientation and scale of the proposal may well affect the character of the area. Members expressed the view that, owing to the amount of local interest generated, this application should be decided by committee.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Five letters of objection received having regard to the new extension being forward of the existing building line, loss of privacy, overlooking, proximity to the pavement, new frontage of property to side, loss of flow and aesthetics of crescent, too large, high and obtrusive, loss of light, out of keeping and concerns that a precedent would be set for similar development to other properties.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are the impact of the extension on the streetscene and its impact on neighbours.

6.2 The house is located side on Firle Crescent, with its frontage facing north east towards the junction of Firle Crescent and Highdown Road. This orientation differs from the other properties in the street which front onto Firle Crescent. The extension would result in a structure further forward than the

existing building line of the properties facing on to Firle Crescent, but would retain its front building line with the adjoining property. The curve of the crescent would be retained with the building line of the houses narrowing and tapering in at the end, as existing. The plans clearly show that the front of the house as existing will be retained as the front and that the side of the property will remain as the side. It is therefore not considered that the extension would have a detrimental impact on the layout, visual amenities or character of the streetscene.

6.3 There are many examples of two storey side extensions of various styles within the immediate vicinity and a two storey extension of the type proposed would not be out of keeping with the general development in the area. The extension would be set down from the ridge and back from the front of the house, retaining a minimum distance of 3.5m to the boundary and being subsidiary in scale to the existing building. It is not considered that the extension would be over large in form or that it would dominate the existing building or streetscene. The windows to the side elevation are 19m at their closest point from numbers 57 and 59 located opposite. There are already windows present at first and ground floor levels of the existing side elevation and it is not considered that the increase in size of these windows or the decrease in distance of 3.5m between the properties opposite would result in a significant degree of overlooking or loss of privacy or exacerbate the existing situation. It is therefore not considered that the extension would be detrimental to the residential amenities of the adjoining occupiers.

6.4 To conclude, the proposed extension would comply with Policy with regard to the design, form and scale of the extension and would not result in a harmful development that would seriously affect the residential amenities of the adjoining occupiers or the character and visual amenities of the streetscene.

7. RECOMMENDATION

That planning permission is granted.

The application is subject to the following conditions:

1. The development hereby approved shall be finished in external materials to match those used in the existing building.

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

2. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours 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>
Location Plan	14 August 2007	100/P01
Block Plans	14 August 2007	100/P01
Existing Floor Plans	14 August 2007	100/P01
Proposed Floor Plans	14 August 2007	100/P01
Proposed Elevations	14 August 2007	100/P01

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 Policies ST3 and RES13 of the Lewes District Local Plan.