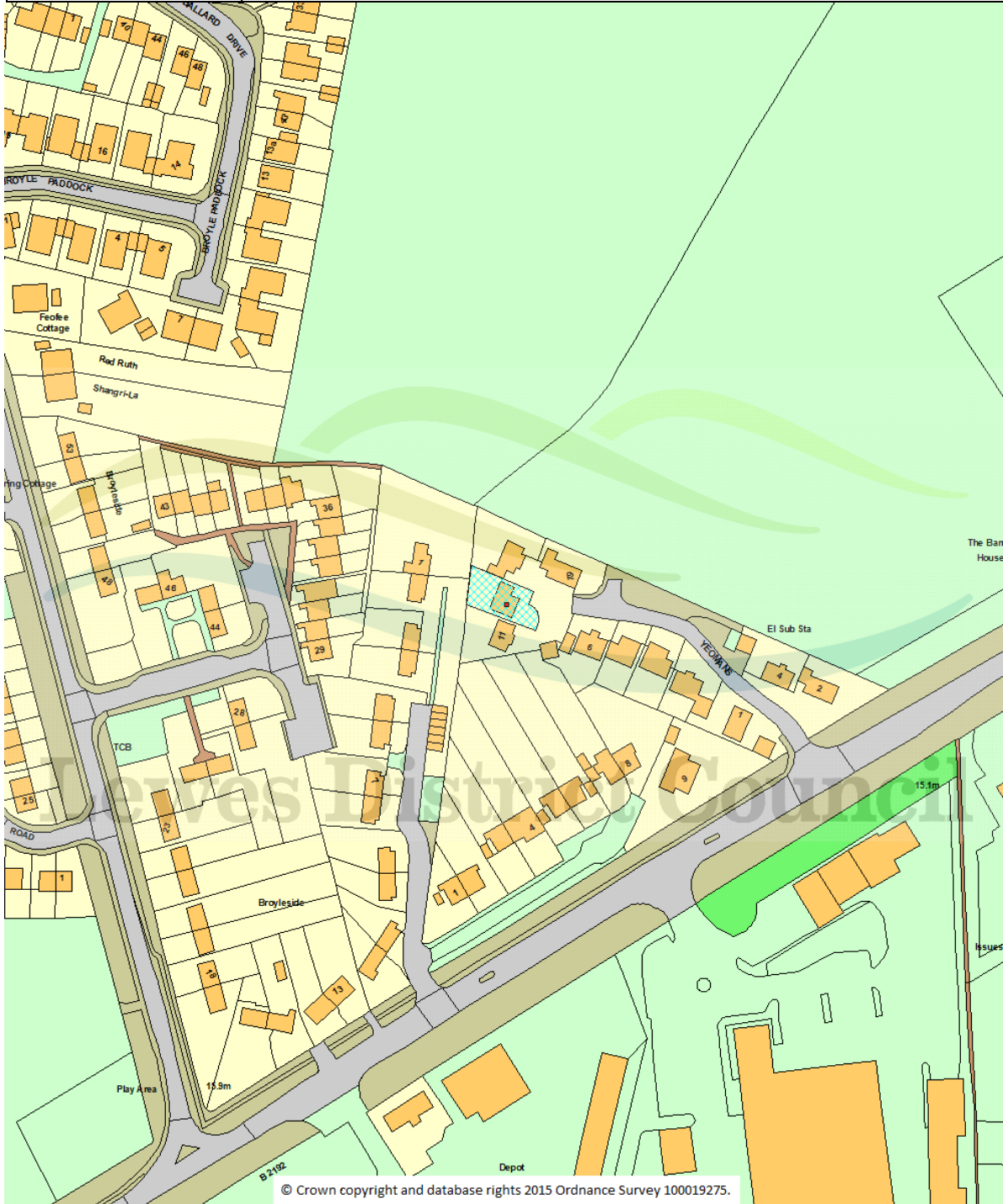


<b>APPLICATION NUMBER:</b>	LW/16/0918	<b>ITEM NUMBER:</b>	<b>9</b>
<b>APPLICANTS NAME(S):</b>	Mr & Mrs D Stone	<b>PARISH / WARD:</b>	Ringmer / Ouse Valley & Ringmer
<b>PROPOSAL:</b>	Planning Application for First floor side extension and small front extension to garage		
<b>SITE ADDRESS:</b>	15 Yeomans Ringmer East Sussex BN8 5EL		
<b>GRID REF:</b>	TQ 4613		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The application property is a detached dwelling located in the small development of Yeomans, which is situated on the northern side of The Broyle to the east of Ringmer. The proposal is to construct a small forward projection to the integral garage, and to add a first floor extension above the garage.

1.2 This application is being presented to the Committee as the applicant is a member of staff and therefore cannot be considered under the Scheme of Delegation.

## 2. RELEVANT POLICIES

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

**LDLP: – CP10 – Natural Environment and Landscape**

## 3. PLANNING HISTORY

**LW/86/1730** - Residential development comprising eleven two-storey houses with associated garages, access and estate road. Restrictive Planning Condition No 1 - **Approved**

**LW/86/1703** - Company name boards, also advertising forthcoming development. - **Approved**

**LW/86/0798** - Demolition of building and erection of thirteen, three and four bedroom dwellings. - **Refused**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Ringmer Parish Council – No objections.**

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received at the time of writing, any representations will be reported on the supplemental report.

## 6. PLANNING CONSIDERATIONS

6.1 In terms of the garage extension, the proposal would increase the length of the garage by extending to the front 0.86m. The front of the garage would still sit behind the front elevation of the main house and would not impact on neighbouring amenity, or access to the dwelling or the neighbour's dwelling.

6.2 The first floor extension would add 13sq.m of floorspace, creating a larger bedroom. Two new windows would be located on the front and rear elevation, avoiding overlooking to neighbours. The roof would be hipped away from the boundary and with a ridge 1m lower than the main ridge of the building. All materials would match those used on the existing dwelling.

6.3 The proposal would not impact detrimentally on the amenities currently enjoyed by the neighbouring occupiers, through overlooking, overshadowing or loss of privacy. Being located within a cul-du-sac the impact on the wider countryside is limited. The proposed extensions are well designed and respect the overall character and appearance of the existing dwelling, and therefore would have no detrimental impact on the street scene.

## 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 and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

### INFORMATIVE(S)

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	26 October 2016	261300-01
Proposed Block Plan	26 October 2016	261300-01
Existing Elevation(s)	26 October 2016	261300-02 A
Existing Floor Plan(s)	26 October 2016	261300-02 A
Existing Roof Plan	26 October 2016	261300-02 A
Proposed Elevation(s)	26 October 2016	261300-03 A
Proposed Floor Plan(s)	26 October 2016	261300-03 A
Proposed Roof Plan	26 October 2016	261300-03 A