

APPLICATION NUMBER:	LW/17/0896	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mr McColl	PARISH / WARD:	Seaford / Seaford South
PROPOSAL:	Planning Application for Conversion of existing two storey garage and sun lounge to create a self-contained 1-bed dwelling and construction of a vehicular access and off-street car parking space		
SITE ADDRESS:	26 Hindover Road Seaford East Sussex BN25 3NT		
GRID REF:	TQ 4996		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a mid-terrace house fronting onto Hindover Road, with a two storey flat-roofed outbuilding at the end of its rear garden. The outbuilding, which contains a garage at ground floor with sun lounge above (incidental to the house), faces onto Hindover Crescent. Hindover Crescent is an unmade track linking Sutton Drove and Hindover Road, which itself is fronted onto by several dwellings. The outbuilding is described in the Design and Access Statement submitted with the application as 'tired, dated and in a state of disrepair'.

1.2 The proposal is to convert the outbuilding to a one-bed dwelling, comprising a bedroom (plus entrance hall, cupboard and wc) on the ground floor with living area, kitchen and bathroom on the first floor. External parking would be off Hindover Crescent, 'as per existing' according to the submitted ground floor plan.

1.3 The outbuilding would not be extended but, according to the Design and Access Statement, would have a 'significant transformation' in its appearance, to make a building of contemporary character. This would be through cladding the first floor level with slate and timber louvres and the replacement of all white upvc and timber windows, doors, soffits and fascias with anthracite grey upvc equivalents.

1.4 The garden area of the house would be sub-divided (with a 1.8m high fence) so that the outbuilding would have a garden of about 6.8m, while the house would have garden of about 10m.

1.5 A parking space would be formed in the front garden of the property, off Hindover Road.

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/16/0602 - Conversion of existing garage and studio to a separate 1 bedroom house - **Withdrawn**

LW/88/1601 - Change of Use from two storey garage and sun lounge block to single two storey dwelling. - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Environmental Health – I have no objections to the proposal but would recommend the following advisory conditions be attached to any approval.

1. Hours of construction work shall be restricted to 08:00 to 18:00 hours Monday to Friday and 08:30 to 13:00 hours on Saturdays. No working at any time on Sundays or Bank Holidays.
2. All waste materials to be stored; removed from the site and disposed of in an appropriate manner to an approved site.

3. There should be no bonfires on site.

Main Town Or Parish Council – RESOLVED to OBJECT to the application on the following grounds:-

The proposed dwelling was overdevelopment, was poorly designed and would be totally out of character with the surrounding area. It would have a detrimental impact on residential amenity and granting consent would make it more difficult to resist similar inappropriate developments in the immediate locality.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Five representations from nearby residents objecting on grounds of:

- Contextual Significance
- Drainage
- Highway Hazards
- Inadequate Access
- Noise and Disturbance
- Out of Character following conversion.
- Outside Planning Boundary
- Over-development
- Overbearing Building/Structure
- Overlooking, Loss of Privacy
- Parking issues increased pressure and competition for parking space.
- Disruption while construction underway.
- Nothing has changed since the previous refusal in 1988.

Two representations of support. on grounds that:

- The proposal would improve the road and site.
- The proposal would provide housing for 'young Seafordians which is very much needed'.

6. PLANNING CONSIDERATIONS

6.1 This application is effectively to convert the existing two-storey outbuilding at the back of 26 Hindover Road into a 1-bed self-contained dwelling. This is an existing building within the Planning Boundary. The proposed dwelling would, in a small way, help meet the housing requirements of the district.

6.2 The outbuilding was approved in 1958 (S/58/0065) as a 'garage and sun lounge'. A condition was imposed that 'The building shall not be used as a permanent dwelling', with the reason for the condition being 'To enable the Local Planning Authority to regulate and control the future use of the premises.'

6.3 In 1988 permission was refused (LW/88/1601), for the change of use of the building to a dwelling, on grounds that (1) the proposals were an 'unsatisfactory fragmentation' of the curtilage of the house, with the new dwelling 'totally devoid of adequate open space about the building or car parking facilities', and (2) the proposal left the house 'devoid of any parking facilities'.

6.4 In 2016 an application was withdrawn (LW/16/0602) for the 'conversion of existing garage and studio to a separate 1 bedroom house'. That proposal involved the extension of

the building. The application was withdrawn following the officer advice to the applicant that the application was to be refused.

6.5 The main differences of the current application compared to the previous proposals are that:

1. The outbuilding would not be extended (LW/16/0602).
2. A parking space is proposed for the existing house off Hindover Road (no such parking space was previously proposed).
3. Externally, the building would be finished in slate cladding, with timber louvres to the front/side corners. This would give the building a more contemporary appearance, which was a not a feature of the previous applications.
4. The existing garden would be sub-divided to provide a 10m garden for the existing house and 6.8m for the outbuilding.

6.6 This two-storey outbuilding looks somewhat dated and is in need of refurbishment. Being two-storey, the building is prominent in Hindover Crescent. It is considered that the proposed changes to the appearance of the building, with the upper part cladded and with new doors and windows, would improve the 'street scene' and would be a benefit of the development.

6.7 The proposal would result in an amenity (garden) area for both the house and the proposed accommodation, of a minimum of 6.8m long. Although the garden lengths would be shorter than the adjacent gardens, 4-22 (even) Hindover Road have shorter gardens (where the ends of the gardens have also been developed with dwellings fronting Hindover Crescent). This addresses the reason for refusal of the 1988 application, wherein the accommodation was 'devoid' of adequate open space around the building.

6.8 One on-site parking space would be provided for the existing two-bed house, in the front garden off Hindover Road. A parking space to standard dimensions is not available off Hindover Crescent, meaning that a car parked on the forecourt of the outbuilding overhangs Hindover Crescent. This was seen by the case officer at the time the site was visited, when a vehicle was parked in the space. One parking space (to standard) should be provided for the flat, and the fact that this cannot be achieved is a disadvantage of the proposal.

6.9 The upper floor windows of the building would be altered, to reduce the potential for overlooking of adjacent and nearby gardens. On the elevation facing back towards the terrace of Hindover Road houses, a rear window would be replaced with a high level window with obscure glass. A side window facing 24 Hindover Road would be replaced with an 'angled bay window', which would tend to make views from the window back to no. 24 itself less likely, although direct views down into the end part of the rear garden would still be possible from that and a separate smaller window. There would be no first floor side windows facing 28 Hindover Crescent (this would be a blank wall). First floor windows to a bathroom and kitchenette would be retained facing Hindover Crescent itself.

6.10 The dwelling would have a floor area of 35 sq.m, which is below the recommended minimum floor space for a one-bed dwelling of 37 sq.m, set out in the DCLG 'Technical housing standards' (2015). However, the deficiency is not considered to be significant, and the dwelling would provide accommodation suitable for a single occupant and couple.

6.11 The previous refusal (in 1988) is a material consideration, and the Committee could take the view that the sub-division of the garden and inadequately dimensioned parking space for the new dwelling is unacceptable. However, the plot division would now

be consistent with others further along Hindover Road, and parking would be provided for the existing house. The site is in a relatively sustainable location, within walking distance of bus routes along the A259, the local shop, leisure centre and town centre itself. More particularly, the outbuilding would be refurbished and smartened up, so that it enhances the local environment.

6.12 In the circumstances, it is recommended that planning permission be granted.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. The parking space shown in the front garden of 26 Hindover Road shall be implemented prior to first occupation of the dwelling hereby approved.

Reason: To help avoid pressure parking, in the interests of local highway conditions and Policy ST3 (d) of the Lewes District Local Plan (as 'saved' in the Joint Core Strategy).

2. The windows, including glazing, shall be installed as approved and shall be retained as such, with obscure glazing used in any replacement of approved obscure glazed windows.

Reason: To help reduce the potential for overlooking of nearby occupiers, having regard to Policy ST3 (c) of the Lewes District Local Plan (as 'saved' in the Joint Core Strategy).

3. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Classes A-C of Part 1 of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to Policy ST3 (a) of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. Any works in connection with this permission shall be restricted to the hours of 0800 to 1800 Mondays to Fridays and 0830 to 1300 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of the amenities of the adjoining residents having regard to ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	17 October 2017	
Proposed Block Plan	17 October 2017	PL00

Proposed Floor Plan(s)	17 October 2017	PL01
Proposed Floor Plan(s)	17 October 2017	PL02
Proposed Roof Plan	17 October 2017	PL02
Proposed Elevation(s)	17 October 2017	PL03
Street Scene	17 October 2017	PL03
Proposed Section(s)	17 October 2017	PL04
Existing Block Plan	17 October 2017	S00
Existing Block Plan	17 October 2017	S01
Existing Floor Plan(s)	17 October 2017	S02
Existing Roof Plan	17 October 2017	S02
Location Plan	17 October 2017	LP01
Existing Block Plan	17 October 2017	LP01
Photographs	17 October 2017	PL05
Illustration	17 October 2017	PL05
Existing Elevation(s)	25 November 2017	S03