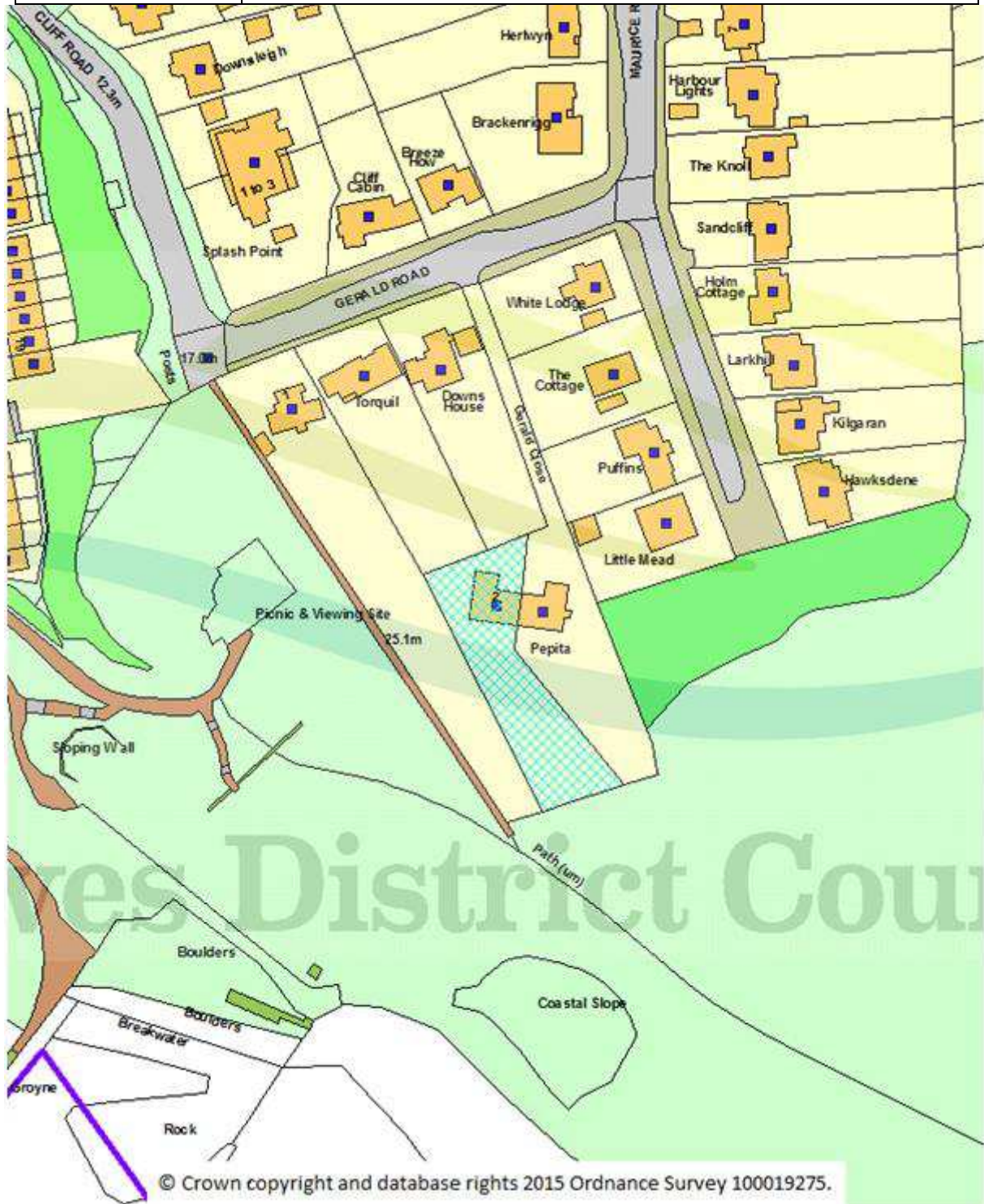


<b>APPLICATION NUMBER:</b>	LW/18/0169	<b>ITEM NUMBER:</b>	<b>8</b>
<b>APPLICANTS NAME(S):</b>	Mr J Fendick	<b>PARISH / WARD:</b>	Seaford / Seaford South
<b>PROPOSAL:</b>	Planning Application for Variations and design changes to approved LW/10/1584		
<b>SITE ADDRESS:</b>	2 Gerald Close Gerald Road Seaford East Sussex BN25 1BE		
<b>GRID REF:</b>	TQ 48 82		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a split-level-(two-storey at the front, single storey at the back) semi-detached dwelling located in a backland position, accessed by a driveway about 500m long which runs off Gerald Road between Downs House (on Gerald Road) and the back of White Lodge (on Maurice Road).

1.2 The property is located on generally sloping land. At the front, 1-3 Gerald Road are at a lower level and have relatively long back gardens (about 40m) which run up to the application property. The back garden of 1 Gerald Road continues on past the side of the application dwelling (by about a further 50m). Beyond the 'other half' of this semi-detached dwelling are the backs of houses fronting onto Maurice Road. The application property itself has a back garden about 20m, beyond which is rising, open downland forming the SDNP, leading up to Seaford Head. A public footpath runs next to the side garden of 1 Gerald Road, giving access from/to Gerald Road and Seaford Head.

1.3 Planning permission was granted in 2010 (LW/10/1584) for upper floor accommodation in the roof space, and work was commenced in 2013, within the prescribed three year period from the date of that consent. Works then stalled before being re-commenced, it is understood, in the autumn of 2017.

1.4 The works which have emerged, however, are for a design which materially differs from that which was granted permission under LW/10/1584. The proposal now needs to be considered on its own merits. The fact that construction has been undertaken at variance to the 2010 permission is not material to the application. Work has ceased pending the outcome of this planning application.

1.5 The proposal involves the formation of rooms at the upper level of the house, but not exceeding the height of the dwelling.

1.6 At the front an original gable would be retained (albeit with a new window within the gable end). The side roofs of the gable (facing the side garden of 1 Gerald Road) would be retained, with the side facing the rear garden of 1 Gerald Road having a roof light and a sedum finish.

1.7 Behind the front gable would be the bulk of the works. These would constitute flat-roof box-like structures on the rear and rear/side parts of the roof. These would feature full height glazed areas, and a side door leading to an open terrace facing the rear garden of 1 Gerald Road. The walls of the new rooms would be vertical and horizontal chestnut cladding.

1.8 The new rooms would a master bedroom with en-suite, sun lounge and home office.

## 2. RELEVANT POLICIES

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

**LDLP: – RES13 – All extensions**

**LDLP: – CP11 – Built and Historic Environment & Design**

## 3. PLANNING HISTORY

**LW/10/1584** - Erection of ground floor single storey side and rear extension, extension of existing hipped roof over including new front and side gables, new rear dormer window and rooflights, solar thermal and photovoltaic panels, garden alterations including new front entrance steps and boundary retaining wall & double glazed windows and doors to existing openings - **Approved**

**LW/12/0918** - Creation of basement below existing property with new garage doors and window - **Approved**

**LW/12/0965** - Amendment to LW/10/1584 for omission of one west facing window to dining areas and replacement with one roof light over the same dining area, with subsequent revisions to photovoltaic panel arrangement – **Not Proceeded With**

#### **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**Seaford Town Council** – Objection. It was considered that the variation to the approved plans was unattractive and had a significant adverse impact on the neighbouring property through overlooking and on general residential and visual amenity in this sensitive location adjacent to well-used footpaths, Seaford Head and the National Park. The design of the addition was also completely out of character with the other houses in the locality which had a distinct visual quality typical of seaside locations.

#### **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 The occupiers of 1 and 2 Gerald Road (which lie to the north and which have back gardens which abut the application site) object, on grounds of overlooking and loss of privacy, that the works as built are materially different to what was approved, constitute overdevelopment, are out of character with the style of buildings in this location, have a detrimental effect on the adjacent SDNP where the protection of the landscape is a priority, and that the terrace/balcony would cause noise and disturbance and overlooking.

5.2 11 other representations of objection have been received, largely from occupiers further afield (including, for example, from Firlie, East Chiltington and Arlington), on grounds of the detrimental effect on the "AONB" and its special qualities, from being an 'eyesore' or 'blot on the landscape'.

5.3 The occupier of the other half of the semi-detached application property has made a representation in support of the application.

#### **6. PLANNING CONSIDERATIONS**

6.1 The appearance of the works as undertaken, and the design of the works as proposed to be finished, is quite striking depending on from where the works are viewed in the locality.

6.2 From the front (north elevation) the works largely resemble those which were approved in 2010, with the retention of the front gable. The approved proposal actually had a 'hip to gable' extension, which is not part of the current proposal. This is the view of the house which is largely seen the town, where glimpsed at longer distances between buildings.

6.3 From the side and rear (west and south elevations), the works are clearly evident. These are views from, for example, 1 Gerald Road and its rear garden, the public footpath to the side of that garden, and from the rising open downland to the rear of the site.

6.4 From 1 Gerald Road itself the works can be clearly seen, particularly from bedroom windows in the rear of that house. The works are seen, however, at a distance of 50m and are not in the forefront of views. While prominent (looking quite isolated in this backland position) the works are not considered to dominate the view or outlook from those windows.

6.5 From closer points up the garden of 1 Gerald Road, the works become nearer in views until, at a point about 40m from the house, one is alongside them. Here the works are clearly obvious. They are, however, set down at a level approximately with the adjacent garden and thus appear above the hedge line between the properties, rather than in a more elevated position.

6.6 The approved scheme constituted a more traditional 'hip to gable' extension, with rear dormer and side balcony (set into the overhang of the gabled roof). It is now proposed that the extensions would have a contemporary character, with extensive glazing, the sedum areas of roof, and a timber cladding finish. The terrace would be similarly located at the side of the dwelling, adjacent to the sloping roof of the front gable. Views over the garden of 1 Gerald Road would be unchanged from the approved proposal which, as indicated above, also included a terrace.

6.7 A small flue has been added to the extensions, but this flue is of a domestic nature and is approximately 50m from 1 Gerald Road.

6.8 From the downland to the rear the works would be seen down the sloping land. While looking different to the more traditional architectural styles in the locality, it is considered that the modern style architecture which is proposed would not detract from the enjoyment of the National Park area by recreational users or the setting of the National Park. The site is not within the National Park itself.

6.9 The 'Representations' section of this report is self-explanatory, recording that the occupiers of 1 and 2 Gerald Road object, but the occupier of the other half of the semi-detached dwelling supports the proposal.

6.10 Overall, the architectural style is not traditional and the contemporary design of the extensions would be a noticeable feature in the landscape from some viewpoints, including from the houses in Gerald Road which back onto the site. However, the design in relation to its context is largely a matter of judgement. In this location the site is in a backland position rather than being, say, within a uniform row of properties where the design may be considered to 'jar' with a prevailing style.

6.1 It is considered that the design can be accepted and is recommended for approval.

## **7. RECOMMENDATION**

That planning permission be granted.

## **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	21 February 2018	1:2500
Existing Block Plan	21 February 2018	1:500
Existing Elevation(s)	21 February 2018	A3 ELEVATIONS E
Proposed Elevation(s)	21 February 2018	A3 ELEVATIONS E
Existing Elevation(s)	21 February 2018	A3 ELEVATIONS S
Proposed Elevation(s)	21 February 2018	A3 ELEVATIONS S
Existing Elevation(s)	21 February 2018	A3 ELEVATIONS N
Proposed Elevation(s)	21 February 2018	A3 ELEVATIONS N
Existing Elevation(s)	21 February 2018	A3 ELEVATIONS W
Proposed Elevation(s)	21 February 2018	A3 ELEVATIONS W
Proposed Block Plan	21 February 2018	APP LW 10_1584
Existing Floor Plan(s)	21 February 2018	APP GAS
Existing Roof Plan	21 February 2018	APP ROOF PLANS
Additional Documents	21 February 2018	CALC U VALUES
Additional Documents	21 February 2018	EBB CERT STATISTICS
Photographs	21 February 2018	1MG_1081
Planning Statement/Brief	21 February 2018	PLANNING REPORT
Proposed Roof Plan	21 February 2018	PROP ROOF PLANS
Other Plan(s)	21 February 2018	REVA SK