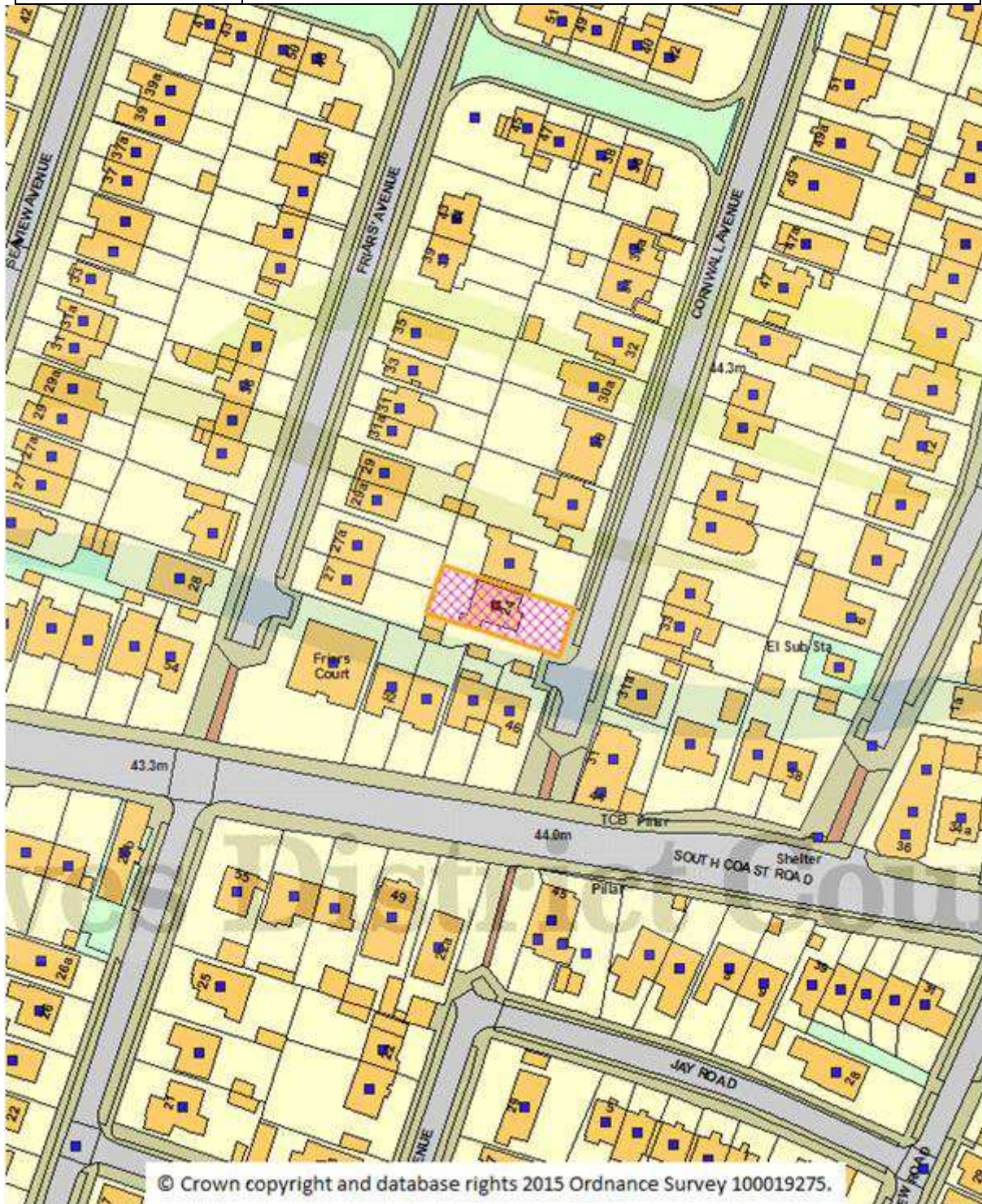


APPLICATION NUMBER:	LW/18/0149	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mr & Mrs R Hemchandra	PARISH / WARD:	Peacehaven / Peacehaven East
PROPOSAL:	Planning Application for Erection of front, side and rear extensions, roof extension and internal alterations (resubmission of LW/17/0811)		
SITE ADDRESS:	24 Cornwall Avenue Peacehaven East Sussex BN10 8SG		
GRID REF:	TQ 42 00		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached bungalow at the end of the Cornwall Avenue cul-de-sac, where it is adjacent to the grassed link between the end of Cornwall Avenue and the north side of South Coast Road. The bungalow has a fully hipped roof. The bungalow is bounded to the north by 26 Cornwall Avenue, to the rear by 27 and 27a Friars Avenue and to the south by 46-52 South Coast Road. The character of the locality is relatively close-knit in this location, with buildings quite densely spaced.

1.2 The proposal is to extend at the rear (single storey with a flat roof) to a depth of 4m and at the side to an increased width of 1.5m. The existing roof would be replaced with a new roof spanning the widened building, with a higher ridge height than existing (the plans indicate 0.6m higher), with gable ends at the front and back. Side dormers would be included (serving a landing on the south side and a bathroom on the north side). The staggered front of the bungalow would be brought forward (single storey) by 1.5m. A window would be provided at upper level in the front gable, and in the rear gable (which would be a high level window).

1.3 The extended property would be four-bed (two beds within the new roof space), with study, lounge and kitchen.

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/17/0811 - Demolition of existing garage, erection of front and side extensions and conversion of roof including hip to gable extensions and creation of side dormers - Refused

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Peacehaven Town Council – Refusal Recommended due to:-

- Over development.
- Out of keeping with street scene and character of locality.
- Top heavy/poor design.
- Loss of privacy.
- Loss of much needed off road parking.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Objections have been received from six nearby households, on grounds that:

- The proposal would be unneighbourly and would be overdevelopment;
- The extended property would be out of keeping and look out of place in the road;
- There would be extra pressure for parking in the road;
- The dormers would overlook adjacent properties;
- The back window would cause overlooking to properties to the rear;

- The rear extension should be scaled down.

Also:

- Loss of Light.
- Out of Character.
- Over-development.
- Overbearing Building/Structure.
- Overlooking, Loss of Privacy.
- Overshadowing.
- Parking Issues.
- Traffic Generation.

6. PLANNING CONSIDERATIONS

6.1 The application property is a modest bungalow, with no upper floor accommodation. There are a variety of building styles in the vicinity, but the bungalow is one of a pair of near identical properties with neighbouring 26 Cornwall Avenue. To the rear are two bungalows (27 and 27a Friars Avenue) while to the south, across a driveway leading to garages, are a pair of bungalows, one with a dormer serving upper floor accommodation (46 and 48 South Coast Road). Across Cornwall Avenue are semi-detached bungalows with more substantial roofs than the application property.

6.2 A previous application LW/17/0811 proposed a higher ridge (by about 0.5m), greater projections at the front and a longer front to back roof with associated gable ends and ridgeline. There was no single storey rear extension and no upper floor window to the rear gable. That application was refused on 28 November 2017 on grounds that the extended property would have been overlarge, out of keeping and incongruous in the locality, and that the front extension would cause loss of light and be unduly obtrusive to occupiers of 26 Cornwall Avenue.

6.3 In response to subsequent discussions between the case officer and the agent, the agent was advised that the proposal was ambitious for this modest property. The officer suggested that amendments, which have been incorporated in the current application, "offered your client the best chance of officer support...". The amendments included restricting the new roof to the area between the existing main front and rear walls and that the side dormers should be obscure glazed and, preferably, non-opening.

6.4 A main issue is the effect on the character of the locality. The proposal would make the bungalow more conspicuous in the area. This would be principally due to the increased bulk arising from the extra height and the gabled ended roof. The bungalow is, however, at the end of the cul-de-sac rather than within a row of lower properties. 28 Cornwall Avenue, two properties up, is a more substantial gabled ended dwelling. Nearby 46 South Coast Road has a rear dormer facing the application site, and 29 and 29a Friars Avenue (offset to the rear) are two-storey. In this context it is not considered, on balance, that the proposal would not be so out of place as to justify refusal.

6.5 A further main issue is the effect on the living conditions of local occupiers. The single storey rear extension would be 4m deep but could, on its own, be built as 'permitted development' (without planning permission from the Council). The two side dormers are to a landing and bathroom, and planning conditions could require that these windows are obscure glazed and, apart from an opening fanlight, non-opening. This should prevent overlooking of nearby properties from these dormers.

6.6 An upper floor bedroom window at the back was initially included, and would have caused overlooking to 27 and 27a Friars Avenue. This has, however, been amended to a high level window (cill height no lower than 1.7m above floor level of the bedroom) which would prevent overlooking. The bedroom concerned would only have this high level window and a side roof light, and to comply with the Building Act for fire escape purposes, internal fire resistant doors would need to be fitted.

6.7 Objections to the rear have also been lodged about what is seen as the overpowering effect of the enlarged building (with extra height) on nearby properties. This objection is understood, particularly in terms of 27 and 27a Friars Avenue at the rear, as the rear gable would be only about 8.5m from the shared garden boundary. However, the application property and 27 and 27a Friars Avenue are about 22.5m apart, and this distance would tend to mitigate an overpowering effect from occupation within the Friars Avenue bungalows, when looking back towards the new gable end.

6.8 To the south the properties in South Coast Road would be about 12m from the side of the extended building, with the roof pitching away.

6.9 It is not considered that loss of light would justify refusal, given that the increase in ridge height (compared to existing) would be 0.6m. Similarly, the single storey front extensions would not, it is considered, adversely affect the living conditions of occupiers of 26 Cornwall Avenue so as to justify refusal.

6.10 On-site parking is available in the paved front garden.

6.11 Overall, this is an application which is subject to local objection from the Town Council and nearby residents. The issues raised are material planning considerations. However, on assessment, it is considered that the proposal could be accepted without compromise to the character of the local area, nearby living conditions or parking conditions.

6.12 It is recommended that, on balance, planning permission be granted.

7. RECOMMENDATION

That planning permission be

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.

2. Both side dormer windows (to the landing and bathroom as shown on drawing no.R3099/3AB) shall be glazed in obscure glass, and shall be non-opening up to a line 1.7m high above the respective floor level of the said landing and bathroom. The windows shall thereafter be retained as such and any replacement glazing or repair shall also comply with these requirements.

Reason: To prevent overlooking of nearby occupiers, having regard to Policy ST3 of the Lewes District Local Plan.

3. The rear upper floor window (as shown on drawing R3099/3AB) shall be high level only, with its cill not below 1.7m high above the respective floor level of the bedroom. The window shall thereafter be retained as such and any replacement or repair shall comply with this requirement.

Reason: To prevent overlooking of nearby occupiers, having regard to Policy ST3 of the Lewes District Local Plan.

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 Policy 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>
Location Plan	14 February 2018	1:1250
Proposed Block Plan	14 February 2018	1:500
Proposed Floor Plan(s)	14 February 2018	R3099/2A
Proposed Floor Plan(s)	26 April 2018	R3099/3AB
Proposed Elevation(s)	26 April 2018	R3099/4AB
Existing Floor Plan(s)	14 February 2018	R3099
Existing Elevation(s)	14 February 2018	R3099
Proposed Section(s)	14 February 2018	1:50