

APPLICATION NUMBER:	LW/17/0707	ITEM NUMBER:	6
APPLICANTS NAME(S):	Mr N Amery	PARISH / WARD:	Seaford / Seaford North
PROPOSAL:	Planning Application for Erection of a side extension		
SITE ADDRESS:	10 Blatchington Hill Seaford East Sussex BN25 2AH		
GRID REF:	TQ 48 96		



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is occupied by a two storey detached family dwelling situated on the eastern side of Blatchington Hill, within the Planning Boundary of Seaford town. The property has a vehicular access and parking area to the rear and a vehicular access and garage to the front. The site is located on a hillside and there is an embankment at the front of the property, the house itself being on higher ground level than the street. There are several trees within the site and a considerable amount of space between the neighbouring houses of 6 and 12 Blatchington Hill.

1.2 The property is not Listed, but it is located within the Seaford East Blatchington Conservation Area and an Archaeological Notification Area.

PROPOSAL

1.3 The application seeks planning permission for a two-storey side extension that will be connected to the existing house at ground floor level.

1.4 Unlike the previously refused application, there will be no new vehicular access and lower ground floor garage created on the front elevation.

1.5 The proposed plans include extending the front flint boundary wall and adding planting across the existing vehicular access onto Blatchington Hill and removing the vehicular crossover, in order to create a continuous planted boundary across the front of the site.

1.6 Unlike the previous application the side extension will not project in front of the principal elevation to the existing house, and the extension will be smaller in size,

1.7 The proposed extension will be 3.3m from the boundary with 6 Blatchington Hill, which is delineated by an historic flint wall, and roughly the same distance from the wall as 6 Blatchington Hill on the other side. The rear part of the extension will project 3.7m and will be a slightly lower level than the rest of the extension.

1.8 The proposals will involve the removal of chimney breast from southerly elevation.

1.9 The extension will form a living area with rear conservatory to the ground floor and on the first floor a bedroom with en-suite.

1.10 The form and design detailing of the extension will replicate the traditional appearance of the existing gable façade to the main dwelling, having a pitched roof and a pair of side elements housing the staircase and en-suite, having smaller pitched roofs.

1.11 In respect of external materials and finishes the extension will have exposed oak timber detailing and colour-matched render walls.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – H05 – Conservation Areas

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/11/0408 - Remove existing single storey extension and construct side/rear extension, install roof-light to rear roof slope and removal of existing detached garage and form driveway/slope with level parking area to front of the site - **Approved**

LW/16/1043 - Erection of two-storey side extension - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Seaford Town Council – It was RESOLVED to OBJECT to the application for the same general reasons as stated in response to the previous application LW/16/1043, i.e. that it constitutes overdevelopment of the property and that the formation of the access and loss of trees would be detrimental to the character of the Conservation Area. There were also concerns that the use of the access could exacerbate the traffic problems in the area.

4.2 ESCC Archaeologist – No objection

4.3 Design & Conservation Officer – No objection

4.4 This application seeks permission to develop a substantial detached property located in a mixed rural conservation area setting by creating a new extension and creating additional off-street parking arrangements. The proposal is ambitious in its scope, effectively crafting a sizeable new build element closely modelled on the existing form to the other side of the property. This delivers visual continuity, balance and a pleasing consistency, to the front elevation whilst also allowing for a more inventive design, in large part defined by its ambitious fenestration, to the side and rear. The plot being developed is substantial and able to comfortably accommodate the scale of the new extension, with very limited impact on the protected streetscape.

4.5 Concern is raised, however, at modifications proposed which see disruption to the verge, trees and pleasing verdant setting that so clearly contribute to the special character and significance of the conservation area. This is unfortunate and a cause for regret, though not sufficient to justify my registering a formal objection.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Representations have been received from 6, Timbers 9, 12, Rookery Cottage, The Well House, Blatchington Hill, objecting to the application for the following reasons:-

- Out of character.
- Loss of character and charm.
- Not dissimilar to previous refusal.
- Over development.
- Unnecessary.
- Unduly dominant.
- Unsympathetic to context.
- Properties are set back within generous green plots.

- Will consume much of front and side garden.
- Within Conservation Area.
- Conservation Significance.
- Contextual significance.
- Loss of trees.
- Loss of embankment.
- Removal of historic flint wall.
- Overbearing building/structure.
- Overlooking, loss of privacy.
- Noise and disturbance.
- Deliveries during building works.
- Highway hazards.
- Dangerous access.
- Excessive provision for vehicles.
- Traffic restriction during building.
- Drainage.
- Contrary to policy.
- Owner may be considering future sub-division to two properties or commercial use.
- Undermining structures, wall stability and utilities .

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the planning application include the design and appearance of the extensions and alterations, the impact on neighbour amenity, and accessibility and highway safety.

Trees

6.2 The existing embankment will be retained but two trees are proposed to be removed: T3 and T4. These trees are not covered by a Tree Preservation Order, aside from the statutory controls over tree works that apply in Conservation Areas. These trees will be replanted and new tree planting is proposed adjacent to the existing garage, the vehicular access to which is to be blocked up and the a new boundary wall and planting added in order to form a continuous planted boundary across the front of the site.

6.3 This approach is considered to be acceptable subject to details of the replanting of T3 and T4 and full details of all additional proposed landscaping. These details can be agreed by imposing a planning condition.

Design and appearance

6.4 The Conservation Area Appraisal describes the locality as having a semi-rural character and a quiet, verdant quality that belies its position hemmed in on all sides by suburban Seaford. The area is exclusively residential, with the majority of houses large, detached and set in generous grounds behind flint walls and dense tree belts. Inappropriate development, which is readily visible from the road, has the potential to detract from the character and appearance of the Conservation Area.

6.5 The current application is substantially improved following the previous application. The design and scale of the proposed extension is subservient and more in keeping with the character of the existing house. The lower ground floor level garage, new vehicular access and resulting loss of trees and planted embankment have all be removed from the scheme, and in fact, the applicant is proposed to close up the existing vehicular access onto Blatchington Hill and enhance the street scene by continuing the boundary

wall and planting right across the site frontage. This is considered to be acceptable and sufficient to justify the removal of T3 and T4, which will be replaced.

Neighbour amenity

6.6 The existing house is positioned well away from the boundaries of the plot, and has plenty of space around it, adding to the setting and open character of housing development in this locality. The application site is also at higher ground level than the nearest neighbouring property, 6 Blatchington Hill, due to the hill side location.

6.7 The proposed extension will come 3.3m from the flint wall marking the boundary between the two properties. The neighbouring house is on a narrower plot and but it is a similar distance from the flint wall boundary.

6.8 It is not considered that the proposed extension will give rise to overshadowing or an overbearing impact. However, the first floor level windows to the side elevation, serving the staircase and the en-suite, will need to be obscure glazed and non-opening to at least 1.7m about internal finished floor height, in order to safeguard neighbour privacy. Accordingly a condition is recommended in this regard and the design of these windows will need to be amended.

Accessibility and highway safety

6.9 Contrary to the previous planning application the current proposals do not include creation of a new vehicular access, and the existing vehicular access onto Blatchington Hill will be blocked up. In view of this the proposals do not raise concerns in respect of highway safety and visibility.

7. RECOMMENDATION

In view of the above approval is recommended.

The application is subject to the following conditions:

1. No development shall be carried out until a Construction Traffic Management Scheme has been submitted to and approved by the Local Planning Authority. This shall include details of the locations for the parking of contractors' and delivery vehicles, and the locations for the stationing of plant/machinery and materials clear of the public highway, and provision for wheel-washing facilities within the application site.

Reason: In the interests of highway safety having regard to retained policy ST3 and Core Policies 11 and 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the hard and soft landscaping works including new tree planting and the extension to the front boundary wall shall be submitted to and approved, in writing, by the Local Planning Authority. The approved landscape scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the general appearance of the development and preserve the positive characteristics of the Conservation Area, having regard to retained policies ST3, RES13 and H5 of the Lewes District Local Plan, policy CP11 of the Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. All hard surfaces incorporated into the development hereby approved shall be constructed from porous or permeable materials or designed to direct surface run-off to soakaways within the application site.

Reason: In order to drain surface run-off water naturally in the interests of sustainability and reducing the risk of flooding, in accordance with Core Policies 11 and 12 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to National Planning Guidance contained in the National Planning Policy Framework 2012.

4. The materials and finishes of all new external walls and roofs of the development hereby permitted shall match in type, colour and texture those of the existing building.

Reason: In the interests of visual amenity and enhancing the character and appearance of the Conservation Area having regard to retained policies ST3, H5 and RES13 and CP11 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to the National Planning Policy Framework.

5. Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development as described in Schedule 2, Part 1, Classes A (with the exception of replacement of existing windows/doors) B or E, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: Further extensions, alterations and a more intensive development of the site would be likely to adversely affect the appearance and character of the development and the wider Conservation Area, and neighbour amenity, having regard to retained policies ST3 and RES13 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows or other openings, other than hereby permitted, shall be constructed on the south-easterly flank elevation of the extension unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: In the interests of safeguarding neighbour privacy and amenity, having regard to retained policies ST3 and RES13 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

8. All glazing in the south-easterly flank elevation of the development hereby approved (en-suite and staircase) shall be obscure glazed and the windows shall be non-opening unless those parts of the windows which can be opened are 1.7m or more in height above the internal floor level of the rooms the windows serve.

Reason: To protect the privacy and residential amenity of neighbours having regard to Policies ST3, RES13 and CP11 of the Lewes District Local Plan Part One: Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with policy CP11 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to the National Planning Policy Framework

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The applicant is advised that full details of the hard and soft landscape works include the provision of, but shall not be necessarily limited to:

- o Planting and seeding plans and schedules specifying species, planting size, densities and plant numbers
- o Tree pit and staking/underground guying details
- o A written hard and soft landscape specification (National Building Specification compliant), including ground preparation, cultivation and other operations associated with plant and grass establishment
- o Hard surfacing materials - layout, colour, size, texture, coursing, levels
- o Walls, steps, fencing, gates, railings or other supporting structures - location, type, heights and materials
- o Minor artefacts and structures - location and type of street furniture, play equipment, refuse and other storage units, lighting columns and lanterns

3. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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>
Existing Block Plan	11 August 2017	2016/VIL/01/ A

Existing Elevation(s)	11 August 2017	2016/AME/01/A
Existing Floor Plan(s)	11 August 2017	2016/AME/01 A
Location Plan	11 August 2017	2016/AME/01 A
Existing Roof Plan	11 August 2017	2016/AME/01 A
Location Plan	11 August 2017	2017/NIC/02/ E
Existing Block Plan	9 January 2018	2016/VIL/01 REV A
Proposed Block Plan	9 January 2018	2016/VIL/01 REV A
Proposed Elevation(s)	9 January 2018	2017/NIC/02/ REV E
Proposed Floor Plan(s)	9 January 2018	2017/NIC/02/ REV E
Proposed Elevation(s)	9 January 2018	2017/NIC/02/ REV E
Justification / Heritage Statement	30 August 2017	