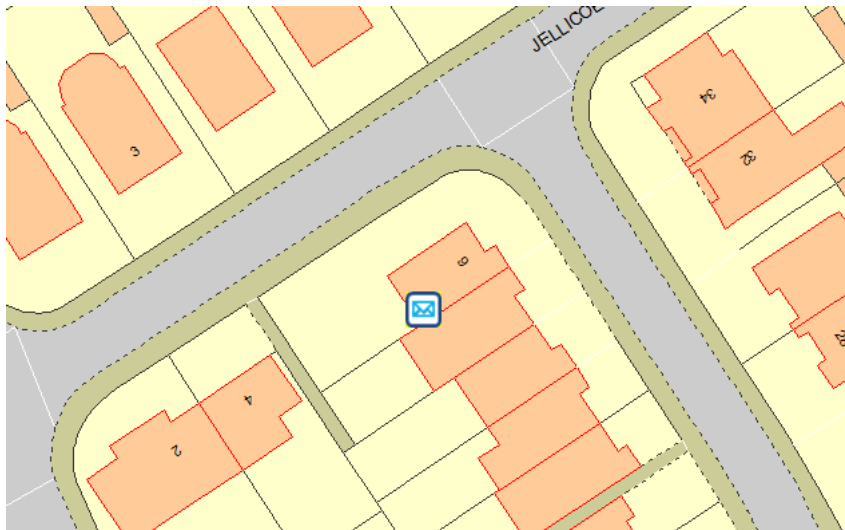


App.No: 190751	Decision Due Date: 27 November 2019	Ward: Sovereign
Officer: Chloe Timm	Site visit date: 23 October 2019	Type: Householder
Site Notice(s) Expiry date: 31 October 2019 Neighbour Con Expiry: 31 October 2019 Press Notice(s): n/a		
Over 8/13 week reason: n/a		
Location: 6 Jellicoe Close, Eastbourne		
Proposal: Extend existing side wall		
Applicant: Mrs Clare Tume		
Recommendation: Grant planning permission subject to conditions		
Contact Officer(s):	Name: Chloe Timm Post title: Senior Caseworker E-mail: chloe.timm@lewes-eastbourne.gov.uk Telephone number: 01323 415962	



1 Executive Summary

- 1.1 This application is brought before committee given the applicant is a current member of staff.
- 1.2 The proposal is acceptable in principle subject to conditions. The extension to the boundary wall does not propose to incorporate the open plan area to the north of the plot and therefore is not considered to impact on the open plan character of the surrounding area.

2 Relevant Planning Policies

- 2.1 Revised National Planning Policy Framework 2019
 - 2. Achieving sustainable development
 - 4. Decision-making
 - 5. Delivering a sufficient supply of homes
 - 7. Ensuring the vitality of town centres
 - 8. Promoting healthy and safe communities
 - 9. Promoting sustainable transport
 - 11. Making effective use of land
 - 12. Achieving well-designed place
- 2.2 Eastbourne Core Strategy 2013
 - B1 Spatial Development Strategy and Distribution
 - B2 Creating Sustainable Neighbourhoods
 - C13 St Anthony's and Langney Point Neighbourhood Policy
 - D5 Housing
 - D10a Design
- 2.3 Eastbourne Borough Plan Saved Policies 2007
 - HO2 Predominantly Residential Areas
 - HO20 Residential Amenity
 - UHT1 Design of New Development
 - UHT4 Visual Amenity

3 Site Description

- 3.1 The application site is a corner plot located within Jellicoe Close accessed off Hardy Drive.
- 3.2 The property is a two storey end of terrace dwelling house with an open plan front and side garden and an enclosed rear garden.

4 Relevant Planning History

- 4.1 None

5 Proposed development

- 5.1 The application is seeking permission to extend the boundary wall by 5m on the north side of the plot in line with the existing wall. The proposal will bring the wall

along the side elevation of the host property and incorporate some of the grassed area into the private amenity space of the rear garden.

6 Consultations

6.1 None

7 Neighbour Representations

7.1 No comments have been received

8 Appraisal

8.1 To the north of the application site is currently an open plan grassed area, this is a prevailing character of the surrounding area. This proposal is considered to be appropriate and not thought to significantly impact on the openness of the area.

8.2 The proposed extension to the boundary wall will be constructed of materials to match the existing boundary treatment.

8.3 The extension is not thought to cause any issue of overshadowing or loss of light to the surrounding properties due to the north boundary wall fronting an open plan grassed area and the highway.

8.4 The boundary wall will be 1.5m in height as per the existing wall. Due to the siting of the wall there are no issues raised in terms of highway safety, there is sufficient visibility for both vehicles and pedestrians when approaching the corner of Jellicoe Close.

9 Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10 Recommendation

10.1 Grant planning permission subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) The development hereby permitted shall be carried out in accordance with the approved elevation drawings and proposed block plan submitted on 23 September 2019.

Reason: For the avoidance of doubt and to ensure that development is carried out in accordance with the plans to which the permission relates.

11 Appeal

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.