

<b>App.No:</b> 171388 (HHH)	<b>Decision Due Date:</b> 11 January 2018	<b>Ward:</b> Old Town
<b>Officer:</b> Danielle Durham	<b>Site visit date:</b> 5 <sup>th</sup> December 2017	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> 15 December 2017 <b>Neighbour Con Expiry:</b> 15 December 2017 <b>Press Notice(s):</b> NA		
<b>Over 8/13 week reason:</b> Cycle of Planning committee		
<b>Location:</b> 2 Burrow Down, Eastbourne		
<b>Proposal:</b> Proposed in-fill ground floor extension and porch to front elevation and first floor extension to cover the entire ground floor footprint along with associated alterations and new proposed driveway. (Revised application following refusal of PC 170902)		
<b>Applicant:</b> Mr Hoxha		
<b>Recommendation:</b> Approve Conditionally		

### **Executive Summary**

This application has been referred to the Committee due to the number of objections and following a request by a councillor for the Planning Committee members to debate the issues around this proposed extension.

The proposed extension is considered to be an appropriate extension that respects the character, size and scale of those properties within the immediate vicinity of the site.. It is considered therefore that the extension would not impact significantly on the character of the site and surrounding area.

Given the significant changes of levels across the site, no off street parking is proposed, as this results no change from the existing arrangement it is considered the reliance of street parking in area of limited parking stress would be acceptable.

This application is recommended for approval.

### **Relevant Planning Policies:**

National Planning Policy Framework

7. Requiring good design

Eastbourne Core Strategy Local Plan Policies 2013

B1 Spatial Development Strategy and Distribution  
B2 Creating Sustainable Neighbourhoods  
C4 Old Town Neighbourhood Policy  
D5 Housing  
D10a Design

Eastbourne Borough Plan Saved Policies 2007

US1 Hazardous Installations  
HO2 Predominantly Residential Areas  
NE14 Source Protection Zone  
HO20 Residential Amenity  
UHT1 Design of New Development  
UHT4 Visual Amenity

**Site Description:**

The site consists of a bungalow on a corner plot. The property is close to the edge of the boundary with the South Downs National Park. This area is on a steep incline and the site itself is on a much higher ground level than the road. The site does not currently have vehicular access or off street parking. There is a variety of types of properties in this area, ranging from two storey houses on Burrow Down to a bungalow set back from the road with access from Priory Heights behind 2 Burrow Down.

The front garden to the property currently bordered with large and established hedging.

**Relevant Planning History:**

170902

Proposed two storey extension: First floor extension to cover entire ground floor and second floor comprised of rooms in roof with roof lights. Proposed garage to side elevation along with the provision of a new vehicle cross over, new porch and associated alterations. (amended plans submitted)

Householder

Refused

10/10/2017

**Proposed development:**

Extensions to ground floor-

The ground floor of the property would be extended front corner elevation to extend the existing kitchen, infilling the corner to give a rectangle footprint of the building. The applicant has also proposed a pitched roof porch covering.

First floor extension-

This is across the entire extended footprint of the bungalow and is now proposing a shallow pitch to the roof and deleting the roof accommodation

from the scheme. The reduction in the pitch of the roof has reduced the height of the building by approximately 2m.

The applicant has been amended following the officers recommendation to remove the driveway element of the proposal.

#### Materials-

The applicants have proposed post and rail fencing to the boundary.

The roof tiles are proposed to be Marley Modern in smooth grey. The applicant has proposed facing brickwork to match the existing on the ground floor and Marley Cedar weatherboard cladding in C10 Blue Grey to the first floor elevations.

#### Associated alterations:

The windows on the ground floor side elevation facing Priory heights are proposed to be increased in size along with the windows on the ground floor rear elevation. The applicants have also proposed glass doors on the rear elevation providing access to the rear garden.

The conservatory to the side elevation facing number 4 Burrow Down would also be removed.

The applicants have also proposed amending the steps serving the front door turning them 90 degrees.

#### **Consultations:**

##### External:

##### Southern Gas Networks

There is a high pressure pipeline in the vicinity of the works. The proposals would require the exact location of the pipeline and other SGN assets to be located before any works commences, either by electronic detection or by hand excavated trial holes as specified in document SW/2. The works must be supervised by a SGN representative.

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence.

##### Neighbour Representations:

6 Objections have been received and cover the following points:

- Visual impact
- Impact to the environment; wildlife and neighbours during construction

- The proposal would appear dominant and over bearing due to the location
- Overlooking from the additional floor
- Loss of light/ overshadowing
- Loss of privacy
- No dimensions shown on plans
- Discrepancies over the height of the proposal in relation to the neighbouring properties – predominantly that adding another storey would not be lower than the height of the neighbouring properties
- Overbearing
- The driveway would be dangerous
- Roof lights would rapidly follow with rooms in the roof
- Bungalows should be extended sympathetically and protected so that they can contribute to the heritage of the area.

### **Appraisal:**

#### Principle of development:

There is no objection in principle to the extension of the property and making alterations to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the policies of the Core Strategy.

2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

#### Impact of proposed development on amenity of adjoining occupiers and surrounding area:

Due to the detached nature of the property and the location and orientation within context of the surrounding neighbouring properties it is not considered there would be a significant loss of light or over shadowing caused to properties surrounding the site to warrant a refusal of the application on this ground.

The issue of overlooking has been raised by a number of neighbours. It is considered that there would be limited overlooking caused by the proposal. Number 1 Burrow Down is at a distance of approx. 26m from the site at such a distance this does not lead to a significant adverse impact of overlooking. The windows facing the property are street facing windows. Due to the elevated ground level even at the existing ground floor level of 2 Burrow Down are level with the first floor windows of number 1. The elevated position may increase the sense of perceived overlooking from a higher level however it is not considered that this would be significant to warrant the refusal of the application for this reason. The perception of overlooking from the proposed first floor windows is partly mitigated as number 4 Burrow Down has existing first floor windows of a higher level providing an existing perception of overlooking from this level. The proposed first floor windows

would not be considered to create a significantly additional level of overlooking or perception of overlooking, over and above the existing levels.

The terraced properties on Priory Heights are at an obtuse angle to the proposal site and the proposed windows at first floor level. Due to the angle there would be no direct overlooking it has been considered necessary to condition that there would be no permitted development rights to add additional windows to the rear first floor elevation along with that the proposed windows are obscure glazed as they are proposed to serve, bathrooms, stairwell and dressing area.

There are no windows on the side elevation of number 4 Burrow Down to the south of the site. As Such there would be no overlooking of habitable rooms by way of the extension.

There is approx. 26m between 2 Burrow Down and 5 Priory Heights as such it is considered that at 26m apart any overlooking would not be considered sufficient for refusal due to the significant distance between the properties. In addition it has been conditioned that the windows are obscure glazed to minimise the perception of overlooking from first floor windows over the properties on Priory Heights.

The other properties on Priory Heights are at a sufficient distance that overlooking would not be considered to cause a significant adverse impact.

Design issues:

The proposed developments are considered to be in keeping with the street scene as the property would be of a similar height bulk to others in the area. It is also considered that the development would cause minimal loss of natural screening and would not significantly adversely impact the local distinctiveness of the area.

Impact on character and setting of a listed building or conservation area:

The property is not in a conservation area or a listed building as such there is considered to be no significant adverse impact to either a conservation area or listed building.

Although the building is a bungalow and there are not many examples of bungalows in the immediate vicinity, as the property is not a listed building or in a conservation area there is no specific protection afforded that would prevent the principle of extending the property

Impacts on trees:

The trees/ hedging plants on the site are not protected by TPO or tree conditions the proposed works would as such have no adverse impact to protect trees. The property is also not within the South Downs National Park and as it is over 35m from the boundary of the national park, along with the minimal expansion of the footprint of the building, as it predominantly

extends upwards, it would not be considered to have a significant adverse impact to the wider landscape.

Impacts on highway network or access:

The original scheme proposed a driveway with access from Priory Heights, this was deemed not suitable given the proximity to the existing junction between Priory Heights and Burrow down and it would lead to confusion over priority, this has now been deleted from the current scheme.

Due to the location and proximity with the High Pressure Gas Main it is appropriate to condition that the SGN pipeline is located prior to work, that works are supervised by a SGN representative and that no mechanical excavations are undertaken within 3m of the pipeline for safety purposes.

Other matters:

The process of constructing the proposed additional floors and the disruption of the works is not a material planning consideration as this would be temporary and works would eventually be completed.

The loss of a view is also not a material planning consideration.

It has also been raised by objectors that the applicants may wish to do a loft conversion in the future, although it would be unlikely to be possible with the proposed roof height, it is considered that it is appropriate to condition the planning consent to remove permitted development rights in order that the loft cannot be converted under permitted development as this type of proposal was refused under planning application 170902.

**Human Rights Implications:**

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.

**Conclusion:**

It is considered that the proposed development will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the character and appearance of the area. Proposal therefore complies with local and national policies.

**Recommendation:**

Approve Conditionally

**Conditions:**

- Time
- For the avoidance of doubt this application promotes extensions to the existing property and does not sanction the demolition of the existing

property and rebuild, this should for the content of a further application.

- No permitted development rights to loft space
- Obscure glazing to all rear first floor windows
- Removal of permitted development rights for windows on first floor rear elevation
- The location of the High pressure gas main must be located prior to commencement of works by electronic detection or hand excavation supervised by an SGN representative
- No mechanical excavations are permitted within 3m of the SGN's pipework at any time

### **Summary of reasons for decision**

It is considered that the amendments made to the proposal along with the proposed conditions would mitigate against concerns raised.

### **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.