

App.No: 180003	Decision Due Date: 16 February 2018	Ward: St Anthony's
Officer: Chloe Timm	Site visit date: 24 January 2018	Type: Householder
Site Notice(s) Expiry date: 25 January 2018 Neighbour Con Expiry: 25 January 2018 Press Notice(s): n/a		
Over 8/13 week reason: Committee Cycle		
Location: 33 Netherfield Avenue, Eastbourne		
Proposal: Proposed erection of porch to the front elevation and a raised platform to the rear with steps leading down to new patio area.		
Applicant: Mr Mark O'Sullivan		
Recommendation: Approved conditionally		

Executive Summary:

The application is brought to committee at the discretion of the Senior Specialist Advisor in order to allow objectors to the scheme the opportunity to address Planning Committee.

The proposal relates to a front porch extension and rear platform/steps leading to raised patio area and garden level. The rear extension has planning approval.

The proposed development provides an acceptable form of residential development that would be consistent with the site and surrounding area.

Scheme is recommended for approval with conditions.

Planning Status:

A semi-detached bungalow located in a predominantly residential area of Eastbourne.

Relevant Planning Policies:

National Planning Policy Framework
Eastbourne Core Strategy Local Plan Policies 2013
 B1 Spatial Development Strategy and Distribution
 Sustainable Neighbourhood
 C8 Langney Neighbourhood Policy
 D5 Housing
 Low Value Neighbourhoods
 D10a Design

Eastbourne Borough Plan Saved Policies 2007

NE16 Dev within 250m of former landfill site

US4 Flood Protection and Surface Water

US5 Tidal Flood Risk

HO2 Predominantly Residential Areas

HO20 Residential Amenity

UHT1 Design of New Development

UHT4 Visual Amenity

Environment Agency Flood Zones

Flood Zone 2

Flood Zone 3

Tidal Models

Environment Agency Flood Defences

Areas Benefiting from Defences

Site Description:

The application site is located on the Northern side of Netherfield Avenue and is single storey link detached property. The area is predominantly of uniform design with bungalows that are either detached or link detached.

The property benefits from a driveway and grassed area to the front and a garden to the rear with an existing raised concrete area which then steps down onto grass. There is a change of levels from the front to the rear of the site.

Relevant Planning History:

170721

Single storey rear extension; Approved Conditionally; 21/04/2017

Proposed development:

The proposal is seeking permission for the erection of a porch to the front elevation and a raised platform to the rear with steps leading down into the garden.

Porch

The proposed porch will be approximately 1.55m wide and 3.70m long with part of the side facing elevation including glazing. The height of the front glazed section of the porch will be approximately 2.6m and the rear brick section of the porch will be approximately 2.7m, both to have a flat roof.

Raised platform and patio

It is acknowledged that the applicants claim that it was not deliberate that the platform and steps were omitted from the original application but that they were always part of their scheme/design intention. Notwithstanding this the design and impacts of this part of the scheme have been outlined below.

The proposed raised platform/steps to the rear elevation are required to give safe access from the finished floor level of the extension down to the garden level.

The structure will be approximately 1.3m deep, 4m wide and 2.44m high from natural ground level. The platform landing will be approximately 3.10m long then steps leading down across 0.94m to a raised patio area. The structure will be constructed of brick and have safety glass panelling with a stainless steel frame.

The patio will be raised off of the ground level between approximately 0.30m and 0.42m (due to gradient of the rear garden) and be 2.70m wide.

Consultations:

Neighbour Representations:

4 letters of objection have been received commenting in the main on the following issues:

- Loss of privacy
- Impact of proposal on their garden
- Concrete platforms at the bottom of the garden causing potential flooding problem.

No comments have been received in relation to the proposed development to the front.

Appraisal:

Principle of development:

There is no objection in principle to the proposed development 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).

The main issue to consider when assessing this application is the impact of the proposal on the character and vitality of this area, and how the development impacts upon the visual amenity of the host building, the character of the area (mentioned above) and impact on neighbouring amenity.

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

Porch

It is considered that the proposed porch to the front will not have a detrimental impact on the amenity of adjoining occupiers or that of the surrounding area. The porch will not cause any additional overlooking or overshadowing to the neighbouring properties and whilst visible within the street scene is considered to be in keeping with the character of the surrounding area.

Raised Platform Steps & Patio

The amenity of the surrounding area is not thought to be affected by the proposed development to the rear of the host property; it is not visible to the public eye.

It is recognised that there may be a perception of overlooking from this element of the proposal.

The raised platform is necessary following the previous grant of planning permission of the single storey rear extension (P/C 170271) to enable the safe use of the rear patio doors. The patio doors are approximately 0.97m above the existing concrete path which in turn is 0.30m above natural ground level.

The width of the structure (approx. 1.1m,) would indicate that the platform is not to be used for sitting out or as a standing/view point but would be a means of entry down into the rear garden. The platform covers the patio doors only and does not extend any further along the rear elevation. Prior to the extension being built there were steps in existence leading down from the old conservatory door to the garden starting from the same height (the internal floor level of the host property has not changed).

The proposed raised patio will see the existing concrete path which runs along the rear and West side elevation of the existing property, extended on the rear western side from the bottom of the new proposed stairway to the west boundary line at a width of 2.70m creating a new patio area. Due to the gradient of the garden this will be between 0.30m and 0.42m above natural ground level. The patio is not considered to provide any additional overlooking to neighbouring properties than already exists.

Design issues:

The proposed alterations to the front elevation of the building have been designed to be sympathetic to the design of the building and are considered appropriate in terms of scale and bulk.

The proposed development to the rear elevation of the building has also been designed to be sympathetic to the design of the building and the proposed size of the raised platform leading down has been maintained to the width of the doorway only to try to alleviate any sense of overlooking this may cause.

Other matters:

Comments have been received regarding development taking place at the end of the rear garden, other projects/developments taking place within the curtilage of the site which may fall within permitted development and are not subject to this application.

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 give rise to a material loss of residential amenity through direct overlooking, nor are the proposed additions considered to be harmful to the character of the host property in particular or the wider area in general. The proposal therefore complies with local and national policies.

Recommendation:

Approve Conditionally

Conditions:

- 1) Time
- 2) Approved Plans
- 3) Matching materials
- 4) Surface water disposal

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**.