

App.No: 171490 (HHH)	Decision Due Date: 22 February 2018	Ward: Ratton
Officer: Lauren Coleman	Site visit date: 25 th January 2018	Type: Householder
Site Notice(s) Expiry date: 27 January 2018 Neighbour Con Expiry: 27 January 2018 Press Notice(s): n/a		
Over 8/13 week reason: Committee Cycle		
Location: 203 Kings Drive, Eastbourne		
Proposal: Erection of first floor side extension.		
Applicant: Mr C Belsey		
Recommendation: Approve with conditions		

Executive Summary:

The application is brought to planning committee as the applicant is a serving elected member of Eastbourne Borough Council.

The extension is considered acceptable in terms of the bulk, design and impacts on adjacent property. Therefore it is recommended that planning permission is granted subject to conditions within the report.

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B2 Creating Sustainable Neighbourhoods
C5 Ocklynge & Rodmill Neighbourhood Policy
D10 Historic Environment
D10a Design

Eastbourne Borough Plan Saved Policies 2007

UHT1 Design of New Development
UHT4 Visual Amenity
HO2 Predominantly Residential Areas
H020 Residential Amenity

Site Description:

The site consists of a 1950's detached property on the eastern side of Kings Drive opposite Sussex Downs College. The property has off street parking, a large garden to the rear and an integral garage.

Relevant Planning History:

EB/1953/0181

DET HOUSE & GARAGE
Approved Unconditional
1953-06-25

Proposed development:

The applicant is seeking planning permission for a first floor side extension which will sit above the existing garage. The extension would cover the same floor space as the existing room but where it is sloped now the extension would square off the room and increase the total area to create a habitable room.

The eaves height matches the eaves of the existing property with a hip to roof. The proposed materials would match the existing materials used within the existing property and there would be two windows; one on the front elevation and one on the rear.

Consultations:

Neighbour Representations:

No objects or comments have been received.

Appraisal:

Principle of development:

There is no objection in principle to homeowners wishing to extend/alter their homes to meet their changing needs; subject to these changes not giving rise to material harm to the host property or impacting on the amenities of the neighbours.

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

The proposed works are fairly modest in contrast to the size of the property and as the property is set back from the street it would have a minimal effect on the amenity of the surrounding area.

The extension would be on the side nearest the boundary with No.205 Kings Drive but would have little impact on their amenity due to the distance between the properties. Although No.205 has two small windows on the side of their property these are obscurely glazed and the applicant's proposal does not include windows on the side so there would be no issue of overlooking and any loss of light would be minimal.

While the extension would include the addition of a window on the front elevation it would not cause any adverse overlooking opposite as the space is occupied by Sussex Downs College's playing fields. There are already two first floor windows at the rear of the existing property, this and the recessed nature of the proposed rear elevation of the proposed addition would result in no further issues of overlooking than currently exist.

Design issues:

The proposed alterations to 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 materials are to match the existing ones in the property and the roof of the new extension is in keeping with the current design.

The neighbours in the immediate vicinity have varying designed properties and the proposed works are similar to No.207 Kings Drive so would not impact greatly upon the existing street scene.

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 the surrounding properties or be detrimental to the character and appearance of the area. Proposal therefore complies with local and national policies.

Recommendation: Grant planning permission subject to the following conditions;

Conditions:

1. Time for commencement
2. Approved drawings
3. Materials to match the existing building.
4. Removal of permitted development rights for windows, dormers and rooflights in the extension to protect neighbouring amenity.
5. All rainwater run off shall be dealt with using rainwater goods installed at the host property and not discharged onto neighbour property.

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**.