

App.No: 180170	Decision Due Date: 17 April 2018	Ward: Old Town
Officer: Danielle Durham	Site visit date: 09/03/18	Type: Householder
Site Notice(s) Expiry date: 16 March 2018		
Neighbour Con Expiry: 16 March 2018		
Press Notice(s): NA		
Over 8/13 week reason: Within time		
Location: 2 Clifford Avenue, Eastbourne		
Proposal: Raising of roof ridge height and two dormers and one rooflight on the rear elevation.		
Applicant: Mr & Mrs Hepburn		
Recommendation: Grant Permission		

Executive Summary:

This application was deferred from the March Committee to allow for the correction of an administration error.

The application is being reported to planning committee at the discretion of the Senior Specialist Advisor and to allow members of planning committee hear the views of local residents and debate the issues involved.

The proposal relates to the raising of the ridge of the original roof, rear dormer windows and roof light; these works facilitate the creation of an additional bedroom suite within the enlarged roofspace.

Scheme is considered acceptable and is recommended for approval.

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure.
6. Delivering a wide choice of high quality homes
7. Requiring good design

8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Core Strategy Local Plan 2013 Policies

B2 Creating Sustainable Neighbourhoods
C5 Ocklynge & Rodmill Neighbourhood Policy
D5 Housing
D10 Historic Environment
D10a Design

Eastbourne Borough Plan Saved Policies 2007

HO2 Predominantly Residential Areas
HO20 Residential Amenity
UHT2 Height of buildings
UHT4 Visual Amenity

Site Description:

The site consists of a two storey detached dwelling house with a porch extension and a garage that has been converted into habitable rooms, the property retains car parking to the front of the site.

Clifford Avenue is a sweeping crescent connected at both ends to Farlane Road. The road is on a sloping gradient that increases with the increase in house number, with the properties on Farlane Road being at the lowest point and number 10 Clifford Avenue at the highest. Other properties backing onto and adjacent Clifford Avenue

Relevant Planning History:

160930

Single storey front extension to form entrance porch.

Householder

Approved conditionally

29/09/2016

Proposed development:

The applicant is seeking planning permission to increase the ridge height roof by approximately 1.5m to facilitate a loft conversion with two dormers to the rear and roof light.

There is proposed to be a new bedroom in the roof space which would be approx. 20m² and a new dressing room approx. 12.m² with adjoining bathroom. The bathroom is proposed to have a window facing the properties on Farlane Road which is proposed to be obscurely glazed and with a cill height of 1.7m.

Additional plans were submitted on the 23rd of March demonstrating the increase height of the roof in relation to the neighbouring property.

Consultations:

External:

County Archaeologist - Consultations

Although this application is situated within an Archaeological Notification Area, based on the information supplied I do not believe that any significant below ground archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

Neighbour Representations:

Objections from 5 people have been received and cover the following points:

- Light pollution from dormers
- Overlooking and loss of privacy from dormers over gardens
- Loss of light to habitable room and garden
- The increase in height will be overbearing
- There are errors in the existing floor plans and there would be 5/6 bedrooms proposed
- There is error in the plans as there are additional windows
- Loss of privacy from first and second floors
- Over development
- Insufficient parking provision for a 5/6 bed house.
- If the roof of the extension is built with non-matching materials it will be out of keeping with the street design
- There has been ongoing building works at the property 7 days a week from early in the morning to late at night this is annoying at weekends and bank holidays.
- The extension would be overbearing and create a precedent

Appraisal:

Principle of development:

There is no objection in principle to home owners wishing to adapt/alter their family homes to suit their changing family needs and circumstances providing any change 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:

Impacts upon No4 Clifford Avenue:

It is acknowledged that the adjacent property (No4) has a flank window

facing the development site and that this window may be impacted to some degree by the development, however this is a secondary window to this room which is also served by a patio door facing directly down their garden. Given this arrangement a refusal based on the impacts of the proposal upon this window could not be substantiated.

Given the siting of the application property and its separation it is considered that any loss of light and or overlooking from the proposed dormers would be insufficient to substantiate a reason for refusal.

Impacts on properties to the South:

Given the nature of the proposal and the orientation the existing property and its relationship to neighbouring plots there would be limited impacts in terms of light loss of light and overlooking to the occupiers of the properties to the south.

It is acknowledged that the scheme proposes a gable window within the area of the enlarged roof. This window serves a bathroom so could be conditioned to be obscure glassed and or deleted from the proposal.

Properties to the rear:

The property backing onto the site has a long garden and large trees on the boundary with number 2 Clifford Avenue and unlikely to be materially impacted by the proposal.

Design issues:

Properties in this street generally are Chalet style houses with a large pitched roof with dormers at first floor in the roof, with shallow depth from front to rear elevations; or, are properties such as the applicants where they are two storey houses which are deep in plan form with shallow roof pitches.

The proposed increase in ridge height would create a new roof with a steeper pitch; in this regard it would present a new front elevation to the street and differ from others in the locality. It is accepted that properties within the vicinity of the site share similar architectural features however there is not a degree of design uniformity such that this proposal would be objectionable in principle. Given that the properties at and within the vicinity do not possess this uniform character it is considered that the proposal could be accommodated without materially affecting the character of the host property in particular or the wider area in general.

The works are proposed using matching materials and as such the materials are not out of character with the design of the building or area.

It is therefore concluded that the proposals by way of the size, height and bulk does not conflict to Policy D10a Design of the Core Strategy Local Plan, UHT2 Height of Buildings and UHT4 Visual Amenity of the Borough Plan Policy.

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

The property is not a listed building nor in a conservation area and as such would not adversely impact either listed building or conservation area.

Impacts on trees:

The works are within the footprint of the building and as such would not adversely impact any trees.

Impacts on highway network or access:

The works are within the footprint of the building and would not result in a loss of parking.

Other matters:

It is acknowledged that the plans show incorrect information with regard to the existing rear windows and the number of rooms within the property. In this regard it is clear that the elevational discrepancy is a drafting error and as this proposal relates to works within the roof this discrepancy is not deemed to have an impact upon the proposal. Further it is clear that the proposal facilitates the creation of an additional bedroom within the roofspace and the number of bedroom within the entire property is not material to the judgement on this application. This view has been taken given the size of the plot/garden and the availability for off street parking.

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.

Recommendation:

Grant Permission

1. Time Limit
2. Approved drawings
3. Obscure glazing to the high level gable widow prior to first beneficial use and remain as such thereafter
4. External materials to match existing

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**.