

App.No: 180330 (PPP)	Decision Due Date: 4 June 2018	Ward: Devonshire
Officer: Chloe Timm	Site visit date: 16 May 2018	Type: Planning Permission
Site Notice(s) Expiry date: 3 May 2018 Neighbour Con Expiry: 3 May 2018 Press Notice(s): n/a		
Over 8/13 week reason: n/a		
Location: 35 Clarence Road, Eastbourne		
Proposal: Proposed Single storey extension to front elevation		
Applicant: Mr Joel Bonnici		
Recommendation: Approve Conditionally		

Executive Summary

This application is being reported to planning committee as the applicant is an employee of Eastbourne Borough Council.

The size and location of the extension is considered to have an acceptable impact upon the street scene and also have an appropriate impact upon the occupiers of the adjacent/nearby plots and properties.

The extensions includes the foot print of the existing apartment; this would enhance the living environment for the occupiers of this unit.

Scheme is recommended for approval subject to conditions.

Planning Status:

End of terrace property which has been converted into flats 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

C3 Seaside Neighbourhood Policy

D5 Housing

D10a Design

Eastbourne Borough Plan Saved Policies 2007

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 a two storey end of terrace property located on the corner of Clarence Road and Dudley Road. The property has been subdivided in to flats with 35 being on the ground floor and 35a at first floor. 35 Clarence Road benefits from a small courtyard garden to the front elevation.

Relevant Planning History:

991136

Change of use from retail shop to self-contained flat.

Planning Permission

Approved unconditionally

18/03/1999

000144

Alterations to provide window and door on ground floor of property fronting Dudley Road.

Planning Permission

Approved unconditionally

03/05/2000

Proposed development:

The application is seeking permission for an infill extension to the front elevation.

The extension would be approximately 3.08m by 3.73m and to a height of 3.40.

Internal alterations to take place to change the existing layout, relocation of the bathroom, the living room into a second bedroom and the new extension providing space for an open plan kitchen/living room area and access to the courtyard garden.

Consultations:

Neighbour Representations:

No comments received.

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:

It is considered that the proposed development would not have a detrimental impact on the amenity of the surrounding area or that of the adjoining neighbours.

The proposal will see a single storey extension erected within the courtyard of the application site. The extension will decrease the size of the courtyard by approximately half. The proposal will go relatively unnoticed within the street scene as it will be erected to be in line with the existing ground floor front elevation, will be constructed of materials to match the host property and will be situated behind existing boundary fencing.

The extension is not thought to cause a harmful impact on the adjacent properties with no concerns being raised regarding over-shadowing or over-looking. The garage adjacent to the site is currently being used as an office and this has a window facing the proposed extension. The extension will be set approximately 0.83m away from that elevation. The loss of light that may be caused is not considered detrimental enough to warrant refusal due to being commercial and not residential use.

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.

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. The Proposal therefore complies with local and national policies.

Recommendation:

Approve Conditionally

Conditions:

- 1) Time limit
- 2) Approved Plans.

- 3) Matching
- 4) Flat roof not to be an amenity space
- 5) Water run off from roof
- 6) Extension shall not to be used as independent residential unit of accommodation.

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.