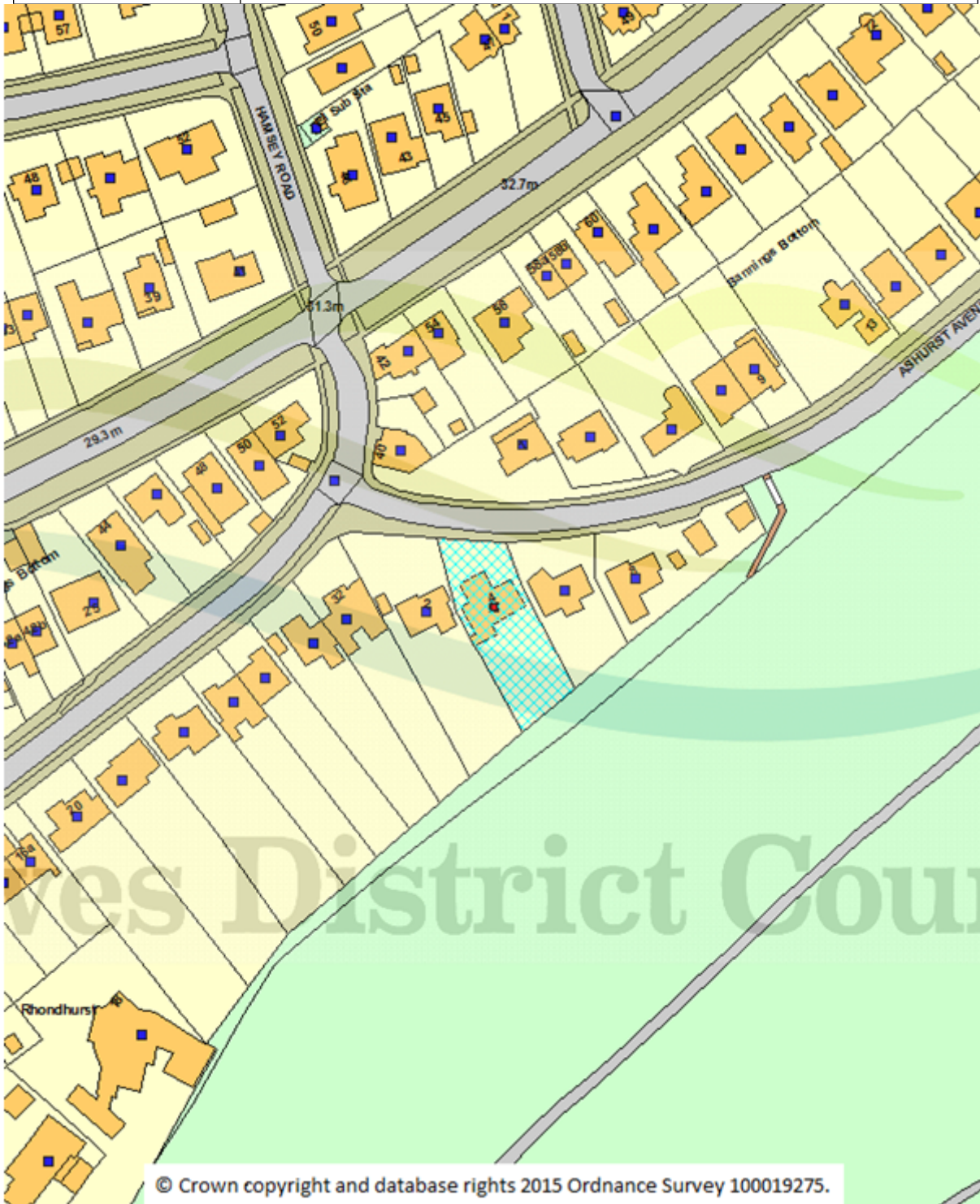


APPLICATION NUMBER:	LW/18/0100		
APPLICANTS NAME(S):	Mr & Mrs R Lewery	PARISH / WARD:	Telscombe / East Saltdean & Telscombe Cliffs
PROPOSAL:	Planning Application for proposed roof conversion to include re-pitched roof with front, side and rear gables		
SITE ADDRESS:	4 Ashurst Avenue Saltdean East Sussex BN2 8DR		
GRID REF:	TQ39 01		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached linear shaped bungalow with a shallow pitched roof, in an elevated position above the road, and which fronts onto Ashurst Avenue. The bungalow is flanked by other bungalows, which step up on rising land from the junction with Hamsey Road.

1.2 The proposal involves alterations to the roof. These would include "re-pitching" the roof to a steeper pitch (with an increase in height), with barn hipped ends, new full height front gables facing Ashurst Avenue and two full height gables facing the garden at the back. The proposal would provide two relatively large bedrooms in the new roof space, one with an ensuite and a landing area between the rooms.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Telscombe Town Council – Objection on the grounds of overdevelopment, overbearing, loss of light due to the additional height and the tunnelling affect between the two properties.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Neighbour at no. 6 objects, on grounds of:

- Loss of light - The rear gables will greatly cause loss of light to the kitchen/dining area at no.6, while the end gable will also block light (officer's note: now amended to a barn end); 'borrowed' light to the living room (through a glass partition) and light to two bedrooms would also be affected;
- Overshadowing - This would be caused by the side and rear gables to bedrooms and the kitchen/dining area;
- Overlooking/loss of privacy - The gables would give side views to no.8's kitchen/dining room and to the rear lawn area, which is not overlooked.
- Overall, the objector comments that the designs in themselves look lovely but these proposals would have a strong negative effect on no.6 both in terms of loss of light/overlooking/loss of privacy, and also would change the street scene and look out of place with the rest of the properties on the road, including no.6.

6. PLANNING CONSIDERATIONS

6.1 The main issues are the effect on the street scene and the effect on the living conditions of neighbouring occupiers.

Street scene

6.2 This side of Ashurst Avenue, essentially comprising 2-8 (even), constitutes 4 bungalows, each of linear form, stepping up on sloping land from the junction with Hamsey Road. The bungalows are characterised by sloping roofs back from the front, with no front additions such as dormer windows.

6.3 The proposal would have a relatively striking front elevation, with the hipped ends converted to barn hips and relatively large front gables. The barn hips would be similar in form to the gable ends on 2, 6 and 8, which already have that roof form. The gables would be different but, it is considered, would add interest to the street scene. The increase in ridge height arising from the 're-pitching' of the roof would mean that the new ridge height would still be between the heights of no's 2 and 6, and thus the 'stepping' pattern of these buildings up the slope would be retained.

6.4 The 'footprint' of the building would not be increased by the proposals. The works are concentrated on providing the new roof, with gables, and accommodation within it.

Effect on neighbouring living conditions

6.5 No. 2 has a blank side wall facing the application site. It is, however, at a lower level than the application bungalow and is set forward, meaning that the side of the new roof would be next to the immediate back of no.2. The barn hipped side of the new roof would therefore be higher than no.2, and could be regarded as being relatively overpowering when seen from the immediate rear garden of no.2. However, the barn hip would reduce the overpowering effect (compared to the initially proposed gable end). There would be no windows in the barn hip facing no.2. The effect on the living conditions of no. 2 is considered to be acceptable.

6.6 No. 6 has side windows facing the site, and the effect of the works on light entering those windows into the living accommodation is a cause of concern to its occupants. No. 6 is, however, partly set back from no.4, and the side windows tend to face over the rear and back garden of no. 4 rather than directly onto it. While the increased height and the rear gables would be in the foreground of views from the side windows, it is not considered that the works would be so obtrusive as to justify refusal. When entering/leaving the front door of the application property, the side roof would be very visible as no. 4 is set forward, but again, not to the extent which would justify refusing planning permission. It is not considered that overlooking to adjacent gardens from the new first floor level would be significant.

6.7 The change from full gables to half-hips (barn hips) to the ends was made in response to the concerns of the occupants of no.6. It is a matter of judgement whether this aspect of the proposal is acceptable, but the planning officer's view is summarised above.

Tunnelling effect

6.8 It is not considered that the 'tunnelling effect', as alleged by the Town Council, would be significant.

6.9 Overall, the proposal is considered to be acceptable.

7. RECOMMENDATION

In view of the above approval is recommended.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	2 February 2018	
Location Plan	16 April 2018	01A
Existing Elevation(s)	16 April 2018	01A
Proposed Roof Plan	16 April 2018	01A
Existing Floor Plan(s)	16 April 2018	01A
Proposed Elevation(s)	16 April 2018	01A
Proposed Elevation(s)	16 April 2018	02A
Proposed Section(s)	16 April 2018	02A
Proposed Floor Plan(s)	16 April 2018	02A