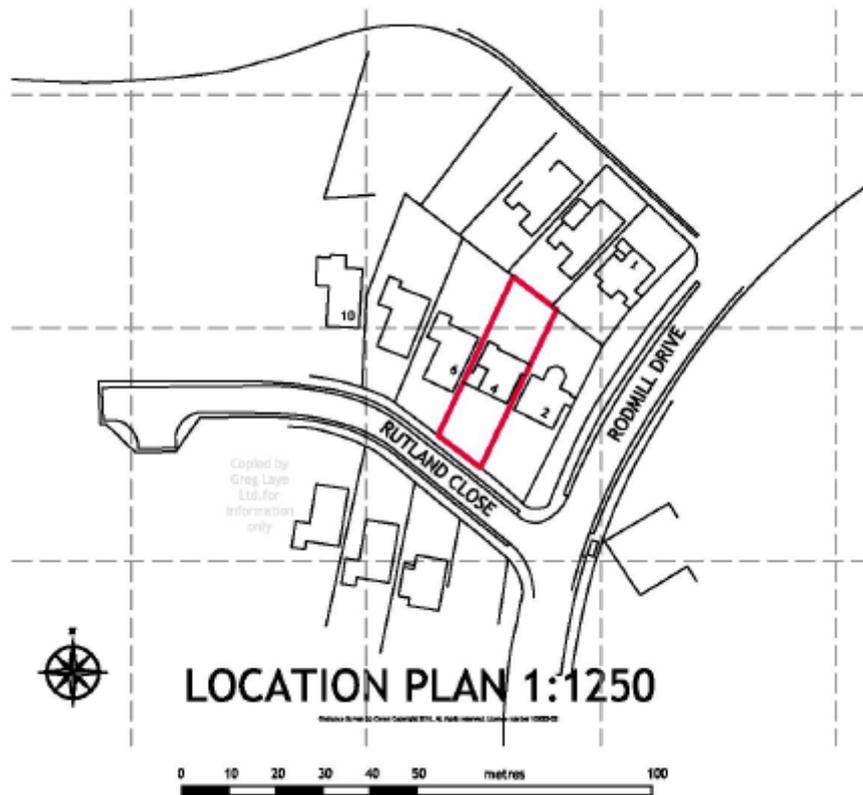


App.No: 181031(Householder)	Decision Due Date: 18 December 2018	Ward: Ratton
Officer: Wiliam De Haviland-Reid	Site visit date: 28 November 2018	Type: Householder
Site Notice(s) Expiry date: 24 November 2018		
Neighbour Con Expiry: 24 November 2018		
Press Notice(s): N/A		
Over 8/13 week reason: Committee cycle		
Location: 4 Rutland Close, Eastbourne		
Proposal: : First floor side extension over existing garage		
Applicant: Mr Peter Battcher		
Recommendation: Approve Conditionally		

Contact Officer(s): **Name:** William De Haviland-Reid
Post title: Customer Caseworker
E-mail: William.dehaviland-Reid@lewes-eastbourne.gov.uk
Telephone number: 01323 415696

Map location



1 Executive Summary

- 1.1 The application has been called to committee at the behest of Councillor Belsey.
- 1.2 The proposed development is similar to several other applications within the local area including 2 Yieldings Close and 4 Beverington Road.
- 1.3 The proposed development is not considered to be detrimental to the amenity of the local street scene due to being set back and subservient to the host dwelling.
- 1.4 The proposed development would unlikely have a significant effect on the neighbouring property due to the design and dimensions of the proposed extension.
- 1.5 Application is recommended for approval subject to conditions

2 Relevant Planning Policies

- 2.1 National Planning Policy Framework
Promoting healthy and safe communities
Achieving well-designed places

2.2 Eastbourne Core Strategy Local Plan Policies 2013
B2 Creating Sustainable Neighbourhoods
C5 Ocklynge & Rodmill Neighbourhood Policy
D5 Housing High Value Neighbourhoods
D10a Design

2.3 Eastbourne Borough Plan Saved Policies 2007
HO2 Predominantly Residential Areas
HO20 Residential Amenity
UHT1 Design of New Development
UHT4 Visual Amenity

3 Site Description

3.1 A detached residential property located within a predominantly residential area. Not located within a conservation area and not a listed building.

3.2 Attached to the West elevation of the host dwelling is a flat roof garage which is set back from the principle front elevation but has a carport which sits in-line with the front elevation of the host dwelling.

3.3 The boundary treatment of the host dwelling is that of a wall with a fence on top, the carport currently stands against the boundary wall while the garage is set back from the border with a pathway that separates the West elevation of the garage away from the garden wall.

3.4 The first floor of the host dwelling is clad in white UPVC boards.

3.5 6 Rutland Close, the neighbouring property, is sited on a higher level of land and is separated by the border treatment.

4 Relevant Planning History

4.1 080548
10 Yieldings Close, Eastbourne
Proposed first floor extension to side of property
Approve Conditionally
07 October 2008

4.2 150008
4 Beverington Road, Eastbourne
Erect first floor addition at side above garage and associated works to form new bedroom with ensuite bathroom.
Approve Conditionally
25 March 2015

5 Proposed development

- 5.1 It is proposed to form a flat roof first floor extension over the existing garage to the side of the dwelling.
- 5.2 The footprint of the garage would not be altered but the first floor level would extend to be 0.30m away from the boundary wall and 0.56m away from the panel fence above the boundary wall shared with 6 Rutland Close. This will be achieved by way of a using a separate supporting wall with the gap between the garage and this wall maintained in use as a covered rear access way.
- 5.3 Overall, the extension would measure 3 metres in width by 7 metres in depth. Roof top height would be approximately 5.3 metres above ground level. It is proposed the roof of the first floor extension will be flat by design and leading into the plane of the existing roof.

6 Consultations

- 6.1 No internal or external consultation

7 Neighbour Representations

- 7.1 1no. Objection raised by 6 Rutland Close raising the following points:
- The design is not in-keeping with the character of the host dwelling or the local street scene.
 - The extension will cause a significant loss of light and will be overbearing/loss of outlook.
 - The extension will cause significant overshadowing.
 - Location of the windows on the proposal will cause overlooking.

8 Appraisal

- 8.1 There is no objection in principle to the proposed development and making alterations 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).
- 8.2 The main issues to consider when assessing this application is how the proposal will affect the neighbouring properties and the wider street scene.
- 8.3 Impact of proposed development on amenity of adjoining occupiers:
- 8.4 The proposed first floor extension will not have windows on the West elevation. The windows intended to serve the bedrooms on the South elevation of the host property will not offer any more of a view than the existing, based on the standard 45 degree viewing angle, no overlooking would be caused to 6 Rutland Close. It has not been made clear if the window that serves the bathroom will be obscure glazed and as such a condition shall be placed on the decision to reflect this, protecting the amenity of the occupiers/neighbours.

8.5

It is acknowledged that there would be some loss of light and overshadowing caused by the proposed development however given the border treatment between the two properties and that the rooms that would be affected are not habitable rooms it is considered that this would be acceptable.

8.6

Water run off could be of concern, with a lack of information on how this would be dealt with a condition will be added to the final decision to state how this should be dealt with.

8.7

Design issues and surrounding area:

8.7.1

The design of the first floor extension is considered to be sympathetic to the host dwelling due to materials being used to match existing, being set back from the principle elevation and subservient in nature.

8.7.2

Although the proposed extension does add a first floor, it is set back from the highway and does not disrupt the building line along the highway meaning that the proposal would not be considered visually disruptive to the street scene; many other examples of this type of extension exist in the local area which support this.

9

Human Rights Implications

9.1

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.

10

Recommendation: Approve Conditionally

10.1

Conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 23 October 2018:

Drawing No. 94719/003/A "Proposed Floor Plans"

Drawing No. 94719/004/A "Proposed Elevation Plans"

Drawing No. 94719/BP/ " Block Plan"

Reason: For the avoidance of doubt and in the interests of proper planning.

3) The flat roof of the first floor extension hereby approved shall not at any time be used for sitting out, as an amenity area or for any other purpose other than that of an emergency or for maintenance.

Reason: To protect the amenity of the surrounding residential occupants.

4) Notwithstanding the plans hereby approved, all water run-off from the new roof shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining property by way of localised flooding.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, roof light or door on the proposed extension other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies.

11 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.