

APPLICATION NUMBER:	LW/07/0308	ITEM NUMBER:	4
APPLICANTS NAME(S):	Mrs E Livings	PARISH / WARD:	Seaford / Seaford South
PROPOSAL:	Planning Application for Formation of a velux window to the west roof slope, one fixed light obscured glazed window to the east elevation and replace barn hips with glass		
SITE ADDRESS:	14 Bramber Road, Seaford, East Sussex, BN25 1AP		
GRID REF:	TQ 4898		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The site comprises a detached house fronting onto the south side of Bramber Road.

1.2 In 2004, planning permission (LW/04/1844) was granted for a two storey extension to be built on to the east side of the premises. In February 2007, a further planning permission (LW/06/1071) was granted for variations to that earlier permission. Conditions were attached that required two aspects of the work to be completed by 15 March and 15 April 2007, respectively. A further condition was attached that prevents the insertion of any doors, windows or other openings to be made in the east elevation of the extension. Work on the extension has yet to be completed and a breach of condition notice is in the process of being prepared.

1.3 The current application initially sought to insert a rooflight and a first floor window into the west (side) elevation of the house, replace the wooden boarding in the north (front) and east (side) barn hips with glass and add a first floor window into the east elevation.

1.4 Amended plans have now been received that seek to retain the roof light and the window in the west elevation and the first floor window in the east, but to have small 'porthole' windows replace the glazing originally proposed for the east and north facing barn hips.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

LW/06/1071 - Part section 73A Retrospective application for the erection of a two storey side extension including front and rear dormers and rear balcony - **Approved**

LW/04/1844 - Ground Floor extension and alterations. Conversion of roof space to form studio with dormers - **Approved**

LW/01/1509 - Demolition of garage and store and erection of ground and first floor extension - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Seaford Town Council – Advise refusal on grounds that the windows are out character

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Five letters of objection have been received. The main grounds are summarised as follows:-

- Condition 2 attached to planning permission LW/06/1071 states that no windows or openings of any kind shall be inserted in the east elevation of the development hereby approved, other than those expressly permitted by this consent.
- The proposal would result in the occupier of 16 Bramber Road being overlooked resulting in a loss of privacy.
- The windows are cosmetic and serve no purpose
- The glazing of the barn hips are out of character with the building and the houses in the rest of the road.

5.2 There are no objections to the rooflights in the east and west roof planes but there is evidence that work has started on these without the benefit of planning permission.

6. PLANNING CONSIDERATIONS

6.1 It is proposed to place the windows and rooflights into the two side elevations and the front elevation of the house. Each of these elevations can be considered independently of each other.

The West Elevation

6.2 The first floor window and the roof light proposed are not part of the extension that was granted planning permission on the east side of the house and these alterations to the original part of the house can be carried out as 'permitted development' without the need for planning permission. Their inclusion in the application is not therefore a prerequisite for their construction.

The Front Elevation

6.3 The application as originally submitted proposed that the front barn hip be constructed in glass. The amended plans have replaced the glass with a porthole window. This amendment is considered to be acceptable as it provides for only limited overlooking, which would, anyway, be over a public highway. It is further considered that the porthole window would not be out of keeping with the appearance of the dwelling.

The East Elevation

6.4 Planning permission is required for the first floor window and the porthole window because of a condition attached to planning permission LW/06/1071 and because they constitute an amendment to that permission. The condition was attached to prevent overlooking into neighbouring 16 Bramber Road. Providing these windows are opaque glazed and cannot be opened, the neighbouring property will not be overlooked. These aspects can be controlled by planning conditions.

6.5 Accordingly the proposal is considered to be acceptable.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following condition:

1. The windows in the east elevation of the building (as shown on the approved plans to serve the first floor and roof space) shall be:
 - (a) glazed in obscure glass only in accordance with details which shall first have been submitted to and approved in writing with the Local Planning Authority
 - (b) fixed shut, except for the provision of fanlight windows, only in accordance with details which shall first have been submitted to and approved in writing with the Local Planning Authority
 - (c) following installation in accordance with (a) and (b) above, all of the said windows shall be maintained in accordance with the approved details, and none shall be reglazed in clear glass or shall be opening other than with any approved fanlights.

Reason: To help safeguard the privacy of nearby occupiers, having regard to Policy ST3 of the Lewes District Local Plan.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Elevations	14 May 2007	1:100
Roof Plans	14 May 2007	1:100
Location Plan	8 March 2007	1:1250
Block Plans	8 March 2007	1:500

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies ST3 and RES13 of the Lewes District Local Plan.