

APPLICATION NUMBER:	LW/07/0368	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mr B Sahota	PARISH / WARD:	Seaford / Seaford South
PROPOSAL:	Planning Application for Single storey front & rear extensions (existing conservatory to be demolished) - resubmission of LW/07/0033		
SITE ADDRESS:	10 Bydown, Seaford, East Sussex, BN25 3NF		
GRID REF:	TQ 4999		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The application concerns a detached house that is located on the east side of Bydown, a cul-de-sac accessed off Sutton Drove. The back garden of the site abuts Alfriston Road.

1.2 It is proposed to extend the house at both the front and at the rear.

1.3 To the rear of the property it is proposed to demolish a conservatory and in its place erect a ground floor extension 9m wide and 4.6m deep. The scheme as originally submitted incorporated a mono-pitched roof, which at its highest was 3.5m above ground level. Negotiations have resulted in the pitched roof being replaced with a flat roof that rises to 2.4m.

1.4 To the front of the house it is proposed to add a porch and to extend the lounge forward by 1.5m so that their front walls are flush with the garage wall. The bay window of the extension would extend slightly forward of this. The front and north side of the house would then have a mono-pitch roof added to the flat ground floor perimeter roof currently in place.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

LW/07/0033 - Erection of a two storey rear extension and a single storey front extension including alterations to roof - **Withdrawn**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Building Control – Building Regulations Consent required

Seaford Town Council – Object on the grounds that the proposal constitutes gross overdevelopment, would overshadow it's neighbours and be out of character.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Nine letters were received, (five from the same address) whose writers objected to the proposal on the following grounds:-

- The rear extension is bulky, would over develop the site and be out of character with the surrounding area.
- The rear extension would result in a loss of light to the 'Barn', the property to the north of the site, and impact upon it visually. The occupants of the 'Barn'

would reconsider their objections if the height of the extension was reduced to that of the rear conservatory now attached to the house.

- The proposed changes to the front are out of character with respect to other similar properties in the cul-de-sac.
- The extension would increase the number of vehicles parking in the cul-de-sac, which is already overcrowded and could impede the access of emergency vehicles.

6. PLANNING CONSIDERATIONS

6.1 The main issues are considered to be the impact the rear extension would have on the amenities of the occupiers of the property to the north of the site, known as 'The Barn', and the visual impact the extension and alterations to the front of the house would have on the street scene in the cul-de-sac.

Rear Extension

6.2 The application as originally submitted was for a rear extension with a mono pitch roof, which at its junction with the house would be 3.4 m high. Because of concerns over the visual impact of the roof, the applicant has agreed to provide a flat roof instead, that would rise to only 2.4 m. The reduction in height is considered to overcome the objections raised and render insignificant any impact the extension might have on the immediate neighbours. The extension would then be approximately the same size and height as the conservatory now attached to the house. Amended plans are awaited showing the change to the roof.

Front Extension

6.3 The proposed extension and alterations to the front of the house have been objected to on the grounds that they are out of keeping with the street scene. Within the cul-de-sac six of the properties (including the application house) have garages with flat roofs. Two of those, however, have had 'false' pitches added to them. Although there is a degree of conformity in the design of most of the properties in the Close, it is not considered to be so significant that the changes proposed to the application house at ground floor level would result in an unacceptable incongruity in the street scene.

6.4 Accordingly the proposal is considered to be acceptable, subject to the receipt of amended plans relating to the roof of the rear extension .

7. RECOMMENDATION

That the Director of Planning and Environmental services be authorised to grant planning permission, subject to the receipt of satisfactory amended plans.

The application is subject to the following conditions:

1. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality 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>
Location Plan	22 March 2007	183 WD A2
Block Plans	22 March 2007	183 WD A2
Proposed Elevations	22 March 2007	183 WD A2
Proposed Floor Plans	22 March 2007	183 WD A1

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.