

APPLICATION NUMBER:	LW/07/0379	ITEM NUMBER:	9
APPLICANTS NAME(S):	Mr & Mrs D Norsworthy	PARISH / WARD:	Seaford / Seaford East
PROPOSAL:	Planning Application for Single storey extension to create annex with carer's accommodation (existing outbuildings to be demolished) - resubmission of LW/06/1539		
SITE ADDRESS:	17 Willow Drive, Seaford, East Sussex, BN25 4BZ		
GRID REF:	TQ 5099		

x

1. SITE DESCRIPTION / PROPOSAL

1.1 The application concerns a detached bungalow located in a backland position. The site is accessed by a 25m long drive that runs between 15 and 23 Willow Drive. The site is bounded by other residential properties. The four bedroom bungalow, which is 'L' shaped, is centrally located within the site. Various outbuildings are within the boundary of the site.

1.2 It is proposed to enlarge the bungalow by adding a single storey extension to its north side. The extension would be 11m (approximately) square and 3.3m high to a flat roof, bounded by a 'false pitch'. The extension, which would have access from the bungalow by an internal door, would comprise a kitchen/breakfast room and two bedrooms (one being for a "carer's bed" as shown on the plans) with en-suite facilities. A summer house and shed would be removed to make way for the extension.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

LW/06/1539 - Erection of single storey annexe to provide carer's accommodation (existing outbuildings to be demolished) - **Refused**

LW/05/1277 - Erection of a detached double garage - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Seaford Town Council – Recommend refusal on grounds of overdevelopment and being unneighbourly.

Building Control – Building Regulations Consent required.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Five letters have been received, setting out objections to the proposal on the following grounds:-

- There is concern about the proposed use of the extension for the accommodation of a carer. It is believed only two people live in the dwelling and both appear to enjoy good health.
- The site has been subject to previous applications which have been dismissed on grounds of over development. This includes one application for

three houses. A covenant also exists that allows only one dwelling to be built on the site and that any roof does not encroach upon the neighbours. This has been ignored.

- The site has been constantly developed over the years. The original integral garage has been converted into a lounge and a new large detached garage built. Overall there are 8 - 10 outbuildings on the site as well as a swimming pool.
- The existing bungalow is overlarge, having four bedrooms and two bathrooms. The proposed extension is so large that it could house a second family or be converted into a separate dwelling. The recently built detached garage could, with the proposed extension, form the basis of a further bungalow on the site.
- If permission is granted the site could be turned into a commercial or factory complex.
- 5 Findon Close would suffer a loss of light and privacy by being overlooked.
- The extension is overlarge and tight up against the northern boundary of the application site. The occupant's of 9, 11 and 13 Willow Drive would be overshadowed and would look down upon a flat roof. The proposal is therefore unneighbourly and unsociable.
- The extension would produce an increase in noise and traffic movement.

6. PLANNING CONSIDERATIONS

6.1 The main issues that concern this application are the impact the extension would have on the character of the area on the amenities of the nearby occupiers.

Effect on character of the area

6.2 The extension would be relatively substantial and would increase the floor area of the bungalow by approximately 50%. It is not, however, considered that this would result in an unacceptable overdevelopment of the site as a whole. The bungalow is set in a large plot and the existing spacious setting of the buildings would not be unduly affected. The extension would hardly be seen from public viewpoints and it is considered that there would be no significant impact on the wider character of the area.

Effect on nearby residents

6.3 The previous application (LW/06/1539) was refused because the roof of the extension was the same height as that of the bungalow and would have been obtrusive to the occupants of nearby properties. The current application has reduced the height of the roof by 1.3 metres and therefore brought it down

below the natural sight lines from Willow Drive. The visual impact of the extension is therefore reduced.

6.4 The north wall of the extension is proposed to be built within 1.3m of the boundary with the rear gardens of properties in Willow Drive (no's 9 and 11). The gardens of 9 and 11 Willow Drive at this point are approximately 2m above the ground level of the application site but, because of boundary vegetation (including hedging) only glimpses of the extension would tend to be seen from those gardens. 11 Willow Drive is a bungalow while No. 9 is a chalet bungalow, from where views onto the roof of the extension would be available from a rear upper floor window. Part of the extension would also be visible from 1 Chyngton Lane which backs onto the site, albeit only a small part of the extension at the end of a long garden. Overall, it is not considered that the visual impact of the extension would be significantly detrimental to nearby occupiers.

6.5 The extension is at a lower level than 9 and 11 Willow Drive and it is not considered that overshadowing to those properties, or other nearby properties, would be significant.

6.6 Objections have been received to the effect that the extension could be turned into a separate dwelling or the whole site into a commercial use. A change to either of those uses could not, however, be undertaken without a further planning permission and it is considered that a second independent dwelling or a commercial use would be unlikely to be acceptable in planning terms. A condition can be imposed to any approval of this application to require the extension to be used for purposes incidental to the existing bungalow (this could include occupation of the extension by relatives, a carer or by lodgers).

6.7 The extension would bring habitable accommodation closer to the Willow Drive properties referred to above, with associated concerns about noise and disturbance to those properties. Assuming reasonable occupation of the extension, and without evidence that this would be the case, it is not considered that the potential for noise by future occupiers could reasonably be grounds for refusal.

6.8 It is not considered that additional traffic generation from the extension would justify refusal.

6.9 While local residents concerns are acknowledged, the proposal is considered to be acceptable.

7. RECOMMENDATION

That planning permission be granted.

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 RES13 of the Lewes District Local Plan.

2. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 17 Willow Drive.

Reason: To prevent the creation of an additional dwelling 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>
Block Plans	27 March 2007	1:500
Existing Elevations	27 March 2007	1:100
Location Plan	27 March 2007	1:100
Proposed Elevations	27 March 2007	1:100
Existing Floor Plans	27 March 2007	1:100
Proposed Floor Plans	27 March 2007	1:100

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.