

<b>APPLICATION NUMBER:</b>	LW/07/0349	<b>ITEM NUMBER:</b>	<b>6</b>
<b>APPLICANTS NAME(S):</b>	Mr & Mrs Ellis	<b>PARISH / WARD:</b>	Seaford / Seaford West
<b>PROPOSAL:</b>	Planning Application for Single storey front extension and replacement roof including front dormers with balconies and rear dormer (existing conservatory to be demolished)		
<b>SITE ADDRESS:</b>	Avondale, 3 Buckle Rise, Seaford, East Sussex, BN25 2QN		
<b>GRID REF:</b>	TQ 4796		

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## 1. SITE DESCRIPTION / PROPOSAL

1.1 The property is a two bedroom, brick built, detached bungalow with a garage under, set in a plot 13 metre wide by 39 metre long on the north side of the cul-de-sac just off Seaford sea front. The ground slopes down across the site from west to east. The front garden is of good size with several additional car spaces on the drive.

1.2 The proposal is to remove the existing hipped end roof and replace it with one which is 1.8 metres higher at the ridge and has Sussex barn gables, to accommodate two further bedrooms with en-suite bathrooms. Two small dormers with pitched roofs and three small skylights would form the windows to the front and one larger dormer with two small skylights each side would light the rear. The rear dormer would serve the bathrooms only and the agent has confirmed that obscured glass would be used in the windows.

1.3 The front elevation of the bungalow at present has a 1.5 metre deep set-back filled with a conservatory. As part of the proposal the conservatory in the set-back would be demolished and replaced with a proper brick built lounge extension to complete the rectangle of the building and so accommodate the new roof.

1.4 The application property is the only one on the north side of the cul-de-sac which does not have rooms in the roof.

## 2. RELEVANT POLICIES

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

**LDLP: – RES13 – All extensions**

## 3. PLANNING HISTORY

None.

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Seaford Town Council** – Comment that the lifting of the roof would result in excessive height, would be out of character with the area, and is over-ambitious.

**Building Control** – Building Regulations required.

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Objections have been received from the occupiers of 5 and 9 Buckle Drive to the north, on grounds that the new roof line would be out of character

with the area, that the rear dormer would spoil the appearance of the area and cause overlooking, so should have obscure glazing and that the appearance would be cluttered.

## **6. PLANNING CONSIDERATIONS**

6.1 It is considered that the key factors in the determination of this application are whether it is in keeping with neighbouring properties, whether the alterations proposed have any harmful effect on the amenities of the adjoining dwellings and if there is sufficient car parking at the site for the increased accommodation.

6.2 The property is the only one fronting the cul-de-sac which does not have a first floor or a roof conversion and therefore, in this respect, it must be considered that the proposal is entirely in keeping with the street scene.

6.3 The property is, in terms of roofline, the lowest in the cul-de-sac and the increase in height must be considered as bringing it into line with its neighbours. Due to the rising ground, the roof of the property to the west is already at a much higher level than the application property.

6.4 The gable ends to the new roof already have a precedent in the adjoining property to the east and the Sussex barn apexes in addition give it a softer outline, such that there could be no objection to this aspect from a visual standpoint.

6.5 The dormer to the rear serves only bathrooms and the applicant's agent has confirmed that the two small windows within it will be fitted with obscured glass, so there would be no overlooking. The rear skylights are small and at a high level, so should not result in any problems of overlooking.

6.6 The properties to the rear, being two storey and well spaced from the proposal would have a relationship which is standard in a residential district.

6.7 The effect on the adjoining detached properties would be negligible as both have garages on the relevant side. The property to the west has a dormer overlooking the application property.

6.8 The two small dormers to the front have been well designed to harmonise.

6.9 The application property has a garage and at least two more spaces, so there is ample off-road parking for the extended dwelling.

6.10 The replacement of the conservatory on the front elevation with a small brick built extension may be considered a design improvement.

## **7. RECOMMENDATION**

That the application is approved subject to conditions.

**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 RES 13 of the Lewes District Local Plan.

2. The windows in the rear elevation of the building (as shown on the approved plans to serve first floor bathrooms) 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>
Location Plan	11 May 2007	2006/24/1/E
Block Plans	11 May 2007	2006/24/1/E
Proposed Elevations	11 May 2007	2006/24/1/E
Proposed Floor Plans	11 May 2007	2006/24/1/E

**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.