

APPLICATION NUMBER:	LW/07/0244	ITEM NUMBER:	6
APPLICANTS NAME(S):	Mr & Mrs Reeves	PARISH / WARD:	Lewes / Lewes Priory
PROPOSAL:	Planning Application for Conversion of garage to bedroom and erection of a rear conservatory		
SITE ADDRESS:	13 Hillyfield, Lewes, East Sussex, BN7 1LA		
GRID REF:	TQ 4009		

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1. SITE DESCRIPTION / PROPOSAL

1.1 13 Hillyfield is a mid-terrace, 1960's property located within the Lewes Planning Boundary. Hillyfield is a cul-de-sac, running parallel to Bell Lane, to the north. The front elevation of the property is south facing, with the rear amenity space to the north of the site overlooking Bell Lane. There are no properties to the north of the site.

1.2 The rear of the property has a lower ground level than the front of the property. The amenity space to the rear is approximately 1 metre lower than the ground floor level of the property. The rear gardens are also very small with number 13 measuring approximately 5.95 metres wide by 6.15 metres deep. The proposed conservatory would measure approximately 3 metres wide, by 3 metres deep, by 3.15 metres high to the eaves and to a maximum ridge height of approximately 4.3 metres with a shallow pitched and hipped roof. To the north of the conservatory would be a set of steps with rails leading into the garden.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – No comment (either on original or amended plans).

ESCC Highways – Recommend refusal due to loss of on-site parking space which is exacerbated by the number of properties which have converted garage space to habitable space.

East Sussex County Archaeologist – No objections.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters of objection received from local residents based on the initially submitted plans. Objections summarised as:- The conservatory would be too close to neighbouring boundaries; would leave insufficient amenity space at the property; will lead to overshadowing and overlooking of neighbouring properties; development would be out-of character with the area; as the gardens are north facing the proposal would block light to neighbouring

windows; and that the development would result in a dominant and overwhelming structure.

Comments on Amended Plans

5.2 Two letters of objections received from local residents following the submission of amended plans; both from objectors to the original scheme. Objections summarised as:- Despite the inclusion of a gap to the boundary the proposed development will still take light from adjoining properties; the size and nature of the development would still be out of character for the area; and that due to ground levels at the rear of the property in relation to the front of the property any development of the garden space will be inappropriately high and dominate the neighbouring properties.

6. PLANNING CONSIDERATIONS

6.1 It is considered that the principal issues to be considered in the determination of this application are: impact on residential amenities, policy and design. It should be noted that although included on the submitted plans, the conversion of the garage to habitable space falls within permitted development rights. Consequently the recommendation for refusal suggested by the Highway Authority could not be sustained.

6.2 Policy RES13 states that for a single storey extension to be considered acceptable, the proposed structure should not break a 60 degree line, taken from the mid point of the closest habitable neighbouring window. In this instance, following amended plans to reduce the depth and alter the position of the conservatory, the design complies with that guidance. The conservatory would cut an angle of 59 degrees with the property to east, number 12 Hillyfield, and would cut an angle of 55 degrees with the property to the west, 14 Hillyfield. There would be no overlooking to either property as the conservatory would have obscure glazing on both the east and west elevations and only fanlight opening windows. The conservatory would be located to the north of the property, and there would not be any material overshadowing of either of the neighbouring properties.

6.3 The base of the conservatory would be brick built to a height of approximately 1.8 metres, due to the level of the rear garden. Although this might appear quite a dominant feature in a small garden, it should be noted that within permitted development rights the applicants could, if they so wish, erect boundary walls or fences to a height of 2 metres, without the need for planning permission. There will be a degree of enclosure due to the size of the gardens, but it is not considered that this could be used to sustain a reason for refusal.

6.4 Due to the site levels it also means that the overall height of the structure is higher than might be usually found for a conservatory with this floorspace. The neighbouring properties have similar internal floor heights, so while the conservatory will appear quite tall from within the neighbouring gardens, it will

have a height, relative to neighbouring floor levels of approximately 3.4 metres.

6.5 The conservatory is of a standard design, although the proposed pitched and hipped roof is relatively low profile with the roof pitched at approximately 29 degrees. This has the result of reducing the bulk of the structure. The conservatory will be inset from the neighbouring boundaries by approximately 1 metre to both the east and west.

6.6 In conclusion it is considered that the proposed conservatory will not lead to a serious loss of residential amenities, complies with Local Plan Policy for single storey extensions and should be supported.

7. RECOMMENDATION

The application is approved.

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 Policies ST3 & RES13 of the Lewes District Local Plan.

2. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to Policy ST3 of the Lewes District Local Plan.

3. The windows in the east & west elevation of the building (as shown on the approved plans to serve the conservatory) 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	21 February 2007	2007/010/SK4
Location Plan	21 February 2007	2007/010/SK1
Existing Elevations	21 February 2007	2007/010/SK1
Existing Floor Plans	21 February 2007	2007/010/SK1
Location Plan	25 April 2007	2007/010/SK3 A
Proposed Elevations	25 April 2007	2007/010/SK3 A
Proposed Floor Plans	25 April 2007	2007/010/SK3 A

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 & RES13 of the Lewes District Local Plan.