

APPLICATION NUMBER:	LW/07/0530	ITEM NUMBER:	2
APPLICANTS NAME(S):	Mr & Mrs K Tapp	PARISH / WARD:	Newick / Newick
PROPOSAL:	Planning Application for Erection of a two storey side/rear extension & replacement front porch		
SITE ADDRESS:	30 Cricketfield, Newick, East Sussex, BN8 4LL		
GRID REF:	TQ 4121		

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1. SITE DESCRIPTION / PROPOSAL

1.1 It is proposed to construct a two storey side and rear extension at this semi-detached property. The extension will provide a granny flat on the ground floor, comprising a kitchen/dining room, bedroom and bathroom, with a bedroom and bathroom on the first floor.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – H12 – Areas of Established Character

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Building Control – Not received

Main Town Or Parish Council – No objections

Newick Parish Council – Object to the application. The site lies within an Area of Established Character. The application is in conflict with the established character. Size of extension is not in keeping with its neighbours. Neighbours will suffer overshadowing, overlooking and a loss of privacy. Increased traffic movements and congestion in Cricketfield.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Original Plans - One letter of objection received - loss of light to dining area and patio; overlooking of dining room; extension is too large and out of proportion; insufficient parking; overdevelopment.

5.2 Amended Plans - One letter of objection received - reduction in length of extension is derisory; loss of light to dining area and patio; loss of privacy; extension is too big and out of proportion; parking congestion; highway safety; set a precedent; overdevelopment.

6. PLANNING CONSIDERATIONS

6.1 As originally proposed, the extension was to be a full two storeys, projecting 4m from the rear of the existing building and 2.51m out from the side of the building. In total, the extension would be 8.05m long. The adjoining occupiers to the east of the site, at 31 Cricketfield, objected to the proposal on the grounds that they would lose light to their dining area and patio and that they would be overlooked from the ground floor side bedroom window. No.31

has permission for a two storey side extension which will bring the properties closer than is shown on the plans.

6.2 Following receipt of those objections, the applicants were advised to amend the drawings to reduce the size of the extension. Revised plans have been received which now show a catslide roof at the rear with a dormer in the roofslope, which helps to reduce the bulk of the extension when viewed from no.31. The front of the extension has also been stepped in at first floor level and the overall length of the extension reduced to 7.6m, with the rear projection reduced to a depth of 3.5m.

6.3 The proposal will not breach a 45 degree line drawn from the midpoint of the proposed dining room window at no.31. Consequently, it is not considered that there will be any serious loss of light or outlook for those occupiers. The ground floor bedroom window will be partly obscured by the boundary fence and, in any event, loss of privacy from a ground floor window is not normally a sustainable objection. It is therefore considered that, in terms of impact on residential amenity, the extension is acceptable.

6.4 The amended proposal is set down from the main ridge and set 3.3m back from the front of the building at first floor level. A 1m gap is to be maintained to the boundary, in accordance with Policy RES13, and this reflects the gap that is to be maintained at the adjoining property which has permission for a two storey side extension. The approved extension at no.31 will be wider and higher than the current proposal at no.30 and will be set further forward. The current proposal is considered to be a more subsidiary feature which will not harm the character of the property and which will safeguard the essential characteristics of the Area of Established Character. A front porch is also proposed which has not resulted in any objections. The application can be supported.

7. RECOMMENDATION

That permission is 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 ST3 of the Lewes District Local Plan.

2. No windows, doors or openings of any kind shall be inserted in the side (east) elevation of the development hereby approved, other than those expressly permitted by this consent.

Reason: To protect the privacy and residential amenity of neighbours having regard to Policy ST3 of the Lewes District Local Plan.

3. 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.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Elevations	20 June 2007	507/KT01 D
Proposed Elevations	20 June 2007	507/KT01 D
Location Plan	20 June 2007	507/KT01 D
Existing Floor Plans	20 June 2007	507/KT01 D
Proposed Floor Plans	20 June 2007	507/KT01 D
Block Plans	20 June 2007	507/KT01 D

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 RES13 and ST3 of the Lewes District Local Plan.