

APPLICATION NUMBER:	LW/07/0535	ITEM NUMBER:	3
APPLICANTS NAME(S):	Ms A Dunkling	PARISH / WARD:	Peacehaven / Peacehaven East
PROPOSAL:	Planning Application for Erection of a single storey side & rear extension & extension of roof		
SITE ADDRESS:	11 Cliff Avenue, Peacehaven, East Sussex, BN10 8QG		
GRID REF:	TQ 4200		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached bungalow located on the east side of Cliff Avenue, south of the South Coast Road.

1.2 It is proposed to extend the bungalow at the side adjacent to 9 Cliff Avenue to form a new garage, and at the side adjacent to 13 Cliff Avenue to form an enlarged bedroom. Neither of these extensions would project forward of the existing front wall of the bungalow.

1.3 It is also proposed to extend the bungalow at the rear to form an enlarged lounge. That extension would be 3m from the boundary with 9 Cliff Avenue and would not project beyond the rear wall of that property. When the application was submitted the rear extension was to be sited approximately 1.2m from the boundary with 13 Cliff Avenue, with the extension projecting in front of a side window to a lounge in 13 Cliff Avenue. However, amended plans have been received, taking that part of the extension to a point about 4m from the side boundary.

1.4 On the side adjacent to 9 Cliff Avenue, a roof would be provided over the existing flat roof garage (the garage would be converted to a bedroom and entrance vestibule, which in itself would not need planning permission). The main roof would be extended to cover the various extensions, although there would be no increase in ridge height nor rooms in the roof.

2. RELEVANT POLICIES

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

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Refusal recommended - gross overdevelopment with enlarged footprint and volume. Contrary to Policy ST3 (a) of the Lewes District Local Plan.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Letters of objection have been received from both neighbouring occupiers. The occupiers of 13 Cliff Avenue object on the basis that light and warmth from their south facing side window would be impeded. The occupiers of 9 Cliff Avenue object on the basis of "encroachment" and loss of light to side "bedroom, hallway, bathroom and toilet" windows.

6. PLANNING CONSIDERATIONS

6.1 The main issues are the impact of the extensions in the street scene and the impact on neighbouring occupiers.

Impact on the street scene

6.2 The extensions would be finished with materials to match the existing building. The existing roof height would not be exceeded. The property is flanked by a chalet bungalow (no.13) and a bungalow (no.9). The front wall of the side extensions would not project in front of the existing front wall of the bungalow.

6.3 It is considered that the extended property would be acceptable in the street scene.

Impact on neighbouring occupiers

6.4 The rear extensions would be sited 3m off the boundary with 9 Cliff Avenue and would not project beyond the rear wall of that property. The roof over the existing garage at the side would add to the bulk of the building close to the boundary, but it is not considered that this would materially result in loss of light or outlook to the side windows of no.9 compared to the existing situation. The new roof over the garage would pitch away from the boundary.

6.5 Any 'encroachment' over the boundary to no.9 would be a matter for the respective property owners to resolve, although it should be noted that no encroachment is shown on the plans. Notwithstanding this, it is recommended that an informative be added to any planning permission alerting the applicant to this issue.

6.6 As initially submitted the rear extension would have projected in front of a side window to a lounge in 13 Cliff Avenue. Amended plans have been received, which show that part of the extension moved away to a point about 4m off the boundary. While some loss of view would then still result, loss of light would not be so significant.

6.7 Overall, it is considered that the impact of the extensions on the neighbouring occupiers would be acceptable.

Other issues

6.8 It is not considered that the proposal would constitute overdevelopment, as alleged by the Town Council. A rear garden area similar in size to other properties on this side of the Avenue would be retained.

6.9 The proposal is considered to be acceptable.

7. RECOMMENDATION

That planning permission (for the amended plans) be granted, subject to expiration of the consultation period (3 August 2007).

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 north and south 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.

INFORMATIVE(S)

1. The applicant is advised to ensure that the proposed works, including the new roof over the existing garage next to 9 Cliff Avenue, do not overhang or encroach onto land/property which is not within the applicant's ownership.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	10 May 2007	1:1250
Block Plans	10 May 2007	1:500
Proposed Elevations	16 July 2007	0107.07.01B
Existing Elevations	16 July 2007	0107.07.01B
Proposed Floor Plans	16 July 2007	0107.07.01B
Block Plans	16 July 2007	0107.07.01B
Location Plan	16 July 2007	0107.07.01B

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 Policy ST3 of the Lewes District Local Plan.