

APPLICATION NUMBER:	LW/07/0716	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mr D Ham	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for First floor extension to form three new bedrooms with ensuite bathrooms (amendment to planning application LW/04/0669)		
SITE ADDRESS:	Nova House, 13 Belgrave Road, Seaford, East Sussex, BN25 2EG		
GRID REF:	TQ 4799		

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1. SITE DESCRIPTION / PROPOSAL

1.1 This application is a resubmission of planning application LW/04/0669 which was refused due to its adverse impact on the outlook and privacy of adjoining occupiers and its harmful impact on the appearance and character of the streetscene. The current scheme differs from that previously submitted by introducing a gable to the east elevation. Other elements of the scheme are essentially the same.

1.2 The application proposes a first floor extension forming three new bedrooms to the rear of this property which is used as a nursing home. To the east elevation the property would be extended above the existing ground floor flat roof area to form a gable which would match the existing gable to this elevation. This extension would have an eaves level of 4.3m and ridge height of 7.7m. There would be two first floor windows to this elevation. To the north elevation the ridge of the proposed gable would extend for 5.6m before dropping down to a height of 5.1m to form a flat roof. There would be a door and new galvanised steel external staircase to this elevation. To the west elevation a second storey would be built raising the flat roof from 3.5 to 5.6m. There would be two projecting triangular windows at first floor level.

2. RELEVANT POLICIES

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

3. PLANNING HISTORY

LW/04/0669 - Revised first floor extension to form three new bedrooms - **Refused**

LW/03/1549 - First floor extension to form three new bedrooms and new ground floor conservatory – **Split Decision**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object - overdevelopment and unneighbourly.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Two letters of objection received objecting to overlooking, loss of privacy, increased pressure on parking, scale of development.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are whether the proposed first floor extension would have a detrimental impact on

the character of the street scene or impact on the residential amenities of the adjoining occupiers.

6.2 The first floor extension would be prominent when viewed from Wilmington Road. However, it is considered that the current scheme relates more sympathetically with the existing building, by repeating the gable feature already present to this elevation and is therefore considered to have overcome the original objection to this element of the proposal. In the light of this design revision the proposal would not have any serious detrimental impact on the character of the building or wider area.

6.3 The extension would however, be overbearing, visually intrusive and result in direct overlooking and loss of privacy to the house and gardens of 2a Westdown Road and 9 Belgrave Road both of which would be seriously affected by the development. The property to the rear, Stanbury Cottage has established conifer trees along its rear boundary at approximately the same height of the proposed extension. The presence of these trees, which are outside the control of the applicant and have a limited life span, are of limited weight in the determination of this application.

6.4 On balance the appearance of the east elevation, prominent to the streetscene of Wilmington Road, has been improved. However, this does not outweigh the harm caused by the proposed extension in terms of its impact on the residential amenities of the adjoining occupiers and on the basis of which the proposal is considered unacceptable.

7. RECOMMENDATION

That planning permission is refused.

Reason(s) for Refusal:

1. The proposed extension would, due to its position, massing and fenestration have an unacceptable adverse impact upon the outlook and privacy of the occupants of the neighbouring residential properties contrary to the provisions of Policy ST3 of the Lewes District Local Plan and Policy S1 of the East Sussex and Brighton and Hove Structure Plan.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	1 June 2007	
Location Plan	1 June 2007	P-049-01
Block Plans	1 June 2007	P-049-01
Existing Floor Plans	1 June 2007	P-049-02

Proposed Elevations	1 June 2007	P-049-06
Proposed Floor Plans	1 June 2007	P-049-05
Proposed Elevations	1 June 2007	P-049-07
Existing Elevations	1 June 2007	P-049-04
Existing Elevations	1 June 2007	P-049-03