

APPLICATION NUMBER:	LW/07/0651	ITEM NUMBER:	6
APPLICANTS NAME(S):	Mr P Jackson	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for Erection of a single storey rear extension, replace rear conservatory roof with pitched roof, replace garage roof with flat roof and alter existing front porch		
SITE ADDRESS:	11 Kings Ride, Seaford, East Sussex, BN25 2LN		
GRID REF:	TQ 4899		

x

1. SITE DESCRIPTION / PROPOSAL

1.1 The application concerns a detached bungalow that is located on the south side of Kings Ride, a cul-de-sac in a residential part of Seaford.

1.2 The proposal has four distinct parts.

1.3 The first proposes to add a flat roofed rear extension. This would be 3.5 metres deep and 8.5 metres wide. The extension would extend beyond the (north) side wall of the bungalow by 1.05 metres to a point against the site boundary and abut the rear conservatory on its other side. The extension would enlarge the kitchen and create a third bedroom having en-suite facilities.

1.4 The other three parts to the application concern alterations to the roofs of the front porch, the rear conservatory and the side garage.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

LW/07/0123 - Roof alterations including rear dormer, extension of garage and rebuilding of front porch - **Withdrawn**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Building Control – Building Regulations Consent required

ESCC Highways – Does not wish to restrict grant of consent

Seaford Town Council – Recommend refusal on the grounds that it is unneighbourly, out of character and overdevelops the site.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters have been received, setting out objections to the proposal on the following grounds:-

a) The extension is out of character with the existing building.

b) The scale and appearance of the additions are out of character with the neighbouring properties

c) The pitched roof over the existing conservatory would further overshadow 12 Kings Ride.

d) The alterations to the garage roof may render it bigger so that more building materials could be stored upon it. These have in the past been blown into the garden of 12 Kings Ride.

e) The proposal if successful could set a precedent for further large scale development in Kings Ride.

6. PLANNING CONSIDERATIONS

6.1 The Rear Extension - This is proposed to be built onto the eastern part of the bungalow, up to its site boundary with neighbouring 10 Kings Ride. Although that property would experience a minor degree of overshadowing, the impact of this is considered to be acceptable. There is a 1.8 metre high close boarded fence along the party boundary between the properties. The neighbouring bungalow is also set approximately 3.5 metres away from that boundary separated by a driveway that serves a garage. In all other respects the extension is considered to be acceptable. A side window is proposed for bedroom 2. This would compensate for the loss of its rear window. The new side window would look onto the boundary fencing and have no impact on the neighbouring property.

6.2 The Front Porch - The proposed alterations involve a minor fenestrational change (the inclusion of a mid rail) and a new flat roof that would raise the height of the porch slightly. The increase in height of the porch is acceptable and the alterations would have no impact on the parent dwelling or the street scene.

6.3 The Side Garage - The garage size would remain unchanged. Currently this has a roof that slopes down from the front to the rear. The applicant proposes to equalise its height and replace the current galvanised roof with a traditional felt roof. The contention that the roof would then be able to store more building materials is unsustainable and not a planning issue. It is not considered that the raised roof would have any discernable impact on the immediate neighbour.

6.4 The applicant proposes to add a gabled pitched glass/polycarbonate roof to the rear conservatory, which currently has a pitched roof. The new roof would be set at least 3.0 metres from neighbouring 12 Kings Ride and would not overshadow that property to any material degree.

6.5 Overall the proposals are considered to be acceptable.

7. RECOMMENDATION

That planning permission be 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 RES13 of the Lewes District Local Plan.

2. No windows, doors or openings of any kind shall be inserted in the 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.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	21 May 2007	1:1250
Block Plans	21 May 2007	1:500
Proposed Elevations	21 May 2007	1:100
Proposed Floor Plans	21 May 2007	1:50
Existing Floor Plans	21 May 2007	1:50
Existing Elevations	4 June 2007	1:100
Proposed Elevations	11 June 2007	1:100

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.