

APPLICATION NUMBER:	LW/07/0755	ITEM NUMBER:	5
APPLICANTS NAME(S):	Mr D Ham	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for First floor extension to form two new bedrooms with ensuite bathrooms		
SITE ADDRESS:	Nova House, 13 Belgrave Road, Seaford, East Sussex, BN25 2EG		
GRID REF:	TQ 4799		



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. Another scheme LW/07/0755 for a first floor extension to form three bedrooms was refused at Committee on 22.08.07 due to its adverse impact on the residential amenities of adjoining properties.

1.2 The application proposes a first floor extension forming two new bedrooms to the rear of this property which is used as a care 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 6.1m before dropping down to a height of 5.6m to form a flat roof. To the west elevation a second storey would be built raising the flat roof from 3.5 to 5.6m, this flat roof extension would be 4.4m wide, leaving the remainder of the flat roof area as existing. There would be no new windows to this elevation.

2. RELEVANT POLICIES

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

3. PLANNING HISTORY

LW/07/0716 - First floor extension to form three new bedrooms with ensuite bathrooms (amendment to planning application LW/04/0669) - **Refused**

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

Environmental Health – No comments

ESCC Highways – No objections

Main Town Or Parish Council – Object - Overdevelopment and unneighbourly

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 One letter of objection received objecting to overlooking, loss of privacy and increased pressure on parking.

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 an adverse 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 successfully 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. The extension would not be considered detrimental to the character of the area.

6.3 There are no windows proposed to either the north or west elevations of this extension. The proposal would therefore not result in overlooking or loss of privacy to the adjoining occupiers of 2a Westdown Road, 9 Belgrave Road or Stanbury Cottage. The extension has been reduced in width to the west elevation and would not be considered overbearing, obtrusive or visually dominant in relation to the current built form of the property or the residential amenities of the adjoining properties.

6.4 It is considered that this application has overcome the objections raised to previous schemes and would not impact detrimentally on either the character or appearance of the streetscene or the residential amenities of the adjoining occupiers. The proposal is therefore considered acceptable.

7. RECOMMENDATION

That planning permission is granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

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 or west** 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	27 June 2007	P-049-11
Block Plans	27 June 2007	P-049-11
Proposed Floor Plans	27 June 2007	P-049-15
Design & Access Statement	11 June 2007	
Location Plan	11 June 2007	1:1250
Block Plans	11 June 2007	1:500
Existing Elevations	11 June 2007	P-049-14
Existing Elevations	11 June 2007	P-049-13
Proposed Elevations	11 June 2007	P-049-16
Existing Floor Plans	11 June 2007	P-049-12
Proposed Elevations	11 June 2007	P-049-17

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.