

APPLICATION NUMBER:	LW/07/0854	ITEM NUMBER:	2
APPLICANTS NAME(S):	Mr & Mrs Sinclair	PARISH / WARD:	Seaford / Seaford West
PROPOSAL:	Planning Application for Erection of a single storey side extension, single storey side/rear extension and formation of front and rear dormers (resubmission of LW/07/0209)		
SITE ADDRESS:	1 Hawth Grove, Seaford, East Sussex, BN25 2RP		
GRID REF:	TQ 4700		

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1. SITE DESCRIPTION / PROPOSAL

1.1 This application is a resubmission of application LW/07/0209, which was refused due to the size and design of the front and rear dormers, which would have been detrimental to the character of the streetscene.

1.2 The application proposes to extend to the south side of the property by 3.55m continuing the same ridge and eaves height as the existing building and extending 8.8m in depth. A front dormer is proposed, located in the new roof area, which would measure 3.7m wide x 1.7m high x 2.5m depth. Two large rooflights are also proposed to this elevation, located either side of the existing front gable. To the rear a large dormer is proposed measuring 9m wide x 1.7m high x 2.4m depth. The dormer would be set in 1.4m from the sides of the property and 0.2m down from ridge level. A single storey, flat roof extension is proposed to the north-west corner which would measure 5.7m wide x 4.5m depth, wrapping round the corner by a further 2.8m. There would be double doors and two windows to the north elevation and a single door to the rear elevation.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

LW/07/0209 - Erection of a single storey side extension, single storey side/rear extension and formation of front and rear dormers - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object - Size and bulk of the proposed dormers, unneighbourly, out of character.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Two letters of objection received concerning parking with regard to a larger property, size of development would be out of keeping with other properties in the street and overlooking and loss of privacy from upstairs windows.

6. PLANNING CONSIDERATIONS

6.1 The main consideration in the determination of this application is whether the extensions, in particular the proposed front and rear dormers, would be

visually intrusive or have a detrimental impact on the character of the street scene.

6.2 The front dormer has been significantly reduced in width from that of the previous submission and would be located more centrally within the new roofslope of the proposed side extension. It is considered that the reduction in size and repositioning of the dormer would result in a more balanced appearance that would not be visually dominant or detrimental to the character of the streetscene. There are several front dormers to other properties in this road.

6.3 The rear dormer has also been reduced in size and brought in from the sides of the rear elevation. It is considered that the dormer would not be dominant to the rear elevation of the property, and is acceptable.

6.4 The rear extension would be relatively large but would not be prominent within the streetscene and would not impact unduly on the residential amenities of adjoining occupiers. Although the side extension would increase the footprint of the property over the space currently occupied by the garage, the ridge height and eaves level would match that of the existing property and overall this is not considered to be out of keeping or excessively large in relation to the other properties within the road.

6.5 Overlooking to the rear would not, it is considered, be grounds for refusal. Although the distance to the rear boundary would only be about 6m, some degree of mutual overlooking is often expected in a suburban context. No first floor windows are proposed to the side elevations. The property faces directly on to the road at the front with the nearest property in a direct line being 54m away.

6.6 Off street parking for two cars is provided within the curtilage of the site, which meets the parking standard requirement.

6.7 Overall, the proposal would not unduly affect the character of the area or unduly impinge on nearby residential amenity.

7. RECOMMENDATION

That planning permission is granted.

The application is subject to the following conditions:

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

2. 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.

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	1:1250
Block Plans	27 June 2007	1:500
Proposed Floor Plans	27 June 2007	1:50
Sections	27 June 2007	1:50
Proposed Elevations	27 June 2007	1:100
Location Plan	11 July 2007	1:1250

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.