


APPLICATION NUMBER:	LW/07/1059	ITEM NUMBER:	9
APPLICANTS NAME(S):	Mr J Magness	PARISH / WARD:	Seaford / Seaford South
PROPOSAL:	Planning Application for Single storey extension with dormer in roof and new garage		
SITE ADDRESS:	Hideaway, 31A Chyngton Road, Seaford, East Sussex, BN25 4HN		
GRID REF:	TQ 4998		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application concerns a detached chalet bungalow within a residential plot, 15.0 metres by 14.0 metres. The site is surrounded on its four sides by other detached dwellinghouses but is accessed off Chyngton Road, to the south by a 40.0 metre long private track.

1.2 It is proposed to add an 8.0 x 6.7 metre extension onto the north-eastern side of the dwelling. The extension would be a continuation of the parent dwelling following its wall, roof and ridge lines. It would comprise a study, breakfast room and garage on the ground floor and en-suite facilities in the roof space. A dormer is proposed to be inserted in the front roof plane and a rooflight in its side roof. The existing driveway in front of the building would be widened to link with the proposed new garage.

1.3 An existing garage currently stands over the site of the proposed extension and would be demolished.

1.4 The application is being reported to the Committee because the applicant is a member of staff.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Building Control – Building Regulations Consent required

Seaford Town Council – “Unable to comment”

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 None

6. PLANNING CONSIDERATIONS

6.1 The two issues that concern this application are considered to be those of overlooking and the impact the extension would have on the application site/parent dwelling.

Overlooking

6.2 The site is well screened on all sides by mature hedgerows and garden shrubbery/trees. Overlooking from an existing dormer window and roof light do not intrude on the privacy currently enjoyed by any of the neighbouring properties, and it is considered that the current situation would not change significantly with the proposed front dormer and side roof light. Although they would serve a dressing room with en-suite facilities, opaque glazing is not considered to be necessary.

6.3 To prevent the possibility of any overlooking northward, a condition restricting the insertion of rooflights into the north-west roof plane could be attached to the planning permission, if granted. Because the dwelling has no permitted development rights remaining, planning permission would be required for any future development such as a rear dormer.

Impact on Application Site

6.4 The proposed extension would in part be built over an existing garage so the enlarged footprint of the dwelling would not be significant and the proposal would not therefore overdevelop the site. The development would not impact on the front garden, which is both spacious and well screened.

6.5 The proposal is 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 rooflights or openings of any kind shall be inserted in the north-west roof plane of the development hereby approved without the grant of further specific approval in writing from the Local Planning Authority.

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	29 August 2007	1:1250

Block Plans	9 August 2007	1:500
Photographs	9 August 2007	1
Photographs	9 August 2007	2
Proposed Elevations	9 August 2007	2118:03 B
Proposed Floor Plans	9 August 2007	2118:03 B
Sections	9 August 2007	2118:03 B
Location Plan	9 August 2007	2118:03 B
Block Plans	9 August 2007	2118:03 B

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.