


APPLICATION NUMBER:	LW/07/1001	ITEM NUMBER:	4
APPLICANTS NAME(S):	Mr R Sinden	PARISH / WARD:	Telscombe / East Saltdean & Telscombe Cliffs
PROPOSAL:	Planning Application for Amendment to planning approval LW/05/1718 to form additional unit in roof; minor alterations to elevations, including porch & rear dormer, car parking & revised access		
SITE ADDRESS:	340 South Coast Road, Telscombe Cliffs, East Sussex, BN10 7EW		
GRID REF:	TQ 4001		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is located on the northern side of South Coast Road in Telscombe Cliffs. The site comprises a detached property with a long rear garden. The site is bounded to the west by a bungalow and there is a detached property which has been converted into flats to the east. The application building is situated on a level site.

1.2 In terms of the background, the application site received planning permission under LW/05/1718 for conversion of the property into four flats. The conversion works are currently being carried out. This permission also required the present vehicular access onto South Coast Road to be closed and access for vehicles to be provided at the rear through the unmade track between 1 and 1b Ambleside Avenue.

1.3 There are two existing live applications. The current application, LW/07/1001 has been submitted as an amendment to the planning permission granted under LW/05/1718 (change of use and conversion of detached property into four flats) and proposes an additional unit in the roofspace. The proposed external alterations include the construction of a rear dormer, a porch to the front of the building, minor alterations to the elevations including the insertion of windows and rooflights, a car parking space and revised access.

1.4 LW/07/1015 is for a single storey rear extension comprising two additional units. LW/07/1015 will be considered under a separate report also being presented at this Committee Meeting.

1.5 The current application (LW/07/1001) proposes a one bedroom studio flat within the roof void of the existing building. A flat roofed dormer window is proposed on the rear elevation. The dormer would be built in materials to match with a white Upvc window. It is also proposed to add two rooflights to the east and two on the western sloping plane of the existing building.

1.6 The proposed porch would have a footprint measuring 2.2m x 1.5m and would be constructed from Upvc with a tiled hipped roof to match the existing building.

1.7 It is also proposed to add a ground floor bedroom window in the northern elevation and a first floor bedroom window in the western elevation.

1.8 Parking is proposed for five cars at the northern end of the garden and a bike and bin store adjacent to the boundary shared with 342 South Coast Road. Under LW/05/1718 parking spaces for four vehicles and a bin store was approved in a layout spanning the width of the site from east to west across the northern end of the garden. The current application proposes two of the parking spaces adjoining the western boundary at 90 degrees to the three spaces which flank onto the eastern boundary of the application site.

1.9 Instead of access onto Ambleside Avenue, it is proposed that vehicular access to and from the parking area would be via Second Road (a cul-de-sac off Lincoln Avenue). Five properties front onto Second Road.

2. RELEVANT POLICIES

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

3. PLANNING HISTORY

LW/07/0285 - Amendment to planning approval LW/05/1718 to form additional unit in roof, minor amendments to elevations including porch, side and rear dormers and rear extension to form four further units, car parking and revised access - **Withdrawn**

LW/07/0622 - Amendment to planning approval LW/05/1718 to form rear extension & rear dormer to provide five extra flats with car parking and revised access - **Withdrawn**

LW/07/1015 - Erection of a rear extension to provide two additional flats with additional car parking to revised access – **Subject to a separate report on this agenda.**

LW/80/0133 - Change of use from residential to bed and breakfast accommodation (June - Sept.). - **Approved**

LW/80/0132 - Illuminated free standing sign. - **Approved**

E/67/0084 - Planning and Building Regulations Applications for alterations and extension to convert dwelling house to Guest House. Building Regulations Approved. - **Approved**

LW/05/1718 - Change of use and conversion of detached property into three one-bedroomed flats and one two-bedroomed flat, with associated parking - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC Highways – No objection subject to technical conditions concerning the access

Transco – None received at time of writing this report

Seaboard Power Networks Plc – None received at time of writing this report

Main Town Or Parish Council – The Town Council objects to the application on the grounds of overdevelopment of the site and overlooking of adjoining properties. They are also of the opinion that the access from Second Road is very unsuitable as is the access from Ambleside Avenue which is also not considered to be desirable. The Town Council has noted that the resident in the bungalow adjacent to the site was refused planning permission to build in their back garden with access from Ambleside Avenue. The Town Council would also like to ensure that no parking is allowed at the front of the building

with access onto the A259. The Town Council requests that the application be called in and discussed by the Planning Committee.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters of objection have been received from the occupiers of nearby properties, two of which have been received from properties in Second Road and the other from the occupier of Flat 7, 338 South Coast Road. The concerns raised by Second Road residents have been summarised as follows:

- Increase in traffic resulting in congestion and difficulty for the free flow of emergency/service vehicles. This will exacerbate the existing problem following the conversion of flats at 338 South Coast Road and subsequent lack of parking. Second Road is already congested and frequently blocked.
- Prejudicial to highway safety for pedestrians.

The concerns from Flat 7, 338 South Coast Road principally relate to LW/07/1015, but are also relevant to this application summarised as follows:

- The erection of a 1.8m high fence on the shared boundary between the application site and 338 South Coast Road would result in overshadowing and a loss of daylight to the bedroom, bathroom and living room window.
- Overdevelopment. The additional traffic from vehicles will be a nuisance because they will be passing the front door of Flat 7.

6. PLANNING CONSIDERATIONS

6.1 The main issues for consideration are whether the proposed studio flat, external alterations and revised parking layout accords with the criteria of the relevant Local Plan Policy ST3. More specifically, whether the proposal adversely affects the character of the dwelling or locality and whether it would have an adverse impact on the amenities of nearby properties. The access and parking should be without detriment to the visual amenities of the area.

Impact on character of property and locality

6.2 The proposed dormer window would be at the rear of the property and would not be visible in the street scene when viewed from South Coast Road. The dormer is set down from the main ridge of the existing property and the window proportions reflect the windows in the existing building. In this respect, the proposed dormer is considered to be subsidiary to the property and would not adversely affect the character and appearance of the building. Where visible from the rear, it is therefore considered that the appearance of the dormer would be acceptable.

6.3 The other proposed external alterations including the addition of a window in the northern (rear) and western (side) elevation and the construction of a

porch at the front of the existing building are considered to be in keeping with the character and appearance of the property. The porch is modest in size with a floor area of only 3.6sq.m and a ridge height of 2.8m high above ground level. In terms of its appearance it has been designed to respect the character of the existing building.

6.4 In terms of the impact of an additional unit of accommodation on the locality, it is considered that a one bedroom studio flat is not likely to have a significant impact on the character of the area in terms of the number of additional comings and goings generated and the pressure for extra parking.

6.5 An additional parking space is proposed and access would be gained via Second Road. This is considered acceptable by the Highway Authority. While the objections of Second Road residents and the occupier of the adjacent flat are noted, it is not considered that an objection could be reasonably sustained on the basis that there would be additional vehicular movements along Second Road. This conclusion is reached notwithstanding that it is clear that some extra traffic would use the road.

Impact on neighbouring properties

6.6 It is considered that the proposed studio flat would not have a detrimental impact on the amenities of neighbouring properties.

6.7 In terms of overlooking the proposed rear dormer window would not be significantly more harmful than the view approved from the first floor bedroom window under LW/05/1718. The rear elevation of the existing building is also set back approximately 12m from the rear elevations of the adjoining properties.

6.8 The proposed first floor bedroom window in the western elevation would allow views over the roof of the bungalow (342 South Coast Road). The ridge height of the bungalow would obscure any views of the garden area at 344 South Coast Road. The proposed window at ground floor on the rear elevation serves a bedroom. Following the erection of the proposed 1.8m high close boarded fence on the boundary, which is shared with the closest adjoining property to the east, it is considered that there would not be any loss of privacy. The boundary fence (which the occupier of the adjacent flat has objected to) could be erected without planning permission, as it is less than 2m high.

6.9 The cill height of the proposed rooflights would be positioned approximately 1.7m above the internal floor levels and would therefore be above eye level. They would not have an adverse impact on the neighbouring properties in terms of overlooking.

6.10 In terms of overdevelopment, the proposed studio flat would utilise the roof void of the existing building and the use would be contained within the main building envelope. As commented above, it is not considered that the addition of one, one bedroom studio flat would result in an overdevelopment

of the site by reason of intensification and level of resulting activity from comings and goings or pressure for parking.

Access/parking

6.11 The access has been widened to 4.5m to meet with the requirements of the Highway Authority. It is proposed to provide one additional parking space at the rear end of the garden, adjacent to existing parking serving the flats at the adjoining property to the east. The proposed parking would not have any material adverse impact on the amenities of neighbouring properties.

6.12 Overall, it is considered that the proposal accords with the criteria of the relevant Local Plan Policy ST3.

7. RECOMMENDATION

That 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 ST3](#) of the Lewes District Local Plan.

2. The development hereby approved shall not be brought into use until the attached Highway Authority Technical requirements have been carried out, unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of local highway conditions having regard to [PPG13](#) and [Policy ST3](#) of the Lewes District Local Plan.

3. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only.

Reason: To ensure adequate off-street parking provision having regard to [PPG13](#) and [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>
Design & Access Statement	26 July 2007	
Block Plans	26 July 2007	93752/10
Location Plan	26 July 2007	93752/10

Proposed Elevations	26 July 2007	93752/11
Proposed Floor Plans	26 July 2007	93752/11
Existing Floor Plans	24 August 2007	93752/S

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.