

APPLICATION NUMBER:	LW/07/0985	ITEM NUMBER:	8
APPLICANTS NAME(S):	Ms J Mathur	PARISH / WARD:	Ditchling / Ditchling & Westmeston
PROPOSAL:	Planning Application for Extension and conversion of existing garage/studio to form domestic ancillary accommodation		
SITE ADDRESS:	Greyladies, 20 Beacon Road, Ditchling, East Sussex, BN6 8UL		
GRID REF:	TQ 3214		

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1. SITE DESCRIPTION / PROPOSAL

1.1 This application relates to a 2 storey outbuilding at 'Greyladies', 20 Beacon Road. The property lies within the Planning Boundary of Ditchling. It is currently used as a garage with a workshop to the rear and an artist's studio on the first floor which is accessible by way of an external staircase. It is proposed to convert the building into residential accommodation, to be used as a 'granny' annex, ancillary to the main house.

1.2 The proposal involves the demolition of two single storey lean-to additions at the rear of the building and the external staircase and to extend at ground floor with a new catslide roof which will project over the new ground floor extension. The level of the first floor is to be lowered to improve the head height on the upper floor. The first floor will be converted to form a single bedroom and shower with a dining room, lounge/kitchen, bathroom and utility on the ground floor.

1.3 An outbuilding attached to 20 Beacon Road is also to be demolished to enable four parking spaces and a turning area to be provided within the courtyard between the main house and the outbuilding.

2. RELEVANT POLICIES

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

LDLP: – ST04 – Design, Form and Setting of Development

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Environmental Health – No objection

ESCC Highways – No objection

Main Town Or Parish Council – It was agreed to object strongly to the application on the following grounds ; overdevelopment of the site; loss of privacy and amenities to the neighbouring property at 22 Beacon Road; safety concerns with additional vehicles using the entrance on the very busy Beacon Road; inappropriate design, not in keeping with the other properties; when no longer required as a granny annexe it could become a separate dwelling. Paragraph ST4 if the District Local Plan supports the objections to the application.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Two letters of objection received - there is a restrictive covenant in place to prevent the development from going ahead; loss of privacy and overlooking of bedrooms; windows will be only 13m apart; will be exacerbated by lowering floor level in studio; loss of privacy to rear garden; inadequate parking will result in increased parking on Beacon Road and increased traffic hazards; inadequate access; increased car movements and noise; overdevelopment; loss of amenity; contrary to Policy ST4 (backland development)

5.2 The Ditchling Society - object. Will cause a loss of privacy. Increased traffic and inadequate access will cause additional road safety hazard.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are the impact of the proposal on residential amenity and highway safety.

6.2 The outbuilding is positioned on the boundary with 22 Beacon Road to the south and is set 11m behind that property. No.22 has a single storey outbuilding which runs along part of the boundary with no.20 and the proposed extension to the outbuilding will not project beyond the end of that building. The main concern from the occupants of no.22 is the loss of privacy and increased overlooking that they consider will occur from the window on the front of the outbuilding towards their main bedroom and balcony. They consider that this loss of privacy will be exacerbated by the lowering of the floor level in the outbuilding to provide better head height at first floor.

6.3 The window to window distance will be approximately 13m, which is less than the usual recommended distance of 20m. However, the two properties will not be directly behind each other and the windows will therefore not face each other directly. At an angle of 60 degrees, it is not considered that there will be any mutual direct overlooking of the bedroom windows and it is not considered, therefore, that an objection on the grounds of loss of privacy is sustainable. Objections to a loss of privacy to the rear of the garden of no.22 are also not considered to be sustainable as the outbuilding and garden behind are already part of the residential curtilage of no.20. An existing window in the south facing gable of the outbuilding which presently overlooks the house and garden at no.22 is to be blocked up to further reduce any potential for loss of privacy.

6.4 The provision of four parking spaces within the courtyard at the front of the outbuilding has satisfied the Highway Authority and there are no highway objections to the potential increase in traffic using the access. There have been suggestions that the outbuilding is presently being used to run art classes and exhibitions which generates a number of traffic movements. This use would cease if the outbuilding was converted to a residential annex and is likely to reduce the number of traffic movements at the property.

6.5 The annex utilises an existing building in close proximity to the main house. It will not result in overdevelopment of the site and represents a common use for an outbuilding within the Planning Boundary. The modest alterations to the property will not result in a taller or substantially bulkier building. Policy ST4 relates to 'backland' development and is not strictly relevant to the determination of this application. However, it is not considered that the proposal conflicts with policy ST4 in any case as the development will not result in harm to residential amenity or to the character of the area.

6.6 The accommodation will be on two floors and is effectively a self contained dwelling. However, due to its proximity to the main house, it will be necessary to ensure that it remains as an annex to that property and is not sold separately. A legal agreement is therefore proposed to restrict the use of the building to an annex only.

7. RECOMMENDATION

That permission is granted, subject to the applicants first entering into a legal agreement, to ensure that the accommodation is used as an annex only and is not sold separately from 20 Beacon Road.

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 south, east or west elevations 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.

3. The land indicated on the approved plan PL-02 for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation of the development and thereafter kept available for that purpose only.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway 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>
Design & Access Statement	24 July 2007	
Location Plan	24 July 2007	1:1250
Block Plans	24 July 2007	1:500
Block Plans	24 July 2007	PL-01
Block Plans	24 July 2007	PL-02
Sections	24 July 2007	PL-05
Proposed Elevations	24 July 2007	PL-04
Proposed Floor Plans	24 July 2007	PL-04
Existing Elevations	24 July 2007	PL-03
Existing Floor Plans	24 July 2007	PL-03

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.