

APPLICATION NUMBER:	LW/07/1015	ITEM NUMBER:	5
APPLICANTS NAME(S):	Mr R Sinden	PARISH / WARD:	Telscombe / East Saltdean & Telscombe Cliffs
PROPOSAL:	Planning Application for Erection of a rear extension to provide two additional flats with additional car parking to 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 with 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/07/1015 is for a single storey rear extension to provide two additional flats and LW/07/1001 proposes an additional unit in the roofspace which would have a dormer constructed at the rear. Under LW/07/1001 it is also proposed to construct a porch to the front of the building. LW/07/1001 will be considered under a separate report also being presented at this Committee Meeting.

1.4 The current planning application (LW/07/1015) proposes a single storey rear extension to provide a further two units of accommodation. Car parking for seven vehicles will be provided at the rear but accessed directly from Second Road. The proposed extension measures 12.3 m deep and approximately 7m wide. It has a hipped roof measuring approximately 4.7m in height from ground level to the ridge.

1.5 The existing property will be rendered and painted white. The proposed rear extension will match.

1.6 It is proposed to erect a 1.8m high close boarded fence along the boundary shared with 338 South Coast Road. Some landscaping will take place to the front of the property comprising mainly hardsurfacing and the garden to the rear will be laid to grass.

1.7 Access to and from the parking area will be gained via a new access to that previously approved and will be served from Second Road. Five properties front onto Second Road. Seven parking spaces are proposed (one for each flat) alongside the western side of an existing parking area serving 338 South Coast Road. A separate cycle and bin store will also be erected at the rear.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

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

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

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

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/07/1001 - 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 - **Subject to separate report on this agenda**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Environmental Health – No comments.

ESCC Highways – None received at time of writing this report

Seaboard Power Networks Plc – No objections.

Transco – No mechanical excavations are to take place above or within 0.5m of the low pressure and medium pressure system and 3m of the intermediate pressure system. Confirmation should be given of the position of mains using hand dug trial holes.

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 regarding Second Road 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 have been 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.
 - The lounge/kitchen area of the proposed extension would overlook the bedroom and bathroom and result in a loss of privacy.
 - 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 are whether the proposal 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.

Character and Appearance

6.2 As mentioned above the application property is a detached two storey building with a hipped roof. Criteria (a) of Local Plan Policy ST3, and criteria (b) of RES13, state that development should respect the overall scale, height and massing of the existing building and those in the locality.

6.3 It is considered that the proposed extension would not respect the scale and proportions of the existing property, and is considered to be out of keeping with the form, bulk and proportions of the existing property. The existing building has a depth of approximately 8.4m compared to the extension which measures 12.5m. The width of the extension also covers more than 70% of the width of the main house. Furthermore, from eaves to ridge the height of the main roof to the existing property measures approximately 3.2m high compared to 2.5m on the proposed single storey

rear extension. The proposed extension has not been designed to integrate with the proportions of the existing building and is out of scale and not therefore subsidiary to the existing building, thereby conflicting with the relevant Policies ST3(a) and RES13(b) in the Local Plan.

Neighbouring Properties

6.4 The occupier of neighbouring Flat 7 at 338 South Coast Road is concerned about the impact of a new boundary fence and the proposed extension on the daylighting to his bedroom, living and bathroom windows and the loss of privacy.

6.5 A boundary fence of up to 2m high which is not fronting a highway can be erected without the need for planning permission. As such, the occupier of Flat 7 would largely have a view of the fence.

6.6 Notwithstanding this, the windows and doors on the eastern elevation of the extension will have obscured glass because they are serving bathrooms and hallways. If Members were minded to approve the application any permission should include a condition that the fence is erected prior to the commencement of building works for the extension.

6.7 Although there would be three windows in the west flank wall of the extension, it is not considered that there would be a significant impact on 342 South Coast Road. The side of that bungalow which faces the site has a largely blank wall. In terms of the impact of noise and disturbance, it is considered that the proposed development would conflict with criteria (c) of Policy ST3. The proposal involves the siting of five spaces to be located against the boundary of the rear garden of the bungalow adjoining the site to the west (342 South Coast Road). It is considered that the relationship with the property adjoining the site to the east would not be affected to the same extent. This is largely because 338 South Coast Road has also been converted into flats and has its own parking area adjacent to the parking proposed. The amenity area to the rear of this property is a communal space and does not have the same levels of enjoyment as the bungalow which is a single dwelling house.

6.8 Access to the two flats in the extension would be from the side wall of the extension facing 338 South Coast Road. It is considered that comings and goings would cause an unacceptable level of noise and disturbance to flat 7 in that building.

6.9 Taking the above into consideration the proposed extension conflicts with criteria (c) of Policy ST3 and is considered to be unacceptable.

Access/Parking

6.10 Following the withdrawal of previous planning applications, the proposed access has been modified and widened to 4.5m to meet with the Highway Authority's requests.

6.11 The proposed parking to provide one space per flat would comply with the parking standard. However, in the light of the impact on the amenities of 342 South Coast Road, the proposed intensification of the site and subsequent additional parking spaces is considered to have a detrimental impact on the living conditions of this neighbouring property.

6.12 Access to the parking area and two flats would be gained via Second Road. This is considered acceptable to 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.

6.13 Overall, the proposal is considered to be unacceptable.

7. RECOMMENDATION

That permission be refused.

Reason(s) for Refusal:

1. The proposed extension by reason of its height and depth is considered to constitute an excessive addition which does not respect the scale and proportions and is not subsidiary in character to the existing building, contrary to Policies ST3(a) and RES13(b) of the Lewes District Local Plan. The extension would thereby be detrimental to the character and appearance of the locality.

2. The proposed parking by reason of the number of spaces and proximity to the boundary with 342 South Coast Road would have a detrimental impact on amenities of that property in terms of noise and disturbance contrary to Policy ST3(c) of the Lewes District Local Plan.

3. The likely comings and goings from the two flats would cause undue noise and disturbance to occupiers of Flat 7, 338 South Coast Road, contrary to Policy ST3(c) 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>
Existing Floor Plans	7 September 2007	93752/S
Proposed Elevations	7 September 2007	93752/13A
Proposed Floor Plans	7 September 2007	93752/13A

Design & Access Statement	30 July 2007	
Location Plan	30 July 2007	93752/12
Block Plans	30 July 2007	93752/12