

APPLICATION NUMBER:	LW/17/0090	ITEM NUMBER:	8
APPLICANTS NAME(S):	Mr D Reader	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for Section 73A retrospective application for erection of side and rear single storey extensions		
SITE ADDRESS:	54 Belgrave Road Seaford East Sussex BN25 2EN		
GRID REF:	TQ 48 97		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application property, 54 Belgrave Road, Seaford, is a semi-detached two storey house which is set back from the southern side of Belgrave Road on the northern side of the A259 Eastbourne Road. The locality is within the planning boundary and is an Area of Established Character as defined in the Lewes District Local Plan.

1.2 The application proposes retrospective permission for a single storey side extension and the construction of a rear extension. The side extension is set back approximately 3.3m from the principle elevation fronting Belgrave Road. It measures 4.8m deep and extends up to the boundary shared with 52 Belgrave Road. It has a flat roof with a glazed lantern centrally positioned within it and an eaves height of about 2.5m above ground level. The materials match existing.

1.3 The proposed single storey rear extension would adjoin the boundary shared with 56 Belgrave Road and measures 3.3m wide by 4m deep. It has a flat roof with a glazed lantern to be centrally positioned like the existing side extension. Materials are to match the existing dwelling.

2. RELEVANT POLICIES

LDLP: – RES13 – All extensions

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/16/0486 - Erection of a single storey side extension and a single storey rear extension
- **Approved**

LW/17/0090 - Section 73A retrospective application for erection of side and rear single storey extensions -

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Main Town Or Parish Council – It was **RESOLVED** to **SUPPORT** the granting of consent for the side extension element of the application but to **OBJECT** to the rear extension on the grounds that it would lead to loss of natural light to the living room of the neighbouring property and be generally detrimental to the amenities of the residents of that property

4.2 Southern Gas Networks – The applicant is reminded that hand dug trial holes should be carried out where the development is within proximity to any gas mains.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 A letter of objection has been received from the occupants of 56 Belgrave Road. Their objection raises concern over the proposed rear extension in relation to;

- overshadowing and loss of light, and
- overbearing structure by reason of height, building mass and proximity to the shared boundary.

5.2 No objection is raised to the proposed side extension.

6. PLANNING CONSIDERATIONS

6.1 The main planning issues for consideration are the impact on the character and appearance of the street scene and character and appearance of the locality and impact on the character and appearance of the property and living conditions for the occupants of adjoining properties.

6.2 The existing side extension is considered to be a subservient addition to the existing dwelling because it is single storey and set back from the principle elevation. It is considered to respect the character and appearance of the dwelling and the street scene and locality.

6.3 It is also considered that the proposed extension at the rear is subservient in terms of its scale and proportions. It would not be visible in the street scene and would not detract from the character and appearance of the dwelling.

6.4 The occupants of 56 Belgrave Road, which is the other half of the semi-detached properties, has objected on the grounds of overshadowing /loss of daylight and overbearing impact. The proposed extension would project only 2.9m beyond the rear building line of the adjoining property and the highest part of the party wall would be approximately 2.6m above ground level. It is considered that the proposed extension would not materially harm the living conditions for the occupants of 56 Belgrave Road by reason of appearing oppressive in their outlook, sufficient to justify refusal.

6.5 The depth of the proposed extension does not cut across the 60 degree splay when taken from the mid-point of the ground floor window at 56, which is closest to the extension. As such, the proposed extension would not result in any material harm for the occupants of 56 by reason of overshadowing and loss of daylight. It should also be noted that, no. 56 has a two storey rearwards projection adjacent to the proposed single storey extension.

6.6 Overall, the proposed extensions are considered to be acceptable and comply with the criteria of relevant planning policies in the Joint Core Strategy and Lewes District Local Plan. It is recommended that permission be granted.

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 CP11 of the Joint Core Strategy and policies RES13 and ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Elevation(s)	1 February 2017	01
Existing Floor Plan(s)	1 February 2017	02
Proposed Floor Plan(s)	1 February 2017	04C
Proposed Elevation(s)	20 February 2017	05E
Proposed Block Plan	1 February 2017	08A
Location Plan	1 February 2017	08A