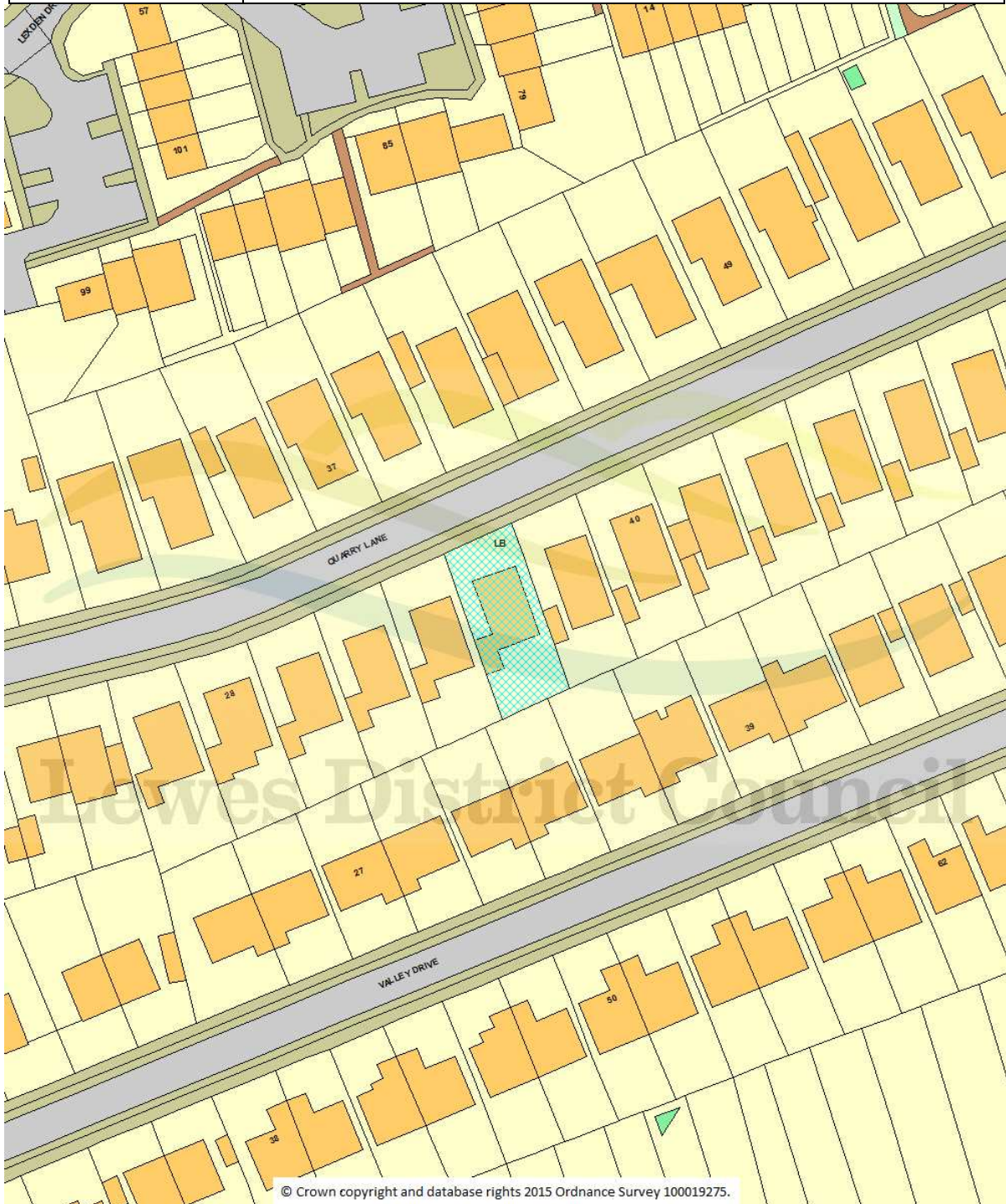


<b>APPLICATION NUMBER:</b>	LW/17/0412	<b>ITEM NUMBER:</b>	<b>11</b>
<b>APPLICANTS NAME(S):</b>	Mr & Mrs F Wells	<b>PARISH / WARD:</b>	Seaford / Seaford North
<b>PROPOSAL:</b>	Planning Application for Single storey side extension to front elevation of former garage		
<b>SITE ADDRESS:</b>	36 Quarry Lane Seaford East Sussex BN25 3BJ		
<b>GRID REF:</b>	TQ 4900		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The application property is a detached bungalow located in a built up residential area in the northern part of Seaford, west of the Cradle Hill Industrial Estate.

1.2 The application proposes a single storey side extension measuring 3.6m deep by 2.8m wide. The proposed extension would sit in front of an existing single storey flat roofed addition and would be set back approximately 5.6m from the front elevation of the existing bungalow. It would have a mono hipped roof and be constructed from materials to match the existing property comprising brickwork walls and a concrete tiled false pitched roof, with white uPVC fenestration. The extension would be adjacent to the boundary with 34 Quarry Lane, which is at a lower level than the application site.

1.3 The application has been called in to the Planning Applications Committee meeting by Councillor Franklin.

## 2. RELEVANT POLICIES

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

**LDLP: – RES13 – All extensions**

**LDLP: – CP11 – Built and Historic Environment & Design**

## 3. PLANNING HISTORY

**S/57/0041** - Outline application for residential development. - **Refused**

**S/63/0019** - Outline application for bungalows - **Refused**

**S/64/0486/4** - Planning and Building Regulations applications for further twelve bungalows and garages, plots 72-83. Building Regs approved. - **Approved**

**S/64/0486** - Outline application for residential development, Lexden Road. – **Approved**

**LW/17/0335** - Small flat roofed side extension to create a new shower room and entrance hall - **Application Returned**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

### **Seaford Town Council**

4.1 At the meeting of the Planning and Highways Committee last Thursday 22nd it was RESOLVED to SUPPORT the application

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters of objection have been received including one from the son of the occupier at the adjoining property (No. 34 Quarry Lane) closest to the proposed extension, and an objection from Cllr Lambert. Their concerns about the extension have been summarised as follows;

- unneighbourly and will cause overshadowing and a loss of daylight and sunlight to the kitchen and hall
- overdevelopment
- overlooking/loss of privacy
- overbearing impact and an obstruction
- detract from the character and appearance of the street scene and locality

## 6. PLANNING CONSIDERATIONS

6.1 The main planning issues for consideration are whether the proposed extension respects the character and appearance of the bungalow, the street scene and general locality, and whether it has an adverse impact on the living conditions for the occupier of 34 Quarry Lane, which the extension would be closest to.

### Character and appearance

6.2 This is a 1970s brick built detached bungalow which is set back from the southern side of Quarry Lane. The proposed extension would be substantially set back from the principle elevation of the existing bungalow fronting Quarry Lane and set down in height considerably from the ridgeline of the roof of the existing bungalow. It is therefore considered that the proposed extension would be subservient in terms of its proportions, form and bulk when considered with the scale of the existing dwelling. In this respect, the proposed extension would respect the character and appearance of the existing bungalow. It is not considered to constitute an overdevelopment of the site.

6.3 There are other examples of extensions to properties in Quarry Lane, and also to the side. No. 42, which is three properties to the east of the application bungalow, has a very similar extension, albeit larger, to that proposed on the application site. Given that the extension would be set back from the principle elevation of the existing bungalow, it is considered that it would not be incongruous in the street scene and would not be materially harmful to the character and appearance of the vicinity.

### Living Conditions

6.4 A letter of objection has been received from the son of the occupant at No. 34 Quarry Lane which is the bungalow adjoining the application site to the west. The ground levels slope downhill from east to west with No. 34 at a lower level. The concerns expressed in relation to the proposed extension, are 1) overbearing impact due to proximity, height and building mass; 2) overshadowing and reduction of daylight and sunlight; 3) overlooking and loss of privacy

6.5 Overbearing / Obstruction - The levels at the adjoining bungalow to the west are lower than the application site and the proposed extension would be built up to the boundary shared with No. 34. It would be flush with the side elevation of the existing single storey projection. There is a boundary screen wall between the properties constructed from 'leaf' blocks which is not solid and is designed to provide a degree of privacy but allows sunlight to permeate through.

6.6 A solid boundary wall or fence could be erected up to 2m high without the need for planning permission. The proposed extension would be about 2.6m high.

6.7 No. 34 and the application bungalow are roughly on the same building line and the proposed extension would be set back around 6m from the front elevation of No.34. The depth of the extension is 3.6m. It is not considered that this extension would be materially harmful by reason of having an overbearing impact, in terms of it appearing oppressive from the outlook when viewed by the occupier of the adjoining property.

6.8 It is considered that the proposed extension would not represent an obstruction. It will not physically encroach or act as a barrier/obstacle for the occupant of the adjoining property.

6.9 In terms of overshadowing, the issue is about the potential loss of daylight and sunlight to a kitchen and hall areas. The proposed extension would be on the western side of the application property. With the sun rising in the east and the extension being subservient in terms of its scale, and having regard to the existing dwelling, it is considered that the overshadowing and loss of daylight/sunlight caused by the extension would not be materially harmful to the living conditions for the occupier of the neighbouring property.

6.10 In addition, the kitchen and hall areas, although well used, are not usually regarded as habitable spaces (worthy of the same level of protection as a lounge, for example). The kitchen window in the eastern side of No.34 is also a secondary window to the kitchen which has a dual aspect. There is a glazed conservatory on the rear which allows daylight/sunlight into this room via the rear of the property. A reason for refusal on these grounds would therefore be difficult to defend on appeal if the Council were to refuse the application on this basis.

6.11 The proposed extension has no windows facing no.34 and as such there would be no overlooking or loss of privacy to the occupier of no.34. In fact, it could be that the proposed extension would improve privacy because it would be built in front of the existing door to the application property.

6.12 Overall, it is considered that the proposed extension is acceptable and complies with all relevant planning policies. As such, the application has been recommended for approval.

## **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 and finishes to match those used in the walls and roof of the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. No windows, doors or other openings shall be constructed on the westerly flank elevation of the extension hereby approved, which is adjacent to the boundary of the site with neighbouring 34 Quarry Lane, unless otherwise approved in writing by the local planning authority in an application on that behalf.

Reason: To protect the privacy and residential amenity of the neighbouring occupiers of 34 Quarry Lane, and having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

### **INFORMATIVE(S)**

1. 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.

2. 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>

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Planning Statement/Brief	15 May 2017	
Location Plan	15 May 2017	16-737-05
Existing Block Plan	15 May 2017	16-737-05
Existing Elevation(s)	15 May 2017	16-737-05
Proposed Elevation(s)	15 May 2017	16-737-06A
Proposed Floor Plan(s)	15 May 2017	16-737-09A