

<b>APPLICATION NUMBER:</b>	LW/17/1013	<b>ITEM NUMBER:</b>	<b>7</b>
<b>APPLICANTS NAME(S):</b>	Mrs J Fisher	<b>PARISH / WARD:</b>	Seaford / Seaford West
<b>PROPOSAL:</b>	Planning Application for Rear two storey extension, single storey rear extension, new roof over an enlarged first floor area, installation of bay windows		
<b>SITE ADDRESS:</b>	17 Hill Rise Seaford East Sussex BN25 2UA		
<b>GRID REF:</b>	TQ 47 00		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached chalet-bungalow, located at the crest of the hill in Hill Rise, and backing onto open downland (the South Downs National Park). The dwelling is flanked by a two-storey house (at no. 15, on the lower side) and a bungalow (at no.19, on the upper side).

1.2 The proposal is to transform the chalet-bungalow into a two-storey house, through significant extension and re-modelling. The house would be four-bed, and would feature two projecting bays on the front elevation, incorporating balconies at first floor level. To the rear there would be a two-storey projection next to the boundary with no. 19. A recessed balcony would be formed at first floor level at the back of this projection. Next to the two-storey projection, there would be a single-storey projection.

1.3 The house would have a shallow hipped roof in grey composite slate. The ground floor would be white painted render, and the upper floor would be in blue/grey cladding.

1.4 On-site parking is available in the front garden.

## 2. RELEVANT POLICIES

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

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

## 3. PLANNING HISTORY

**LW/06/1312** - Erection of a two storey side extension to include extended front and rear dormers - **Approved**

**LW/08/0744** - Section 73A Retrospective planning application for an extension of the conservatory at rear - **Approved**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Seaford Town Council** – RESOLVED to OBJECT to the application on the grounds that the excessive height of the proposed extension would detract from the existing character of the area taking into account the proximity of the South Downs National Park.

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 The occupier of no. 15 objects on grounds of overlooking and loss of privacy from a first floor side window in the bedroom within the two-storey projection (the window faces no. 15) and the first floor recessed balcony on the same projection. Also, the height of the house would be 1.3m higher than existing, which the writer feels would be overbearing and may detract from the aesthetics of the road.

## 6. PLANNING CONSIDERATIONS

6.1 The main issues are the effect of the proposal on the character and appearance of the locality and the effect on the living conditions of adjacent occupiers.

Effect on the character and appearance of the locality

6.2 Hill Rise runs off the A259 near the Buckle By-Pass, climbing up towards the Grand Avenue turn-off, before descending down into the Valley Dip area. Hill Rise is fronted by a mix of single dwellings, but generally comprises two-storey houses on the climb from the A259 and bungalows at the top of the hill and down into Valley Dip. The application property is at the crest of the hill, and is a chalet-bungalow which forms something of a transition, in terms of height, between the last of the two-storey houses running up from the A259 and the first of the bungalows on this side of Hill Rise.

6.2 The existing property is modest and unassuming within the 'street scene', but is unremarkable in its appearance. The proposed house would have a greater presence, particularly as it is at the crest of the hill in Hill Rise.

6.3 The house would be full two-storey. The plans show that the height would be 1.327m above the height of the existing dwelling, but the roof would be hipped, meaning that the ridge (the highest part) would be only 3.3m long. The house would have a greater upper floor bulk than the existing first floor (which is within the roof space), as the upper floor would occupy the width of the plot (save for side margins); the upper floor of the existing dwelling is about 3m off the boundary with no. 19.

6.4 It is considered that the variety of house designs in the road leads to the conclusion that the proposed house would be acceptable in the 'street scene'.

#### Effect on neighbouring living conditions

6.5 The bungalow at no. 19 is separated from the application plot by its double garage and is at a slightly higher level than no. 17. The effect of the extension on the living conditions of no. 19 would essentially be limited to the open area behind the garage.

6.6 An initially proposed window in the side wall of the rear projection was subject to objection from the neighbour at no. 15. At the time of writing it is anticipated that this window will be changed to a 'high level' window to address this objection. An update will be given at the meeting as to whether an amended plan has been submitted confirming this change. Otherwise, it is considered that the extension would not affect the living conditions of no. 15.

6.7 Overall, the proposal is considered to be acceptable. No conditions are considered to be necessary (materials, for example, are specified in the application).

## **7. RECOMMENDATION**

That planning permission be granted.

## **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission

for an acceptable proposal, 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 Floor Plan(s)	4 December 2017	01
Proposed Floor Plan(s)	4 December 2017	02
Existing Floor Plan(s)	4 December 2017	03
Proposed Floor Plan(s)	4 December 2017	04
Existing Elevation(s)	4 December 2017	05
Proposed Elevation(s)	8 February 2018	06A
Existing Roof Plan	4 December 2017	07
Proposed Roof Plan	4 December 2017	07
Proposed Block Plan	4 December 2017	BLOCK PLAN
Location Plan	4 December 2017	LOCATION PLAN