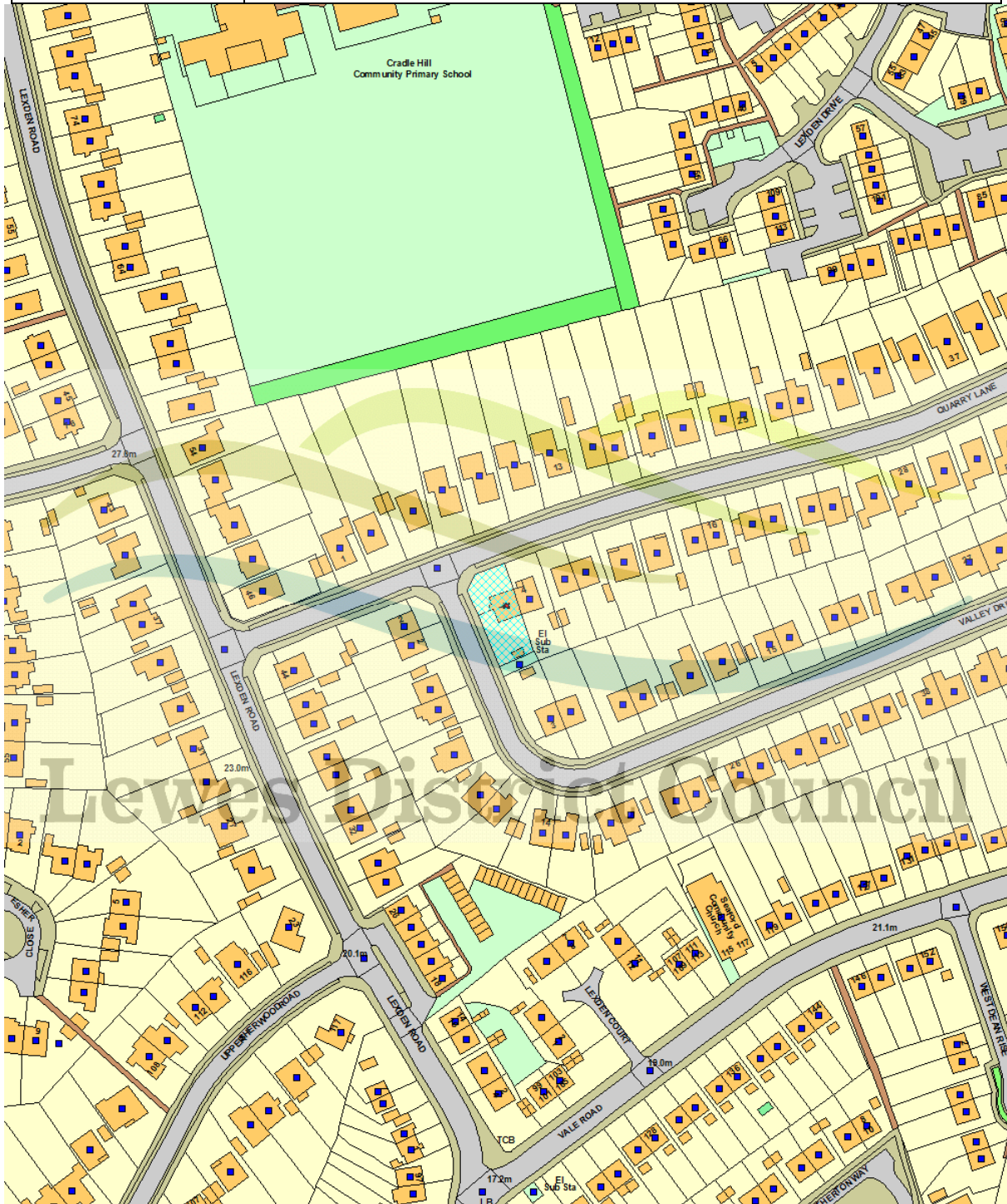


APPLICATION NUMBER:	LW/15/0470	ITEM NUMBER:	4
APPLICANTS NAME(S):	Mr R Powell	PARISH / WARD:	Seaford / Seaford North
PROPOSAL:	Planning Application for Erection of a side extension & loft conversion including dormer window at rear		
SITE ADDRESS:	1 Valley Drive Seaford East Sussex BN25 3BN		
GRID REF:	TQ 49 00		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is located on the corner of Quarry Lane and Valley Drive in Seaford.

1.2 The application property is a semi-detached bungalow which sits in an elevated position, with levels falling away and sloping downhill in an east-westerly direction. Valley Drive bounding the site to the west is therefore at a lower level.

1.3 The application proposes a single storey side extension towards Valley Drive and loft conversion, with the addition of a single flat roofed dormer window on the rear elevation and two rooflights in the front elevation. The proposed single storey side extension would continue the ridgeline of the existing bungalow projecting sideways by a further 3.25m and have the same depth as the bungalow.

1.4 The materials would be to match the existing property which is render at ground floor, with a concrete tiled roof and UPVC fenestration.

1.5 The application would provide bedroom, lounge and bathroom accommodation within the roof void, to enable the applicants daughter to move in and become a full time live in carer. The proposed ground floor extension would provide an enlarged kitchen/diner with utility room and hall.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

3. PLANNING HISTORY

None

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Objection on the grounds of overdevelopment, being out of character; the conversion of a bungalow to a house when all neighbouring properties are bungalows, the loss of privacy, being dominant in design against neighbouring properties and overlooking said properties.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

A letter of objection has been received from the occupants of 3 Valley Drive. Their concerns have been summarised as follows:

- overlooking and loss of privacy of rear garden and kitchen.
- overdevelopment and dominant in the street scene (due to height and proximity to the pavement, out of character with existing properties in the locality).

6. PLANNING CONSIDERATIONS

6.1 The main issues for consideration are impact on the character and appearance of the existing property and locality and impact on the amenities for the occupants of nearby properties.

6.2 Seaford Town Council has objected to the application proposal on the grounds of it constituting an overdevelopment of the site and being out of character with existing nearby properties that are bungalows.

6.3 It is considered that the character and appearance of the existing bungalow would not be undermined by the side extension, which would continue the existing height of the eaves and ridgeline. Only two small rooflights would be added to the street scene elevation in Quarry Lane which would offer limited interruption of the sloping plane of the roof and would thereby maintain the simple character of this modest property.

6.4 Following pre-application discussions the proposed extension has been reduced in width by 1m to pull it further away from the boundary adjoining Valley Drive and the hedge defining that boundary would be retained. While the extension would be in an elevated position, it would be 3m from the pavement edge and softened in the street scene by the existing hedge. In this respect, it is considered that the proposed extension would not materially compromise the character and appearance of the street scene in Valley Drive by reason of its dominant nature.

6.5 The proposed rear dormer window is of a relatively considerable size and would cover the majority of the sloping plane of the roof. The rear dormer would be clearly visible from Valley Drive. However, a dormer at the rear of the existing property could be constructed under 'permitted development' without the need for planning permission. Given that a dormer window at the rear can be constructed without planning permission, that there are other properties in the locality with enlargements to the roof (4 and 18 Valley Drive), and the dormer would only be slightly wider than that which could be built without permission, it is not considered that refusal of the dormer could be justified.

Impact on adjoining properties

6.6 Seaford Town Council has raised objection to the proposal on the grounds of loss of privacy and overlooking. The occupant of 3 Valley Drive also objects to the dormer on grounds of overlooking and loss of privacy of to a kitchen window and rear garden, which the application site backs onto. However, as indicated above, a proposed rear dormer could be constructed on the existing bungalow without the need for planning permission. In addition that there is a separation distance of more than 30m between 1 and 3 Valley Drive with garages and an electricity substation in between. As such, it is considered that the proposed dormer window would not materially harm the amenities of the occupants of 3 Valley Drive. No representations have been received from the occupants of 4 Quarry Lane, which is the other half of the semi-detached bungalow to the east. A mutual degree of overlooking is inevitable in a built up residential area such as this, where upper floor accommodation is proposed.

6.7 Overall, the proposed development is considered to be acceptable and is in accordance with the relevant policies ST3 and RES13 of the Lewes District Local Plan.

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 to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies ST3 and RES13 of the Lewes District Local Plan 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.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	4 June 2015	001 B
Existing Floor Plan(s)	4 June 2015	001 B
Proposed Floor Plan(s)	4 June 2015	001 B
Proposed Block Plan	4 June 2015	001 B
Existing Elevation(s)	4 June 2015	001 B
Proposed Elevation(s)	4 June 2015	001 B