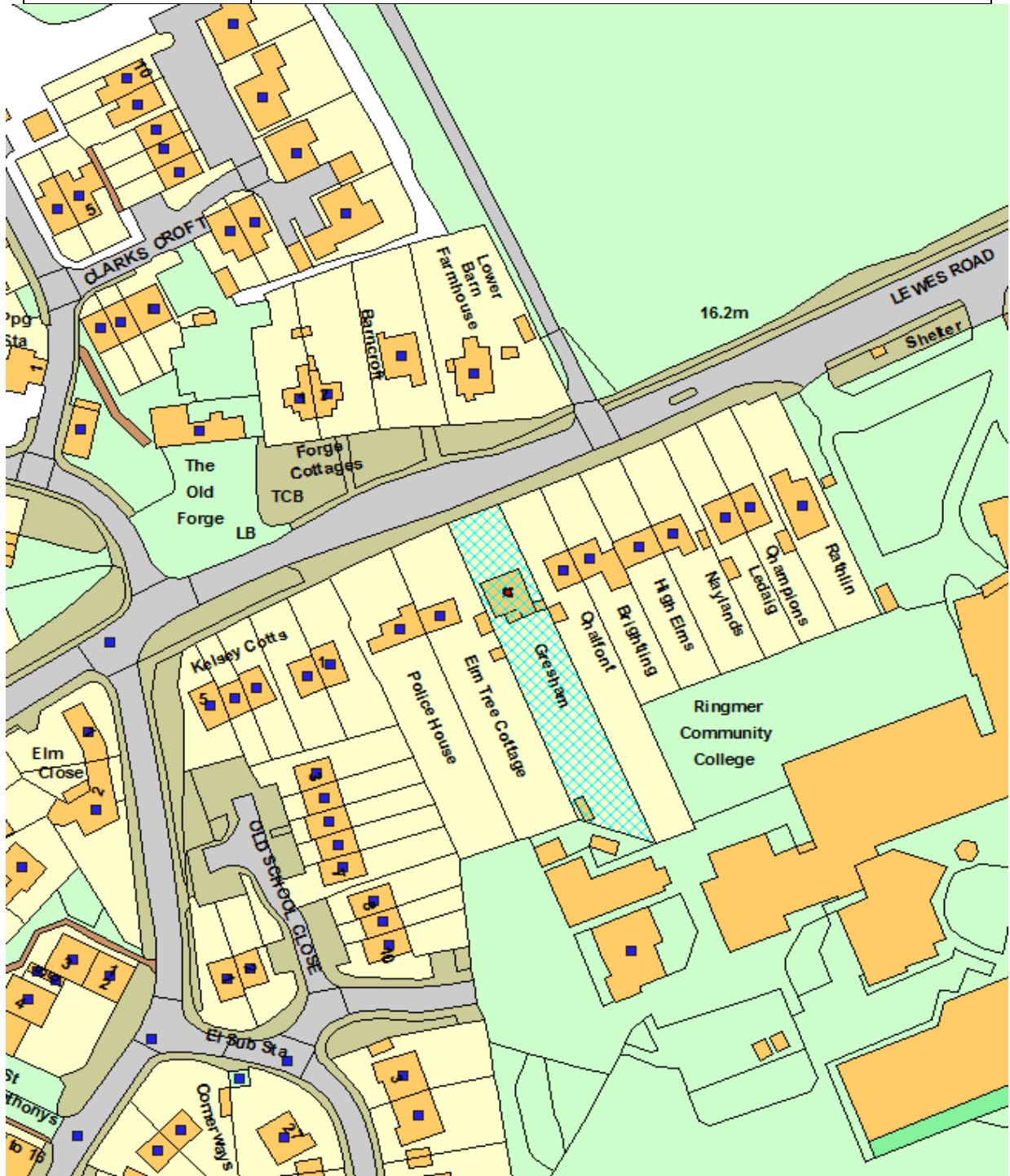


APPLICATION NUMBER:	LW/18/0877		
APPLICANTS NAME(S):	Mr R Purdon	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Planning application for proposed two-storey wraparound extension and new roof to create a master-suite and all associated works (Revised drawings)		
SITE ADDRESS:	Gresham Lewes Road Ringmer East Sussex BN8 5NE		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is a detached two storey dwelling located on the east side of Lewes Road in Ringmer. The dwelling is set back approximately 14m from the back edge of the pavement with a large front garden which accommodated off road parking. The property is not located in a conservation area or a listed building.

1.2 The proposal seeks consent for a contemporary two storey wrap extension to the south-west side and rear elevations. The extension will also create a hip to barn end roof extension that will facilitate creation of a room in the roof.

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

LW/91/0204 - First floor rear extension. - **Approved**

E/57/0082 - Planning and Building Regulations Applications for proposed dwellinghouse adjoining the school playing field. Building Regulations Approved. Completed. - **Approved**

E/57/0519 - Proposed vehicular access to new house adjoining school playing field. - **Approved**

E/50/0455 - Planning and Building Regulations Applications for proposed house. Building Regulations Approved. - **Approved**

LW/18/0877 - Proposed two-storey wraparound extension and new roof to create a master-suite and all associated works (Revised drawings) -

E/72/1911 - Planning and Building Regulations Applications for extension to living room. Building Regulations Approved. Completed. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Ringmer Parish Council objects to this application for a number of reasons:

There is over-development of the site.

It is un-neighbourly and not conducive with the street scene.

There are discrepancies in the drawings.

No information on parking spaces has been provided.

The application clearly shows the dwelling to consist of 3 floors.

ESCC Archaeologist – It is noted the application documentation has not met the requirements of Policy 189 of the NPPF. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions which are outlined in this response.

ESCC Highways – No comment.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Original scheme

Four objections have been received from the neighbouring properties relating to overbearing, loss of light, loss of privacy from the first floor windows & roof terrace, devalue their property, an increase from two storey to three storey building, inaccurate plans, over-development of the property, the proposed would have a monolithic terrace-like appearance and would have insufficient car parking/turning spaces to enter the highway.

Amended scheme

Five objections have been received from surrounding neighbours regarding the proposal still being over-bearing three storey building which will create loss of light, invasion of privacy from pitched windows to the eastern and western sides and creation of balcony, change of materials out of keeping with the street scene, structure being created in the rear garden that is not within the proposal, possibility of the property becoming a House in Multiple Occupancy, front rooflight will overlook the neighbouring property, the roof design will create a terrace-like appearance, insufficient car parking, the development would not be able to accommodate the construction of the proposal, the development would bring no architectural benefit to the neighbouring amenity or street scene.

One letter of support from neighbour - happy with the plans & feel that the overall house will be in keeping with the rest of the street, as all the properties next to & opposite are large houses, some of them 3 storey. I have no objection to these plans and look forward to seeing the finished result.

(The comments made regarding the house being a possible HMO is not part of the proposal and cannot be considered. The loss of value to a property is not a planning matter and cannot be considered.

The neighbours have raised concerns over the accuracy of the existing and proposed block plans which were originally provided by the agent, this has been corrected and the agent has subsequently submitted an amended block plan to accurately show the adjoining neighbouring properties in relation to the site address).

6. PLANNING CONSIDERATIONS

6.1 As submitted the scheme showed an overly large development which was considered to be detrimental to the appearance and character of the original dwelling.

6.2 The original scheme showed the width of the extension as being approximately 3.4m wide from the side elevation, 10.8m deep and projecting 4.2m from the rear elevation and 9.8m wide.

6.3 Following concerns from neighbours (as outlined above), amendments were requested to address the concerns raised. The rear elevation of the proposal has been reduced by 1.5m to minimise the impact on the neighbouring property. The revised design keeps the original form of the existing dwelling, but now with an addition of the contemporary extension, instead of remodelling the whole dwelling to create a two storey wrap around extension and new roof. To reduce the impact of the roof line, the existing roof ridge will be raised by 0.25m and dormers are proposed to the north and south elevations. The proposal walls will be finished in timber cladding with the proposed roof finished in standing seam metal.

6.4 The amended design results in the side extension element stepped back from the principal elevation by 0.5m, the width of the extension from the side elevation being approximately 3.4m with a depth of 10.2m and the extension would project from the rear elevation by 2.7m and would be 9.8m wide.

6.5 The original and additional comments have been assessed and it is considered that the amended scheme keeps the existing style of the dwelling, with the proposed extension appearing as a contemporary addition to the building set down from the roof ridge and set back from the front elevation. The dormers have been added to create head space to the loft space but will not create overlooking as the windows will be opaque.

6.6 The agent has provided a sun path study to show the impact of the proposed extension on the neighbouring dwellings in terms of overshadowing. Whilst it is accepted that there will be some overshadowing to both neighbours, this is limited to certain times of the day and will alter as the sun's position changes throughout the day. As such it is not considered that, due to the orientation of the property, the proposed extension would not cause demonstrable harm to the amenities of the adjacent dwellings.

6.7 There are windows already in place on the north-east elevation, therefore would not be any additional loss in privacy and the proposed rear roof terrace is sunken into the roof slope so overlooking to the neighbouring properties would be minimal.

6.8 It is considered the extensions although relatively large, do not detract from the character and appearance of the original dwelling and the additions to the roof would not cause demonstrable harm to the neighbouring properties and the surrounding streetscene. There is sufficient space within the front garden area to provide sufficient off street parking to meet the needs of the extended dwelling.

6.9 It is considered the proposal will not have a detrimental impact on the character of the property and streetscene, and will not unduly impact on the residential amenities of local residents, in accordance with Policy RES13 (Extensions), ST3 (Design, Form and Setting of Development) and CP11 (Built and Historic Environment) of the Lewes District Local Plan.

7. RECOMMENDATION

7.1 It is recommended that, on balance, planning permission be granted.

The application is subject to the following conditions:

1. Before the development hereby approved progresses above foundation level details and samples of all external materials including facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

2. The rooflights hereby approved shall not project more than 0.15m above the plane of the roof.

Reason: To ensure a satisfactory appearance to the development and comply with policy ST3 of the Lewes District Local Plan

3. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to Policy ST3 of the Lewes District Local Plan.

4. This planning decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Floor Plan(s)	12 November 2018	776-01
Location Plan	12 November 2018	TQ 4512
Proposed Floor Plan(s)	19 March 2018	776-04 REV A
Existing Roof Plan	12 November 2018	776.01
Existing Elevation(s)	12 November 2018	776.01
Design & Access Statement	12 November 2018	Design and Access Statement
Existing Block Plan	18 January 2019	776-08 REV A
Proposed Block Plan	18 January 2019	776-09 REV A
Proposed Elevation(s)	19 March 2018	776-06 REV A
Proposed Elevation(s)	19 March 2018	776-07 REV A
Proposed Roof Plan	19 March 2018	776-05 REV A
Proposed Floor Plan(s)	19 March 2018	776-05 REV A