

<b>App.No:</b> 130753 (HHH)	<b>Decision Due Date:</b> 10 December 2013	<b>Ward:</b> Ratton
<b>Officer:</b> Katherine Gardner	<b>Site visit date:</b> 29 October 2013	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> 5 November 2013 <b>Neigh. Con Expiry:</b> 5 November 2013 <b>Weekly list Expiry:</b> 8 November 2013 <b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b> Brought to Planning Committee within statutory timeframe.		
<b>Location:</b> 6 Linkway, Eastbourne		
<b>Proposal:</b> Part Two Storey and Part Single Storey Extensions at Front and Rear.		
<b>Applicant:</b> Mr & Mrs A Stevens		
<b>Recommendation:</b> Approve conditionally		

**Planning Status:**

Primarily Residential Area  
Curtailing the Downs National Park  
Subject to TPO

**Constraints:**

TPO Trees:

1A Parkway, Melvill Lane, Marcia Dene, The Combe, Willingdon Road (Ratton Estate)  
6 Linkway

**Relevant Planning Policies:**

Eastbourne Core Strategy Local Plan 2013 Policies:

B2 Creating Sustainable Neighbourhoods  
C12 Ratton & Willingdon Village Neighbourhood Policy  
D5 Housing High Value Neighbourhoods  
D10 Design

Saved Borough Plan Policies 2007

HO2 Predominantly Residential Areas  
NE7 Waste Minimisation Measures in Residential Areas  
UHT1 Design of New Development

HO20 Residential Amenity

National Planning Policy Framework 2012

**Site Description:**

The application site is a large detached residential dwelling on the edge of the Willingdon Golf Club and boundary of the South Downs National Park. The site is subject to Tree Preservation Order number 22.

The dwellings within Linkway are on an incline and therefore the neighbours at number 8 and number 4 are on higher and lower ground respectively. The dwelling is adjacent to number 4 and set forward of the dwelling at number 8.

The site has a substantial driveway and rear garden which is screened from the rear of properties in The Combe by foliage. The dwelling itself is constructed in brickwork with an interlocking tile, hipped roof.

The site It is within the Ratton and Willingdon Village neighbourhood.

**Relevant Planning History:**

EB/1975/0213

ERECTION OF DET 2/ST 4 BED HOUSE WITH INTEG GARAGE

Approved Unconditional

1975-06-03

EB/1973/0412

ERECTION OF DET 2/ST HOUSE WITH INTEG DBLE GARAGE PERMISSION ALSO  
GIVEN FOR FELLING OF TREES ON GARAGE SITE

Approved Conditional

1973-07-12

EB/2000/0052

Erection of a conservatory at rear.

Approved

2000-03-17

**Proposed development:**

The applicant is proposing a part two storey, part single storey extension to both the front and the rear of the dwellinghouse.

The ground floor front extension is proposed at 2750mm in length, and 3.91m to the apex and 2.13m to the eaves. The increase in depth will create a new area for use as a garage and the rear of the existing garage will be converted to a playroom. There is to be a door and window installed on the single storey West elevation to serve the garage.

The first floor front extension is proposed at 7.34m in height to the apex and 5.31m to the eaves. The first floor extension projects 1.8m from the existing front elevation, and will be set back 3m from the proposed ground floor extension, and involves the removal of the right hand section of the balcony. The width is also in line with the existing garage.

The roof apex extends 4.44m from the front roof plane, laying 1.35m below the apex. This is to create a larger bedroom, there is to be a door on the West elevation to give access to the remaining balcony and first floor front elevation window matching the existing one to serve the extended bedroom. Both the ground and first floor elements have a gabled roof.

The single storey rear extension is proposed 3.8m in depth, 4.27m in height to the apex and 2.87m in height to the eaves. The single storey element is in line with the East elevation and the width of the extension as a whole (including 2 storey element) is 8.74m. This will form an enlarged kitchen and dining room and there are to be doors on both (single and 2 storey) ground floor elements on the West elevation.

The first floor rear extension is proposed to project 2m from the rear elevation reaching a height of 7.8m to the apex and 5.33m to the eaves. It is set back 2.2m from the East elevation. The extension is proposed to extend one bedroom and provide an ensuite, with the internal layout alterations associated with this.

The first floor rear windows are to remain the same, the two middle windows being relocated to the extension. The windows on the ground rear elevation are to be removed and replaced by 2 larger windows to serve the kitchen and dining room.

The single frame window on the East elevation is to be relocated 0.43m to the right, closer to the existing lean to, to serve the playroom.

The extensions will be formed in brickwork to match existing and have a plain interlocking tile roof to match existing.

### **Consultations:**

Tree Advisor – no objections.

### Neighbour Representations:

Objections have been received from both neighbouring properties, Nos. 4 and 8 Linkway and No.12 Linkway; objections cover the following points:

- Overshadowing to the side and rear of neighbouring properties.
- Amount of light reaching habitable rooms.
- Amount of light reaching kitchen and dining room.
- Effect on outlook.
- General objection as the proposal “appears to have a negative impact”.

### **Appraisal:**

#### Design

The design of the development is acceptable in terms of materials used and thereby harmonises with the appearance and character of the local environment. The original roof style, gabled, is maintained on the front extension but hipped at the rear. Although this is not then in keeping with the rest of the house, this is necessary to go some way to ease the overshadowing of number 4, therefore it is deemed acceptable and the change

in character this causes is outweighed by this fact. The roof type and the extensions themselves do not detract from the overall distinctiveness of the area.

### Rear Extension

The property itself and surrounding properties are large in size and the size of the addition is not unreasonable to a plot of this size. The concern lies in the impact that the rear extension has on the occupiers of number 4, as this property is set below and forward of the application site.

It should be noted that the Local Planning Authority suggested a different layout to the plans originally submitted which would have been considered more acceptable. For various reasons the amended plans did not reflect the suggestions fully but incorporated some measures to decrease the impact on number 4 Linkway. Therefore, the layout has given consideration to the Residential Amenity of adjoining neighbours.

The ground floor rear element is on the verge of adhering to permitted development and therefore if applied for on its own, we would not have had cause to refuse this element, therefore, although there is an impact on number 4, principally from the ground floor because of its proximity to the boundary, this is accepted as it could have been built without permission and the hipped roof causes little further detriment.

The first floor rear element is set back 2.2m from the East elevation and extends 2m from the rear elevation. This is only considered to have an impact on number 4. As discussed the bulk of the ground floor would be acceptable under permitted development and therefore, the impact of the first floor extension is the main concern. On balance, given the distance from the boundary and the set back, the proposed extension is deemed not to cause significant detrimental impact. There is no concern over decreased privacy at number 4 or any overlooking.

There is no detrimental impact in regard to overshadowing or overlooking number 8, as this property is set higher and further back than the application site. Privacy has been considered, but the additional doors facing this property are ground floor and considering the difference on height of the properties this is not a significant concern, also the side windows on this property are very small. There are no first floor windows on this side elevation, therefore the impact is acceptable to number 8.

Properties at the rear are screened by substantial foliage, therefore the rear first floor windows are acceptable.

### Front extension

There are deemed to be no concerns for Residential Amenity or design for the front extension. This does not negatively impact the location or surrounding neighbours in anyway because the plot is large and screened from neighbouring properties, therefore there is no overshadowing or overlooking. The additional front windows and side facing doors/window (first and ground floor), do not adversely effect privacy towards number 8, any more than the existing balcony does, therefore there is no reason to refuse the

application on these grounds. The front extension will in fact increase privacy to number 4, due to the removal of the balcony.

There is no anticipated increase in noise, general disturbance or odour (HO20) as this will continue to be a residential, family dwelling.

The proposal does not contravene any of the visions for the Ratton and Willington Village Neighbourhood, as defined by the Eastbourne Core Strategy Local Plan.

**Human Rights Implications:**

The proposal is considered to have no negative Human Rights or Equality & Diversity Implications.

**Conclusion:**

By virtue of the design, in terms of style, bulk and materials, the proposal is deemed acceptable as it does not have a significant negative impact on Residential Amenity or the area as a whole.

This is subject to conditions but the proposal accords with Eastbourne Borough Local Plan (Saved policies, 2007), Eastbourne Core Strategy Local Plan (2007-2027) and the National Planning Policy Framework (2012).

**Recommendation:** Approve conditionally

**Conditions:**

1. Time Limit for Commencement of Development.
2. Approved Drawings Planning Permission.
3. Materials to match existing.