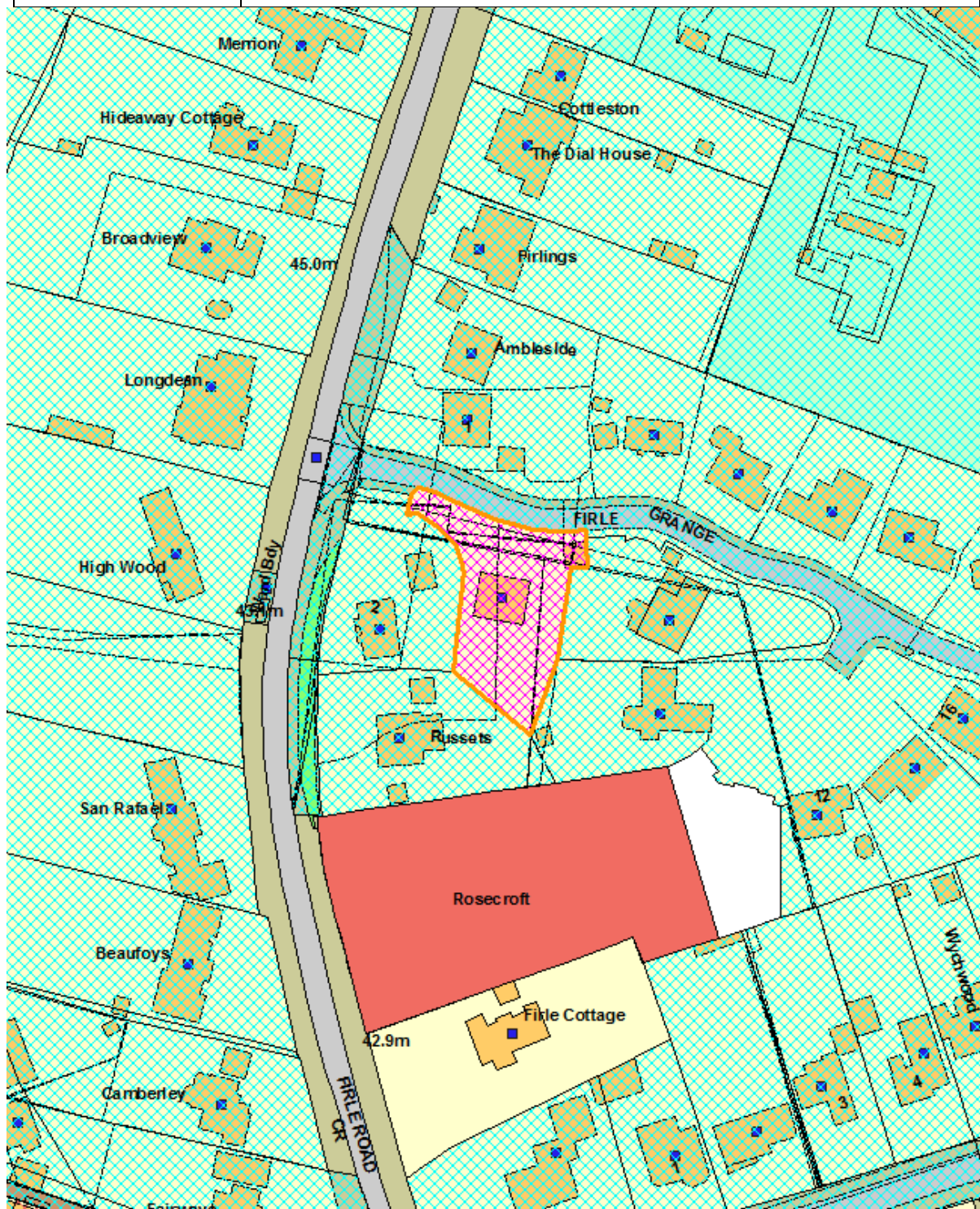


APPLICATION NUMBER:	LW/19/0534		
APPLICANTS NAME(S):	Mrs R Charles	PARISH / WARD:	Seaford / Seaford North
PROPOSAL:	Planning application for single storey side and 2-storey rear extensions, rear outdoor covered area and front entrance porch and change to associated facing materials		
SITE ADDRESS:	4 Firle Grange, Seaford, East Sussex, BN25 2HD		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is occupied by a detached, 2-storey dwelling, and lies in the north-western part of Seaford, within the Planning Boundary and outside of the South Downs National Park.

1.2 There are two protected trees in front of the house, TPO (No. 6) of 1989 and one of these within its curtilage. The application site is within a designated Area of Established Character as defined in the Local Plan 2003. The application site is not Listed or located in a Conservation Area.

PROPOSAL

1.3 The application seeks planning permission for a two storey rear extension, a single storey side extension, a front entrance porch and the re-finishing of the external facing materials from facing brick to a cream white weatherboard cladding and white painted timber detailing to both the house and the detached garage in front.

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – DM25 - Design

LDLP: – DM1 – Planning Boundary

3. PLANNING HISTORY

TW/18/0061/TPO - 1x Sycamore (G2 of the order) reduce by 1m back to old pruning as tree is very close to dwelling - **Approved**

LW/94/0926 - Erection of three detached houses and associated works (amendment to application LW/94/0078F for revised house types). - **Withdrawn**

LW/94/0078 - Erection of three detached five bedroom units and associated works. - **Approved**

LW/93/0605 - Retention of developers signboard with two flag poles. - **Refused**

LW/93/0491 - Demolition of existing building and erection of three, five bedroom detached houses and one, four bedroom detached house, all with detached double garages. - **Refused**

LW/92/1365 - Erection of four, four bedroom detached residential units and associated works. - **Refused**

LW/92/0368 - Approval of reserved matters LW/90/1467cc for erection of 13 detached 4 & 5 bedroom houses and associated works – **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Objection on the grounds that the character of Firle Grange is based on the high quality design and layout of the properties and the predominant use of red brick. The proposed use of cream coloured boarding to clad the property would be an inappropriate innovation which would have an adverse impact on this existing character and would therefore be detrimental to the amenity of the area.

District Services – No objection

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Representations have been received from 1, 5 (Highdown), 6, 8, 11, 12 Firle Grange, objecting to the application for the following reasons:-

Cream weather boarding cladding is out of character with other properties in Firle Grange. Out of keeping.

The extensions are cumbersome and large.

Eyesore.

Trees will only partially mask the elevations.

The trees should be preserved.

Size and mass.

Ratio of house-front to green would be lost.

Violation of aesthetic and community harmony.

Removal of an established hedge.

Noise.

Deliveries and contractors parking on the grass verge and obstructing access.

Considerable traffic.

Narrow road.

Noise and traffic from building work.

Contrary to the design guidance contained in the emerging Seaford Neighbourhood Plan.

The burning of waste on site will not be permitted.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the application include design and appearance of the development; the impact on amenity; and sustainable building measures.

The Proposal

6.2 The two storey element of the rear extension would be 6.5m in width and 3m deep, stretching a little more than half of the width of the existing house. This would provide an enlarged kitchen and dining room on the ground floor and on the first floor an enlarged bedroom and en-suite. The extension would have a gable and pitched roof, stepped down 500mm below the ridge of the main roof.

6.3 Alongside this a single storey flat roof extension is proposed, and this would continue across the width of the existing house and would create a seating area.

6.4 The side extension would be single storey, set back 3.3m from the front wall of the existing house and being 3.3m across at its widest point, narrowing towards the rear due to the angle of the site boundary. A gap of 300mm is to be retained between the side extension and the boundary of the site. The side extension would provide for a lobby, utility area and boot room.

6.5 The proposed porch would be 2.1m across and would project 900mm from the existing front elevation. The design is to be an open-sided sheltered area with a gable front, supporting at each corner on posts.

6.6 The alterations to the external materials would affect the front elevation, whilst one side elevation, part of the other side elevation, and the rear elevation would remain facing brick, as existing. The two existing garage doors would be replaced with a single double-width garage door.

Design and Appearance-

6.7 The emerging Seaford Neighbourhood Plan identifies the Firle Road area, including Firle Grange, as an Area of Established Character (policy SEA5) although very little weight can be attributed to the Plan at this stage. As such when planning applications are considered, the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping shall be retained. Furthermore, in addition to retained policy ST3 and policy CP11 of the Local Plan Part One, policy DM25 "Design" of the emerging Local Plan Part Two, can also be given significant weight in decision making, owing to the imminent adoption of the plan.

6.8 The extensions which are proposed in this instance could normally be considered permitted development in the most part. For example, there is more than 7m between the rear of the two storey extension and the site boundary opposite, and the side extension would be single storey. Notwithstanding that much of the works could be carried out as permitted development, in respect of their scale and siting, it is noted that design and form of the proposed extensions would be in keeping with the style of the recipient property, such as the proposed pitched roofs and gables, and again, with the exception of the proposed external finishes, the massing, form and design of the extensions would not have a significant visual impact on the wider street scene. However, the proposed change of external materials from facing brick to cream weatherboarding would materially alter the appearance of the whole dwelling, and this in itself requires planning permission and is considered to be the element of the proposed development that is likely to have the most significant visual impact.

6.9 The comments and objections from neighbouring residents are acknowledged and it has been observed that whilst all dwellings in the close are traditional in form and style, there are differences in the materials and finishes used, albeit that they are mainly of darker colouring than the cream weatherboard proposed at the application site.

6.10 The application site is in a position on its own, the first property on the right as one enters Firle Grange, and it is not viewed alongside the facades of any neighbouring dwellings. Neighbouring dwellings are arranged in a row along the left side of Firle Grange, and the next neighbouring property to the application site has its back garden and rear elevation adjoining, the principal elevation facing eastwards and grouped in a crescent facing landscaping and a short spur in the road.

6.11 Turning to the external materials and finishes, there are examples of yellow and white painted render to some properties in Firle Grange, and to the west, along Firle Road, there are examples of properties with fully white-painted render elevations, various designs of tile hanging and exterior timbers. In this wider context it is not considered that the proposed weatherboarding of the application site would stand out as being incongruous to the extent that material harm to visual amenity would occur.

Amenity-

6.12 In terms of the impact on neighbouring residents it is noted that the design, scale and siting of the proposed extensions would not overshadow neighbouring occupiers and there are no windows proposed which would give rise to overlooking or loss of privacy.

6.13 Notwithstanding the plans submitted, the applicant would not be able to add any additional windows to the upper floors as permitted development in the future, unless they were obscure glazed and non-opening below 1.7m above internal finished floor level, sufficient to preclude the need for any restrictive conditions and safeguarding neighbour amenity from future changes.

Sustainable Building Measures-

6.14 The use of modern materials will help improve the energy efficiency of the building in accordance with policy CP14 of the Local Plan, and the applicant's agent has agreed the provision of an electric vehicle charging point either within the detached garage or on the front wall of the house, adjacent to the surface parking area and driveway.

7. RECOMMENDATION

7.1 On balance it is considered that in view of the variety of external finishes in the wider locality, and the position of the application site in relation to neighbouring houses in Firle Grange, that the proposed development can be approved without significant harm to visual amenity or the character of the area.

The application is subject to the following conditions:

1. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours 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 2019.

2. The development shall incorporate an electric vehicle charging point and an electric vehicle charging point shall be retained at the property thereafter.

Reason: To encourage the uptake of electric vehicles in the interests of reducing harmful emissions and minimising the impact of the development on air quality, in accordance with policies CP9, CP13 and CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to the National Planning Policy Framework 2019.

3. Prior to the first residential occupation of the dwelling hereby permitted, measures to reduce carbon energy use; facilitate renewable energy installations; and lower household water consumption, shall be put in place in accordance with details that shall first be submitted for the written approval of the local planning authority. These measures shall be retained as such thereafter.

Reason: In order to reduce locally contributing causes of climate change in accordance with policy CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and the National Planning Policy Framework 2019.

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 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>
Proposed Block Plan	30 July 2019	1:500
Planning Statement/Brief	30 July 2019	
Location Plan	30 July 2019	1:1250
Existing Floor Plan(s)	31 July 2019	01
Proposed Floor Plan(s)	31 July 2019	02
Existing Elevation(s)	31 July 2019	03
Proposed Elevation(s)	31 July 2019	04
Existing Elevation(s)	31 July 2019	05
Proposed Elevation(s)	31 July 2019	05
Proposed Floor Plan(s)	31 July 2019	06
Proposed Floor Plan(s)	31 July 2019	07
Existing Floor Plan(s)	31 July 2019	08
Proposed Floor Plan(s)	31 July 2019	08
Proposed Section(s)	31 July 2019	08
Proposed Section(s)	31 July 2019	09
Proposed Section(s)	31 July 2019	10
Proposed Section(s)	31 July 2019	11