

Committee Report 7 January 2014

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| App.No: 130856 (HHH) | Decision Due Date: 25 December 2013 | Ward: Ratton |
| Officer: Katherine Gardner | Site visit date: 15 July 2013 and 9 December 2013 | Type: Householder |
| Site Notice(s) Expiry date: 21 November 2013 | | |
| Neigh. Con Expiry: 21 November 2013 | | |
| Weekly list Expiry: | | |
| Press Notice(s): N/A | | |
| Over 8/13 week reason: To align with planning committee dates. | | |
| Location: Tiree, 54 Upper Kings Drive, Eastbourne | | |
| Proposal: Proposed single storey rear extension and two storey side extension to include demolition of existing garage and utility room. | | |
| Applicant: Mr William Clapperton | | |
| Recommendation: Approved conditionally | | |

Planning Status:

Resubmission of application within 12 months.

Reason for Referral to Committee:

Request to speak from objector and to align with committee schedule.

Constraints:

Willingdon Levels Catchment Area
Predominantly residential area

Eastbourne Core Strategy Local Plan (2013)

C12 Ratton & Willingdon Village Neighbourhood Policy

Eastbourne Borough Plan (Saved policies, 2007)

UHT1: Design of New Development

UHT4: Visual Amenity

HO20: Residential Amenity

US4: Flood Protection and Surface Water Disposal

Site Description:

The application site is within a primarily residential area and falls within the Willingdon levels catchment area. The property is on the corner of Upper Kings Drive and Hoo Gardens, with 52 Upper Kings Drive on the right and 2 Hoo Gardens directly behind. It is a semi-detached property with the garage joining the garage belonging to number 52. There is small rear patio area with a substantial garden to the South and West elevations (adjacent to both Highways), which are screened by substantial foliage cover on the West side. To the front there is also a large driveway with access from Upper Kings Drive which is a large, quiet residential road.

The exterior at ground floor is white, painted render, with the first floor in red hanging tiles and a plain tiled roof in-keeping with neighbouring properties. There is a small balcony on the front elevation at first floor above the front entrance, serving bedroom 3, and bay windows at ground and first floor levels serving the living room and bedroom 1.

Relevant Planning History:

130377

Loft conversion with installation of dormer window at rear, a two storey rear extension, in-fill extension between the garage and the dwelling with removal of side gate, removal of the balcony on the front elevation and installation of a front porch and revised fenestration to the front elevation.

Withdrawn

07/08/2013

Proposed development:

There are a number of elements to this proposal.

Firstly, a single storey extension to the rear. This is 2.80m in height, 2.60m in depth and 3.90m in width. It is glazed on all sides with a patio door on the resulting East elevation and white painted render at the base to match existing. This will form an enlarged kitchen/breakfast area attached to the dining room.

Secondly, a two storey extension to the East side (adjacent to no. 52), involving the demolition of the existing garage and outbuildings. The extension is 7.60m in depth x 3.20m width with the height staying in line with the existing roof and of the same style.

A garage and utility room will be rebuilt on the ground floor creating a gap of 0.8m between the new garage and utility room and the garage of number 52, effectively removing the 'link-detached' element and creating a detached dwelling. There is to be a window installed on the East elevation to serve the garage and side access to the utility room.

At the first floor the side extension will create enlarged bedrooms throughout, by virtue of internal alterations and the third bedroom will gain a dressing room. There are to be 2 first floor windows installed on the East elevation which will serve bedroom 3, these will be obscure glazed. The french doors on the first floor front elevation are to be relocated above the resulting garage and a small window installed in their original location to serve bedroom 2. The balcony is to be extended to reach the East elevation.

On the rear elevation there will be one obscure glazed window at first floor to serve the dressing room and a window installed at the ground floor to serve the utility room.

The extension is to be constructed in white render and tile hanging to match existing with uPVC windows and doors throughout.

Consultations:

Planning Policy

A flood storage contribution is not to be required for relatively small rear extensions to existing dwellings, such as 54 Upper Kings Drive. The reason for this is that the owner could legitimately pave over the entire back garden and make it impermeable without requiring permission and without making a flood storage contribution.

Neighbour Representations

11 objections have been received and cover the following points:

Material planning considerations:

- Over-development of a small plot
- External appearance/not in keeping with design of houses in Upper Kings Drive
- Loss of light for neighbouring properties
- Overshadowing
- Parking
- Diminished security from separating the 2 properties
- Proximity to side boundary of number 2 Hoo Gardens
- Setting a precedent for other developments which will cause loss of

the roads character. Loss of symmetry of numbers 52 and 54.

- Surface water increase/lack of natural drainage which may cause flooding in future

Non-material considerations:

- Damage to garage at number 52 and having to redesign it
- Noise and dirt from development
- Dominate view from 52 Upper Kings Drive
- Disruption to the community
- Damage to properties and vehicles

Appraisal:

In determining the application the main material planning considerations, which have been assessed include: overdevelopment of the site, impact on character of the area, residential amenity (overshadowing, loss of light and privacy) and Willingdon Flood Levels Catchment area.

Over-development (UHT1)

The rear of the plot is a small area for development, however only a single storey extension is proposed here with a flat roof and the proposed dimensions mean it could be constructed within the parameters for permitted development. The height increase from the second storey side extension does not cause concern in this respect. The design of the proposal makes effective use of the site and is not inappropriate in scale, alignment or layout.

Character of the area (UHT4)

The extension of the site does not significantly impact the character of the area in terms of materials. It will be in keeping with the application site and its neighbour. There is symmetry between numbers 52 and 54 and there are a number of pairings of properties in the area which are all of different styles. For this reason, it is not felt that the addition of a second storey changes the character of the area as a whole sufficiently to consider refusing the proposal. The general external appearance is still in keeping with the site and its neighbour.

Overshadowing, loss of light and privacy (HO20)

The living room at number 2 Hoo Gardens is situated at a higher level than the application site and faces a secondary living room window. It is not felt that a single storey rear extension has a significant impact on overshadowing or loss of light. In terms of privacy, the distance from the boundary has decreased - however, the view from the ground floor windows will be largely unchanged from

those existing, especially considering that 52 Upper Kings Drive is on a lower ground level to 2 Hoo Gardens. The ground floor level of the 2-storey extension continues to be shielded by the garage at no. 52, and therefore has no impact on no. 52.

At first floor level, windows on the flank elevation facing no. 52 will be obscure glazed and off-set, in relation to the existing windows on the neighbouring flank. The distance between the flank elevations is retained at 4.8m at first floor level, which is considered to be acceptable without obstructing light to the two existing flank windows. On this basis, the privacy and light-levels of occupants at no. 52 are not considered to be compromised.

Willingdon Levels Catchment Area

Planning Policy were consulted in relation to the site being within Willingdon Levels Catchment Area and confirmed no flood storage contribution is required for a development of this size. The size and continued single household use of the development causes no concern over flood risk and the applicant has detailed areas for surface water disposal on the plans, therefore also complying with policy US4.

Non-material considerations:

These are largely civil matters and are not planning considerations. However, the impact on the party wall with number 52 has been considered and will be controlled through an informative.

Human Rights Implications: None

Conclusion:

The materials used are in keeping with the site and its neighbour. The area contains a number of different styles of property and although it is one of which creates a symmetry between 52 and 54 Upper Kings Drive, the extension does not detract from character of the area. The extensions and extended balcony do not overshadow habitable rooms of neighbouring properties or cause loss of light, outlook or privacy to these rooms.

The design of the proposal makes effective use of the site and is not inappropriate in scale, alignment or layout. Overdevelopment of the rear of the plot is not a concern as it could be constructed under permitted development.

The vision for the Ratton and Willingdon Village Neighbourhood is maintained and there are no concerns over increased flood risk.

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

Recommendation: Approved conditionally

Conditions:

- Time limit
- In accordance with drawings

Informative

- Party wall with no. 52 to be made good

Appeal: Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**