

Delegated Officer Report 7 January 2014

App.No: 130870 (HHH) / 130871 (CAC)	Decision Due Date: 27 December 2013	Ward: Upperton
Officer: Toby Balcikonis	Site visit date: 05/12/2013	Type: Householder
Site Notice(s) Expiry date: 4 December 2013		
Neigh. Con Expiry: 2 December 2013		
Weekly list Expiry: 11 November 2013		
Press Notice(s): N/A		
Over 8/13 week reason: The application is within date		
Location:	3 Park Close, Eastbourne	
Proposal:	Single storey rear / side extension to form enlarged kitchen	
Applicant:	Mr Oliver Askaroff	
Recommendation:	Approve with conditions	

Planning Status:

Detached property
Park Close Conservation Area

Eastbourne Core Strategy Policies 2013

C10 - Summerdown & Saffrons Neighbourhood Policy
D5 - Housing - High Value Neighbourhoods
D10 - Historic Environment - Conservation Area
D10A - Design

Saved Borough Plan Policies 2007

UHT1: Design of New Development
UHT4: Visual Amenity
UHT15: Protection of Conservation Areas
HO20: Residential Amenity

Site Description:

This detached, two-storey "Tudorbethan" 1920's dwelling is located in the North-eastern corner of the close. A pathway separates the application site from No.2.

Relevant Planning History:

EB/2012/0739

Erection of single storey extension to the side

Withdrawn - 2012-12-04

130381

Single storey extension to the side to form an enlarged kitchen.

Refused – 2013-08-29

Proposed development:

The proposal is to add a side and rear extension to the property. The development will be single storey and extend to approx 1650mm to the side of the property and 1800mm from the existing rear elevation. It will be brick faced to match the existing building, with a small window facing the street elevation to The Park Close.

Consultations:

Internal:

Ms Clare Dales – Specialist Advisor Conservation

The Conservation Officer has visited the site on numerous recent occasions, and is supportive of the scheme in principal, having been altered since previous schemes were withdrawn and refused on the two previous submissions. It was noted that there will be encroachment in to the intended spacings in between buildings, which will upset the rhythm of the properties, although the reduced scale from previous submissions is far more acceptable.

NOTES:

- Any rainwater goods (not shown on plans) should be cast metal or other to be approved.
- Specified timber framed windows with leaded lights acceptable – comes to be exterior to pane and not encapsulated. – White UPVc considered inappropriate.
- Recommended that doors be stained imber to match existing fenestration.

Conservation Area Advisory Group: 19/11/2013

- No objections in principal subject to the current reduced scheme, subject to the pitch of the two rear gables being reduced in height and amended to a steeper angle.

Neighbour Representations:

19 neighbouring properties were consulted as part of the application with no objections received.

Appraisal:

A rear extension in principle is acceptable subject to design and detail. It should be noted however that any rear extension faces Compton Place Road, and is visible from the public realm.

Given the size of the proposed extension, and the detached nature of the property it is not considered that the works will have a significant impact on the amenity of the adjacent residential properties.

The proposed single storey extension will project approximately 1,650mm to the side of the property. Such a scheme is deemed likely to encroach on the intended spacing between the buildings, and that any development to the side of the dwelling will upset the rhythm and spacing between properties (which contributes to the special nature of the Conservation Area), it is considered that the latest submitted scheme addresses the previous concerns, and is sympathetic in bulk in its location, becoming far less visually dominant.

The latest scheme has dispensed with the flat roof design (with concealing sloped roof) and roof lights which were considered unacceptable and out of character with the conservation area and replaced with a tiled sloped roof much more in-keeping with the host property and the locale.

In order to protect the character of the host property alterations were suggested, which included lowering the height of the side and rear roof ridges to below 3.9 metres in order to ensure they do not cover the central timber banding, a feature present on the existing building, improving the appearance from the public realm in Compton Place Road to the rear.

It is noted that this submission does not include detail of rainwater treatments, but they are noted on the plans recommended to approve. Due to the sympathetic nature to the conservation area of the reduced bulk of the proposed side / rear extension the applicant has overcome the concerns of the Conservation Officer, and CAAG and submitted a scheme that can be recommended for approval.

Human Rights and Equality & Diversity Implications

There are considered to be no Human Rights or Equality & Diversity implications as a result of this proposal.

Conclusion:

The proposed development is considered to have an acceptable impact on the character and appearance of the building and the spacing between No's 3 and Nos 2 Park Close.

The proposed pitched roof design is visible from Compton Place Road and Park Close and is deemed to be acceptable in terms of design, choice of materials, scale and is in accordance with the relevant policies concerning visual amenity and the special nature of the surrounding Conservation Area. There is considered to be no detrimental impact to the residential amenity of neighbouring properties. It accords to the relevant policies in the Eastbourne Borough Plan 2001-2011, and relevant policies in the Core Strategy and the National Planning Policy Framework.

Recommendation:

It is recommended that applications 130870 & 130871(CA) are approved with the following conditions:

Conditions:

1) TIME – Commencement 3 years

2) MATERIALS TO MATCH - CA

3) IN ACCORDANCE WITH APPROVED PLANS

- Includes cast rainwater goods
- Rainwater good accessible for future maintenance
- Timber stained windows and doors to match existing

4) The leaded light windows hereby approved are to be timber framed and stained to match the colour of existing windows with comes (leaded dividers) on the exterior window surface. Any double glazed units should have comes (leaded dividers) in the exterior pane and not encapsulated.

Reason: To ensure a satisfactory appearance to the development in a conservation area.

Summary of reasons for decision

The proposed development is considered to have an acceptable impact on the character and appearance of the building and the spacing between No's 3 and Nos 2 Park Close.

The proposed pitched roof design is visible from Compton Place Road and Park Close and is deemed to be acceptable in terms of design, choice of materials, scale and is in accordance with the relevant policies concerning visual amenity and the special nature of the surrounding Conservation Area. There is considered to be no detrimental impact to the residential amenity of neighbouring properties.

It therefore accords to policies UHT1, UHT4, UHT19 and HO20 in the Eastbourne Borough Plan 2001-2011, and relevant policies in the Core Strategy and the National Planning Policy Framework.

Informatives

Details of Materials

All external materials to be used in the development shall conform with the guidelines set out in the Eastbourne Townscape Guide.

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.**