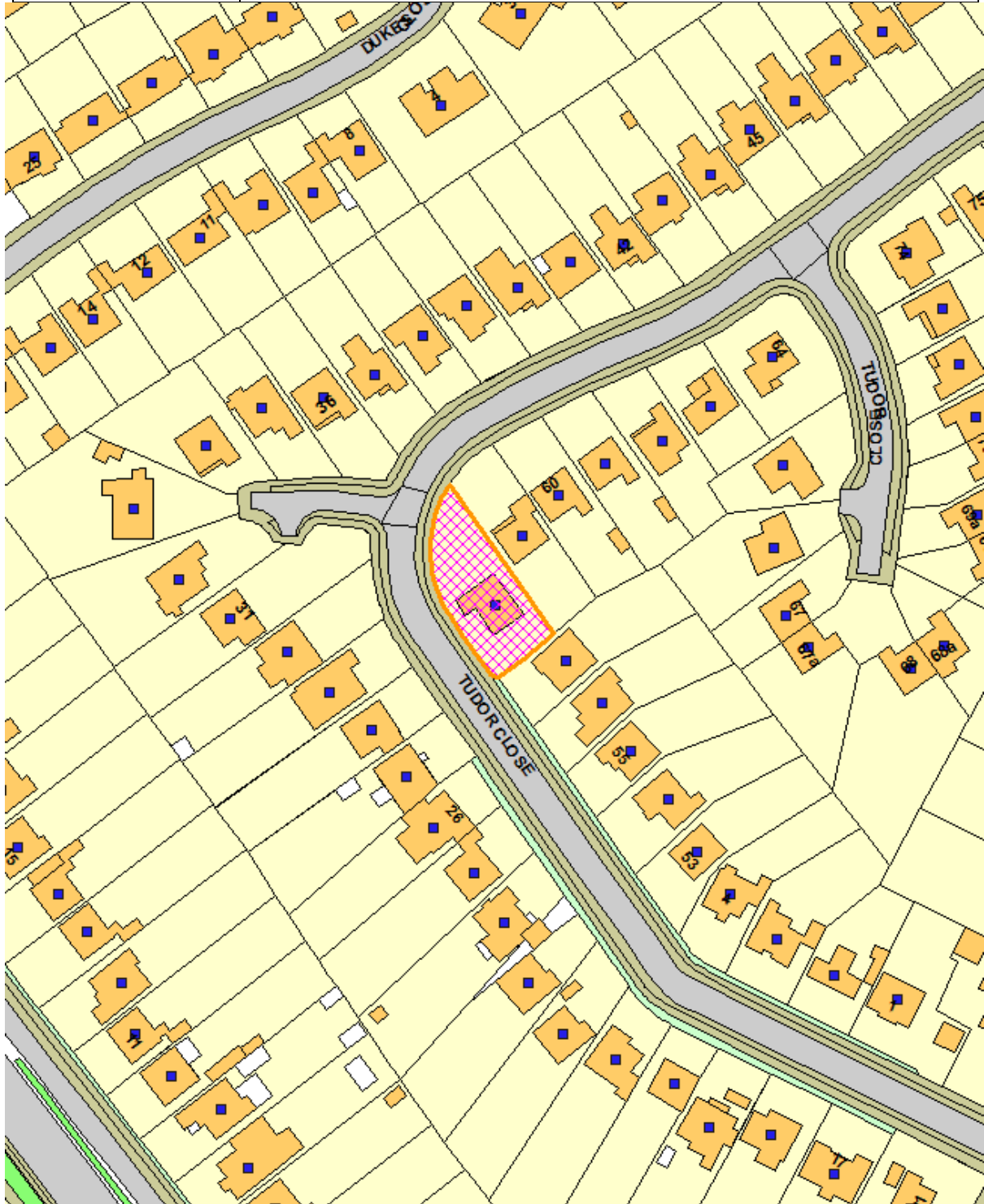


APPLICATION NUMBER:	LW/19/0835		
APPLICANTS NAME(S):	Mr R Tutt	PARISH / WARD:	Seaford / Seaford West
PROPOSAL:	Householder for proposed double storey side extension		
SITE ADDRESS:	58 Tudor Close, Seaford, East Sussex, BN25 2LY		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a two storey detached dwelling located on the corner of Tudor Close in Seaford. The property is not a Listed Building, within a Conservation Area or the South Downs National Park.

1.2 Planning permission is sought to replace the existing detached single storey flat roof garage with a two storey side extension which will be used as an annexe to the existing dwelling. The scheme has been amended since originally submitted to address the concerns.

2. RELEVANT POLICIES

2.1 The Development Plan policies listed below are considered to accord fully with the objectives of the NPPF, full regard to which has been given during the consideration of this application -

LDLP: DM8 – Residential Sub-divisions and Shared Housing

LDLP: DM25 – Design

LDLP: DM28 – Residential Extensions

LDLP: DM29 – Garages and other buildings ancillary to existing dwellings

3. PLANNING HISTORY

S/53/0019 - Layout. - **Refused**

LW/81/0209 - Application for sun lounge. - **Approved**

LW/88/1116 - Planning and Building Regulations Application to convert garage into bedroom and provide new garage and access. Building regs approved. Completed. - **Approved**

S/62/0046 - Planning and Building Regulations Application for a house. B Regs approved - **Approved**

S/61/0036 - Planning and Building Regulations Application for an extension of tudor close. B Regs approved - **Approved**

LW/78/0653 - Planning application for garage and internal alterations. - **Approved**

LW/97/1288 - New conservatory - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC Highways – Thank you for consulting the Highway Authority on application no LW/19/0835. On this occasion I do not consider it necessary to provide formal Highway Authority comments and advise you to consult the minor planning application guidance (2017).

Main Town Or Parish Council – The Planning and Highways Committee RESOLVED to OBJECT to the application on the following grounds:-

That the 'extension' would constitute an over-development of the property in that it would enlarge the existing footprint by 100%

The proposals would be out of scale and character with the existing area and therefore contrary to saved policy ST03.

A single-storey extension would have been more appropriate in this location.

The proposed extension, being a separate self-contained dwelling, albeit with an internal link to the existing dwelling, would not be subservient to the existing dwelling

The bulk and general scale of the proposed 'extension' would be detrimental to the amenities of the occupier of the neighbouring dwelling at no. 59

The members also expressed concerns that the application had been registered as a 'householder' application. The description of the proposal as a double-storey side extension was misleading. It was not a simple extension but would lead to the development of a pair of semi-detached self-contained dwellings. It should therefore have been submitted as a full application with all the necessary additional information. Also there should, in the circumstances, be a referral back to the Highways Authority for their response to the highways and traffic implications of an additional access and additional traffic movements on this corner site as it was not a valid householder application

Main Town Or Parish Council – comments on the amended plans –

The Council's original objection to the proposal should stand for the following reasons:-

The enlargement of the existing footprint and the bulk of the two storey extension constitutes over development of the restricted plot

The siting of the extension close to the boundary with no 59 Tudor Close will be overbearing and seriously detrimental to the amenities of that property.

The bulk and siting of the property on a prominent corner will be intrusive and out of character with and detrimental to the existing street scene

The siting of the new access will also lead to additional traffic movements at the corner of the Close and will be detrimental to highway safety

If the District Council is minded to approve the application the Town Council requests a condition requiring the occupation of the extension to be subservient to the occupation of the existing dwelling as the existing plot is too restricted to accommodate two separate dwellings

5. REPRESENTATIONS FROM LOCAL RESIDENTS

One objection has been received from the adjoining neighbour at 59 Tudor Close, who raised concerns regarding to inaccuracy of drawings, overdevelopment for the site and the area, overshadowing and a safety hazard of proposed vehicular access.

6. PLANNING CONSIDERATIONS

Visual amenity/design

6.1 The two storey side extension, as amended, would measure approximately 10.8m wide, 10m deep with an eaves height of 5m and a maximum height of 7m. It is also proposed the two storey extension will have dormers to the front and rear of the property to

match the existing style of the dwelling, rear roof lights, a roof terrace and a three bay garage facing the north-west side. All the proposed materials would match the existing dwelling.

6.2 It is considered that the original proposal due to its form and scale, would be out of keeping with the streetscene as properties within the area are mostly detached chalet bungalows or detached two storey dwellings. This proposal would create the appearance of a large semi-detached dwelling which would not be similar appearance of style of the surrounding area. The proposed extension was not considered to be subservient to the existing dwelling by design, with no shared facilities to be considered ancillary to the main dwelling.

6.3 These concerns were communicated to the agent, and a revised proposal was submitted, reducing the height of the extension to appear more subservient to the existing dwelling, the removal of the additional front door to the extension and clear shared facilities for the extension to be ancillary to the existing property. The car ports have been re-designed to have one garage door to the north-west side and two garage doors to the front west elevation to appear more residential in character.

6.4 The design and size of the extension has been reduced significantly to reduce the impact on the existing dwelling, the neighbouring dwelling and the surrounding streetscene, The extension now measures approximately 8.2m wide, 9.9m deep with an eaves height of 4.9m and maximum height of 6.3m. This revised extension includes a Juliette balcony to the north-west side, two dormers to the front, a rear rooflight to provide light to the hallway and a flat roof rear dormer which will be obscurely glazed to protect the neighbour's amenity.

Residential Amenity

6.5 One neighbour representation was received from the adjoining neighbour at 59 Tudor Close which is located to north-east of the site, set behind the property.

6.6 The neighbour objected the original proposal as the extension was not seen as being subservient to the existing dwelling and the size of development was considered to be a significant overdevelopment and, more significantly would overshadow their property. This objection also added the inaccuracy of one of the drawings which appeared to show the garage to have a pitched roof. Conditions have been proposed to prevent the flat roof being used as a roof terrace and to ensure the new windows on the north east elevation are obscure glazed.

6.7 No additional comments were received on the revised proposal.

6.8 The Seaford Town Council were consulted with the original and revised proposal and both received objections from the Town Council as the proposed development was considered to be over development of the restricted plot, the siting of the extension close to the boundary with no59 Tudor Close will be overbearing and seriously detrimental to the existing streetscene and the siting of the new access will also lead to additional traffic movements at the corner of the Close and will be detrimental to highway safety.

6.9 The Seaford Town Council also mentioned that if the application was minded to approve the application, then it is requested that a condition be added to require the occupation of the extension to be subservient to the occupation of the existing dwelling as the existing plot is too restricted to accommodate two separate dwellings.

6.10 These comments were taken into consideration and amendments requested from the agent. The subsequent amendments resulted in a reduction in size of the extension and a revised design that is subordinate to the existing dwelling. The reduction in the massing and redesign, together with the orientation of the properties to one another, overcame the issue of excessive bulk and mass and the impact on the street scene, as well as the overshadowing that would have occurred to the neighbouring property.

6.11 Concerns have been raised about the vehicular access. The East Sussex County Council Highways department did not consider the works significant enough to warrant providing comments. However it is not considered that the vehicular access would prejudice highway safety.

Conclusion

6.12 It is considered that on balance the proposed development will not be demonstrably harmful to the occupiers of the surrounding properties or be detrimental to the character and appearance of the area, in accordance with policies DM8 (Residential Sub-Divisions and Shared Housing), DM25 (Design), DM28 (Residential Extensions) and DM29 (Garages and other buildings ancillary to existing dwellings) of the Lewes Local Plan Part 2 and SEA2 - Design of the Seaford Neighbourhood Plan.

7. RECOMMENDATION

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

The application is subject to the following conditions:

1. The two storey side extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 59 Tudor Close.

Reason: To prevent the creation of an additional dwelling having regard to DM28 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

2. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to DM5 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

3. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of how the development will incorporate measures to reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption, have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the first occupation of each of the residential units, and 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.

4. The 2 new windows in the north east elevation at first floor level to serve the living room and bathroom shall be in obscure glazing (obscurity level 4) and be permanently fixed

shut except for any fanlight windows above 1.7m FFL which can be openable, and these windows shall be maintained as such.

Reason: To protect the privacy and residential amenity of neighbours having regard to CP11 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

5. The flat roof area of the extension to the north east hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific approval in writing from the Local Planning Authority.

Reason: In the interest of residential amenity having regard to Policy CP11 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	20 March 2020	REV B
Design & Access Statement	20 March 2020	REV B
Proposed Block Plan	20 March 2020	REV B
Proposed Elevation(s)	20 March 2020	drawing no 08 REV B
Proposed Elevation(s)	20 March 2020	drawing no 06 REV B
Proposed Floor Plan(s)	20 March 2020	drawing no 02 REV B
Proposed Floor Plan(s)	20 March 2020	drawing no 04 REV B
Proposed Roof Plan	20 March 2020	drawing no 10 REV B
Existing Floor Plan(s)	20 March 2020	drawing no 03 REV B
Existing Elevation(s)	20 March 2020	drawing no 05 REV B
Existing Roof Plan	20 March 2020	drawing no 09 REV B
Existing Floor Plan(s)	20 March 2020	drawing no 01 REV B
Existing Elevation(s)	20 March 2020	drawing no 07 REV B