

## Committee Report 04 February 2014

<b>App.No:</b> 130966 (HHH)	<b>Decision Due Date:</b> 21 January 2014	<b>Ward:</b> Old Town
<b>Officer:</b> Katherine Gardner	<b>Site visit date:</b> 3 January 2014	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> N/A		
<b>Neighbour Con Expiry:</b> 31 January 2014		
<b>Weekly list Expiry:</b> 31 January 2014		
<b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b>		
<b>Location:</b> 17 Rectory Close, Eastbourne, BN20 8AQ.		
<b>Proposal:</b> Proposed extensions at rear and side, together with new garage and internal alterations.		
<b>Applicant:</b> Mr C Bassett		
<b>Recommendation:</b> Grant planning permission.		

### Relevant Planning Policies

#### National Planning Policy Framework 2012

7. Requiring good design.

#### Eastbourne Core Strategy Local Plan 2013

B1 Spatial Development Strategy and Distribution  
B2 Creating Sustainable Neighbourhoods  
C10 Summerdown & Saffrons Neighbourhood Policy  
D10A Design

#### Eastbourne Borough Plan Saved Policies 2007

HO2 Predominantly Residential Areas  
UHT1: Design of New Development  
HO20: Residential Amenity

### Site Description:

The application site is a large detached property in the Summerdown and Saffrons Neighbourhood. It occupies a corner plot within Rectory Close with properties in Summerdown Road and Eastbourne College Memorial Ground to the rear. It is a Tudor-style property like the majority within the close which were all built as part of an estate development.

**Relevant Planning History:**

130752

Single and two storey extensions with balcony at side and rear, together with additional garage at side.

Withdrawn

19/11/2013

**Proposed development:**

There are a number of elements to this proposal. Firstly, the applicant proposes to erect a two storey extension to the Side (South West) elevation. The extension is 6m deep from the South West elevation, 7.5m in width and does not exceed the height of the existing roof. The roof is hipped on the South West side. There are no new windows/doors proposed on the South West facing part of the extension, however there is the relocation of existing doors and windows on the ground floor and there is to be one extra window installed on the first floor to serve the ensuite of bedroom 1, which is obscured glazed. The existing first floor bathroom window and ground floor utility room window and door are to be removed.

The first and second floors on the resulting South East elevation (facing Eastbourne College Memorial Ground) are to be fully glazed and there is a first floor balcony which has obscured panels surrounding it.

There is also an obscured bay window at first floor on the North West elevation (facing 15 Rectory Close), with a gabled roof, serving bedroom 5 and a ground floor window serving the kitchen.

Secondly, the installation of a single storey orangery on the rear (South East) elevation with a roof lantern. This is 6.88m wide with a depth of 3.78m and total height (including roof lantern) of 3.33m, but 2.72m to the flat roof. The rear of the Orangery has full length bi-folding doors and both the side elevations are also fully glazed. This extension does not extend beyond the existing North East elevation.

These 2 extensions are to be constructed in white render with matching roof tiles where appropriate. The windows and doors throughout the property are to be replaced with grey powder coated aluminium frames.

Thirdly, the installation of a second garage to the North West elevation. This is to be constructed in brick with tiles to match the existing dwellinghouse. It is to

span 7.29m in depth, 3.3m in width with a maximum height of 5m but 2.21m to the eaves, with a part hipped roof. The garage is attached to the side elevation but is not integral. There is door access at the side to the covered porch (see below) and access at the rear.

Further alterations to the rear include a juliette balcony above the orangery and an additional window serving first floor bedroom 2 and it's ensuite. The ground floor rear windows currently serving the kitchen are to be replaced by glazed french windows with access to the garden.

Further alterations to the front include the installation of a full height window at ground and first floor level to serve the landing and the hall and repositioning of the existing first floor window which serves the landing. The front entrance is to be replaced by this full height window and access repositioned to where the existing hall window lies. Also there is to be a glazed and tiled roof installed on the front elevation to act as a porch area with covered access to the garage extension.

### **Consultations:**

#### Internal:

None.

#### External:

None

#### Neighbour Representations:

Objections to the proposals have been received from the following properties;

6 Rectory Close

11 Rectory Close

15 Rectory Close

19 Rectory Close

21 Rectory Close

23 Rectory Close

25 Rectory Close

65a Summerdown Close

Raising the following objections;

Overlooking/privacy impacts

Design of the proposed works

Proposed style and materials are out of keeping

Impacts on privacy from balcony

Objections raised on, loss of view, impact on sewer and impacts during the construction period, are not considered to be planning considerations.

**Appraisal:**

The main area for consideration is the impact of the side extension on the residents of number 15 Rectory Close and those behind the application site in Summerdown Road.

The main issues to consider for 15 Rectory Close are loss of privacy and overshadowing. The applicant has alleviated privacy issues by obscure glazing the first floor bay window which is addition to the previous application; this can be controlled by condition. The garden of number 15 is a smaller plot than that available at number 17 and is overlooked by the properties in Summerdown Road. The extension is situated 8m from the existing North West elevation and therefore is a sufficient distance from the boundary of number 15 to make loss of light minimal. It is regrettable that the outlook from the garden of number 15 is minimised, however this is not sufficient in itself to prompt refusal.

The extension causes the distance between the site and 65a Summerdown Road to be reduced. 65a Summerdown Road is situated on higher ground than 17 Rectory Close and the hipped style roof lessens the impact on this property. The location of 65a Summerdown Road on the corner of the service road to Eastbourne College and looking out over the grounds means that overshadowing is minimal by the addition of this extension and the room most effected by the addition is not a habital room (kitchen). Privacy is not negatively effected despite the installation of the balcony as this is not considered to have a more negative impact than the first floor window that was existing on the South West elevation.

The installation of the garage and the orangery do not cause any concern in relation to residential amenity as although the sides are glazed they are single storey and there is little difference to privacy as if someone was sitting in the garden. The modest size of these extensions means that overshadowing is not a concern either. They are constructed in materials sympathetic to the building itself and the surrounding properties.

The porch to the front elevation is considered to have a neutral effect on residential amenity and, although modern and at the front in a period style area, it is a subtle addition and not believed to have a significantly negative effect on the style of the Close.

The proposed materials, to include white rendered new walls and rendering of the existing building at first floor level, replacement of windows with aluminium framed windows, concrete interlocking roof tiles and the level of glazing to the rear elevation is considered acceptable and will not detract from the appearance of the house building or the terrace to warrant a refusal of the application on design grounds.

The development does not contravene any of the visions for the Summerdown and Saffrons Neighbourhood Policy.

**Human Rights Implications:**

Consultation with the community has been undertaken as part of the application process and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues.

**Conclusion:**

The elements of this proposal are deemed acceptable because the size of the plot means the site is able to accommodate the extensions without overcrowding the location, or having a detrimental impact on the amenity of surrounding residential properties.

The extensions are situated far enough from the boundary of neighbouring properties that residential amenity is maintained through design. Overshadowing is not significantly and there are no issues surrounding loss of privacy or increased ability to overlook.

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

**Recommendation:** grant planning permission subject to conditions.

- (1) Time for commencement.
- (2) In accordance with approved drawings.
- (3) Materials to be as stated.
- (4) Obscure glazing to be installed and maintained to first floor window on northwestern elevation of extension and windows to be fixed shut.

**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.**