

App.No: 131078	Decision Due Date: 19 February 2014	Ward: Old Town
Officer: Anna Clare	Site visit date: 30 January 2014	Type: Householder
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 21 February 2014		
Weekly list Expiry: 31 January 2014		
Press Notice(s): N/A		
Over 8/13 week reason: Negotiations over design.		
Location: 47 Upland Road, Eastbourne		
Proposal: Demolition of existing single storey garage and utility extensions, construction of new utility within footprint of existing, new side extension in location of garage, new terrace to the rear with pergola roof structure above. Formation of new front and rear roof dormers. Rendering of all existing brick walls and replacement of existing clay tile roof with slates. Widening of existing vehicle crossover to allow for additional off street car parking space.		
Applicant: Mr Neil Farrin		
Recommendation: Approve planning permission subject to conditions		

Executive Summary

The proposed development consists of extensive alterations to an existing dwellinghouse. In principle there is no objection to modernising a property in a residential area; careful consideration has been given to the impacts on the amenity of surrounding residential properties given the elevated position of the application site. On balance the works are considered acceptable given the context of the site and therefore it is recommended that planning permission be granted.

Relevant Planning Policies:

National Planning Policy Framework 2012

7. Requiring good design

Eastbourne Core Strategy Local Plan Policies 2013

B2 Creating Sustainable Neighbourhoods

C10 Summerdown & Saffrons Neighbourhood Policy

D10A Design

Saved Borough Plan Policies 2007

HO2 Predominantly Residential Areas

HO20 Residential Amenity
UHT1 Design of New Development
UHT4 Visual Amenity

Site Description:

The site relates to a two storey detached single family dwellinghouse at the junction of Upland Road and Pashley Road.

To the front of the property (north) the site looks onto the grassed area between upland road and East Dean Road.

The property is situated at the top of a hill and so is elevated above the properties to the rear (south) on Pashley Road with views across to the Royal Eastbourne Golf Club and the Downs.

Relevant Planning History:

Planning permission was granted 11 September 2009 for the erection of a balcony at rear (EB/2009/0486).

Proposed development:

The proposed development consists of several elements;

- Demolition of existing single storey garage and utility extensions, construction of new utility within footprint of existing and new side extension in location of garage.
- New terrace to the rear with pergola roof structure above.
- Formation of new front and rear roof dormers.
- Rendering of all existing brick walls and replacement of existing clay tile roof with slates.
- Widening of existing vehicle crossover to allow for additional off street car parking space.

Consultations:

County Archaeologist

Although this application is situated within an Archaeological Notification Area, I do not believe that any significant archaeological remains are likely to be affected by these proposals.

Neighbour Representations:

Objections have been received from 4 neighbouring properties to the rear;

63 Pashley Road
65 Pashley Road
67 Pashley Road
69 Pashley Road

Raising the following objections;

- Loss of privacy from overlooking

- Design is out of keeping
- Extensive glazing is overbearing
- Unsympathetic design
- No.47 is at the apex of uplands road and alteration would be prominent
- Glazing is intrusive
- Design would be a blot on the landscape
- Roof window is ugly

Appraisal:

Principle of development:

There is no objection in principle to alterations and extensions to this residential property, providing there is no significant detrimental impact on surrounding residential properties in terms of amenity and the works respect the character and appearance of the dwelling and the surrounding area.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The majority of properties on Upland Road have some form of terrace at ground level as given the difference in ground levels, these are elevated from the garden area. Planning permission was previously granted for a similar sized terrace at the application site in 2009. The ground floor level of the existing dwelling is approximately 3m higher than the existing garden level. The proposed terrace projects 3m to the eastern boundary and 2.5m to the western boundary. A timber pergola is proposed to cover the terrace which also provides a vertical timber privacy screen at either end. The timber screen would measure the depth of the terrace to the eastern edge of the terrace, and 1.5m of the depth of the terrace to the western boundary this helps to reduce overlooking towards either adjacent residential properties.

The property, which is on a hill, is considerably higher than the properties to the rear on Pashley Road as such there is considerable existing overlooking from the application site to the neighbouring properties.

It is considered that the terrace, given there are existing windows in the rear elevation at this level, will not result in significant additional impact of overlooking on properties to the rear to warrant the refusal of the application.

The application has received 4 objections which refer specifically to the proposed roof extension and the impacts on the privacy of the properties to the rear this creates. Whilst the roof extension is considered large and dominant on the existing dwelling it should be noted that an extension to the roof such as this can constitute permitted development. The design of the extension has been altered to reduce the amount of glazing from 8 panels to 4 by obscuringly glazing 4 of the panels and introducing louvered panels to reduce the sense of overlooking from the proposed extension.

There will undoubtedly be an impact on the properties to the rear given the elevated position of the application site. However it is not considered, given that the size of the roof extension could be considered permitted development, and given the amendments to include obscuringly glazed and louvered panels, that a reason for refusal on the grounds of overlooking could be substantiated.

Both the single storey side extension to the western boundary and the existing garage to the eastern boundary of the site are to be demolished and rebuilt on the existing footprints, with the garage extended 1.7m to the front elevation. It is considered these extensions will have limited impact on adjacent properties given the existing extensions.

Design issues:

The proposals include significant alterations to the buildings appearance, including rendering of all brickwork, and alterations to the windows to the front elevation with a zinc clad porch at ground floor, and a dormer window to the front roof slope. The alterations are designed to modernise the appearance of the building, with the dormer extension to the front roof slope facilitating the access to roof level. The site is not situated within a conservation area, and given the distinctly different characters of the dwellings in this location the alterations to the appearance are considered acceptable and will not result in detrimental impacts on the visual appearance of the surrounding area.

The rear roof extension is large and dominant visually on the property; given the existing hipped roof, the extension will be visible when viewing the property to the front. However the dormer is proposed to be clad in zinc; the zinc cladding will mean the dormer is read as a modern addition to the roof and given the context of the site there will be limit impact on the character of the area.

There are a variety of materials evident in the surrounding properties with some retaining facing brick and others being fully or partly rendered. The surrounding properties also have a variety of roof designs, some with facing gable end to the front elevation with one adjoining property having a number of large rooflights to the front roof slope. The dormer proposed to the front roof slope is modest in size and sited centrally to the roof slope minimising the appearance.

Given the mix of character and materials in the area the alterations/extensions are considered acceptable in bulk and scale and the choice of materials will respect the character of the surrounding area.

Impacts on trees:

A tree is proposed to be removed from the front garden area to facilitate the enlargement of the vehicular access. The tree is not subject to any preservation orders and therefore no objection is raised to its removal.

Impacts on highway network or access:

The application proposes the enlargement of the car parking area to the front garden and access to allow off street parking for two cars, this will be finished in gravel. It is not considered this would result in any detrimental impacts on the visual appearance of the property or surrounding area and will allow for surface water to permeate through to the subsoil.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken 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; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion on planning issues:

Whilst it is acknowledged that the roof extension is large and dominant visually on the building, a dormer extension such as this can be considered permitted development. The obscure glazing and timber louvered panels reduce both actual overlooking from the extension and the perception of overlooking on properties to the rear therefore on balance the proposal is considered acceptable. The construction of a terrace to the rear of the property is considered acceptable given the context of the site.

The works include substantial alterations to the external appearance of the building with alterations to windows and doors on the front elevation and rendering of external walls, given the difference in character of the surrounding buildings it is considered the proposals will not result in significant detrimental impacts on the visual appearance of the property or wider area and therefore on balance the proposals are considered acceptable.

Recommendation: grant planning permission subject to conditions.

Conditions:

1. Time limit for commencement
2. In accordance with drawings
3. Materials to be as stated on drawings/application form
4. Privacy screening to be installed and maintained.
5. Obscure glazing to windows of roof extension in accordance with drawing to remain as such.
6. Flat roof of rear bay shall not be used as a terrace.

Informative:

Applicant advised to contact East Sussex County Council in relation to the extension of the drop curb.