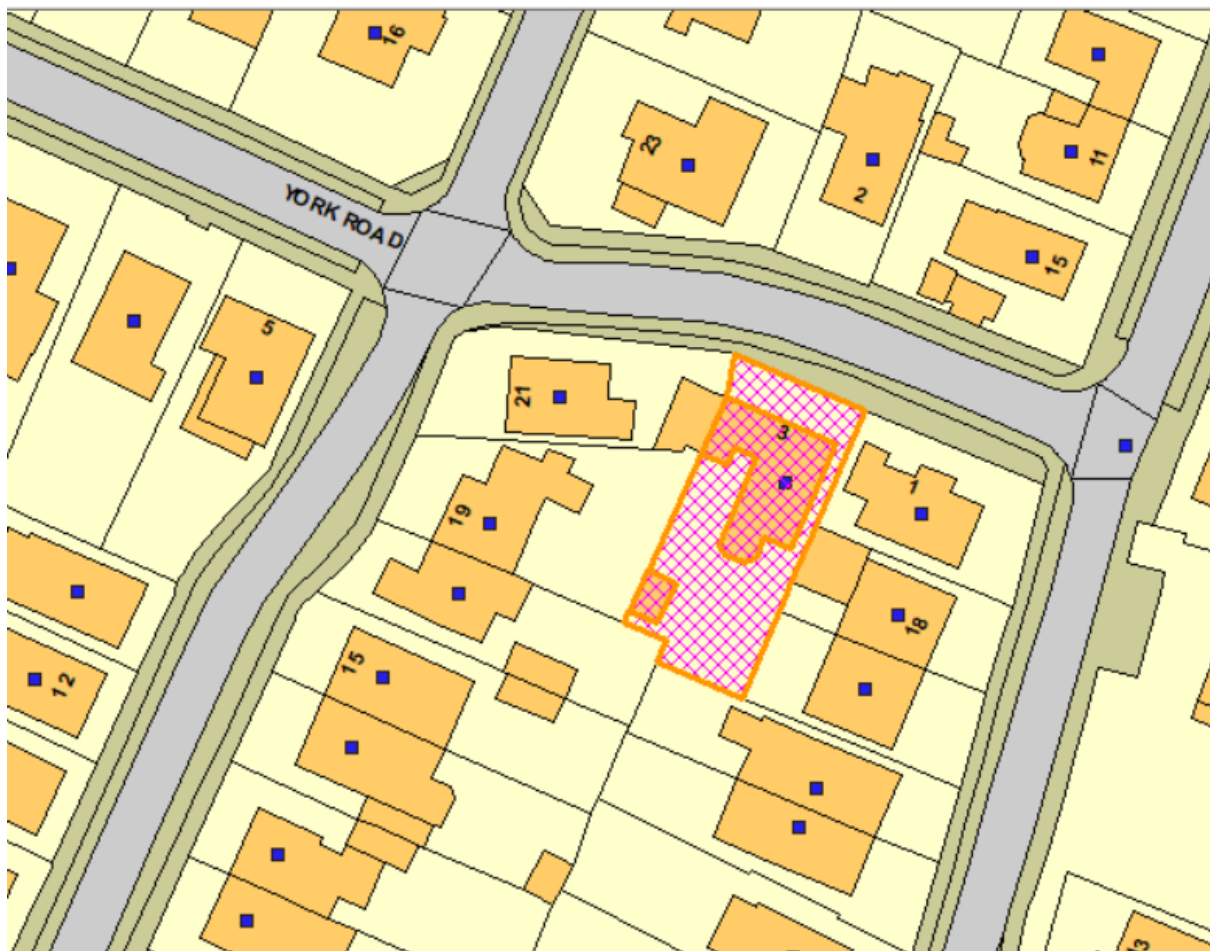


Report to: Planning Applications Committee
Date: 17 February 2021
Application No: LW/20/0759
Location: 3 York Road, Peacehaven, BN10 8QH
Proposal: Single storey rear extension, roof conversion to include raising ridge height, installation of 2 no. dormers and 6 no. roof lights. Erection of rear facing first floor Juliet balcony, rear pergola, new vehicular access and garage conversion.
Applicant: Mrs Alexandra Fry
Ward: Peacehaven East
Recommendation: Approval, subject to planning conditions.
Contact Officer: **Name:** James Emery
E-mail: james.emery@lewes-eastbourne.gov.uk

Map Location:



1. **Executive Summary**

1.1 The proposal seeks householder permission for a rear extension, loft conversion featuring 2x side facing dormers, erection of rear pergola, and a garage conversion at 3 York Road Peacehaven.

1.2 Approval is recommended, subject to conditions.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

2: Achieving sustainable development

16: Conserving and enhancing the historic environment

2.2 Lewes District Local Plan

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – DM25 – Design

LDLP: – DM28 – Residential Extensions

3. **Site Description**

3.1 The application property is a detached bungalow located on the south side of York Road, Peacehaven. It is not listed, nor is it in a conservation Area.

3.2 The area is characterised by residential dwellings featuring driveways for off-street parking and open front gardens.

4. **Proposed Development**

4.1 The proposal seeks householder permission for a rear extension, loft conversion featuring 2x side facing dormers, erection of rear pergola, and a garage conversion.

4.2 The loft will be converted by completely replacing the existing offset ridge roof with a new roof with a central ridge 2m higher than the existing roof. It is to feature front and rear gable ends. The new roof is to have an eaves height of 2.5m matching that of the existing property and a ridge height of 6.8m and a full length of 14.9m.

4.3 The dormers will measure 1.5m high (at which point it joins the roof of the existing garage (which is to be converted), 2.5m deep and 3.0m wide. It is also to be obscure glazing and fixed shut below 1.7m. It will be in UPVC window to match those of the existing property..

4.4 The roof conversion and dormers are to be finished in grey composite roof tiles with black UPVC windows to the north facing elevation. To the south facing rear elevation there are to be black UPVC doors opening on to a 1.5m deep balcony. The extended roof is to cover this balcony and provide screening to the sides.

4.5 The rear extension will project rearwards by approx. 2.5m as the existing conservatory (which is to be demolished), but will be 9.6m wide. It is to be constructed of brickwork, finished in white painted render, with black UPVC

windows to match existing. The roof conversion described above shall extend over the proposed rear extension.

- 4.6 The existing garage is to be converted by removing the up and over garage door and replacing with rendered brickwork and a black UPVC window to the north facing elevation. To the rear of the converted garage is to be a single black UPVC door.

5. Relevant Planning History

- 5.1 n/a

6. Consultations

6.1 Main Town or Parish Council – Objection

6.1.1 Telscombe Town Council were consulted and resolved to object to the application.

6.1.2 In their objection comment they cited the following reasons:-

- Overdevelopment of the property, too big for the site
- Loss of privacy, overlooking, loss of light
- Out of keeping with the street scene
- Poor design, fails to fit in with surroundings.

7. Neighbour Representations

7.1 Five representations have been received summarised below:

- Two objections were from residents at number 11 Wellington Road, concerning overlooking
- One objection representation and subsequent neutral representation retraction comment from a resident of 9 Wellington Road

Note. *It is noted that the objection comment was submitted in error, as the representor believed the site notice to relate to a different address.*

- One objection from the neighbour at number 21 Bayview Road, relating to loss of light, noise and Disturbance, overdevelopment and overlooking and loss of privacy.

8. Appraisal

8.1 Principle:

8.1.1 Para. 11 of the revised NPPF (2019) states that decision taking should be based on the approval of development proposals that accord with an up-to-date development plan without delay. Underlining that there is to be a presumption in favour of sustainable development.

8.1.2 There is no objection in principle to extensions being made to the dwelling, providing they are designed to be appropriate in their scale,

massing and materials and do not significantly impact on the amenities of the adjacent residential properties in accordance Local and national policies against which the development will be assessed in the main body of this report..

8.2 Design and Appearance:

- 8.2.1 Through their appropriate use of modern materials, the proposed extension and roof conversion are considered to be acceptable additions which serve to modernise the property. Regarding roof heights , although the roof extension will increase the ridge height, the roof form responds sympathetically to the site, respecting both the character of the property and the surrounding area with regard to policies DM25 (design) and DM28 (extensions) of the LDLP Pt II..
- 8.2.2 The rear extension is not visible from the public domain, as it occupies space vacated by the conservatory to the rear of the property, which is to be demolished, as such it is not considered that its development introduces any negative elements of overshadowing, in accordance with Policy DM25 (design).
- 8.2.3 The roof conversion is considered to have a minor affect upon the character of the application property. The dormer windows have been adequately designed such as to minimise overlooking onto neighbouring properties through its use of obscure glazing, and being fixed shut 1.7m above the finished floor levels.
- 8.2.4 The increase in floor space of the property is considered to be in accordance with Policy DM28 as the property is within the defined planning boundary and not subject to any site specific limits. The retention of the existing roof angle serves to ensure that the extended roof respects the bulk and massing of the application property and the wider street scene.
- 8.2.5 It is noted that the proposed swimming pool and garage conversion would comply with permitted development as the property has its rights intact relating to permitted development.

8.3 Impact on Neighbouring Residents:

- 8.3.1 It is not considered that the rear balcony will introduce any unacceptable levels of overlooking as the pitch of the overhanging roof is sufficient to provide screening to the sides. Likewise, the raised roof is not considered to introduce any unacceptable levels of overshadowing, in accordance with policies DM25 and DM28.
- 8.3.2 The proposed pergola, with its low height is not considered to introduce any aspects of overshadowing which would be contrary to Policy DM25 of the LDLP pt. II.
- 8.3.3 The proposed extensions are relatively minor in scale, responding sympathetically to the scale and massing of the host property and the surrounding area. The proposed extensions are not considered to be overbearing, nor harmful to the character of the application property or the wider street scene, in accordance with points (1) and (2) of Policy DM28 (Residential Extensions) of the LDLP Pt II.

- 8.3.4 The proposed works would not result in the introduction of any unacceptable loss of light, overshadowing or overlooking to near neighbours in accordance with Policy DM25 of the Lewes District Local Plan Part 2.

8.4 Objection Comments.

- 8.4.1 Overlooking - The Proposed dormers are to have obscure glazing. The roof lights are 1.7m above floor level - it is considered that this is sufficient to address overlooking concerns relating to dormers and roof lights.
- 8.4.2 Overlooking - The rear balcony is adequately screened to the sides by the overhanging extended roof and being recessed. There is to be an obscure glazed balustrade to the south facing element to ensure that overlooking to the south is addressed. A condition will be applied requiring the obscure glazed windows and balustrade to be maintained as such.
- 8.4.3 Loss of Light - It is considered that the minor increase in roof height is offset by the relocation of the ridge line to the centre of the application property, away from the neighbours to the east. The property is bracketed with garages of neighbouring on either side, ensuring that if there is any minor loss of light it is contained to non-habitable rooms/structures.
- 8.4.4 Overdevelopment - The rear extension projects as far rearwards as the existing conservatory, with a matching eaves height. Overall the increase in floor space is modest. It is not considered that the proposals represent overdevelopment of the site which would be contrary to Policy DM28 (Residential Extensions) of the LDLP.
- 8.4.5 In conclusion, no aspect of the development is found to be contrary to policy. It is considered the proposals would not have a detrimental impact on the character or appearance of the property, the street scene or the residential amenity of neighbouring properties. Its design is compliant with policy DM25 (Design). The resultant increase in floor space is considered to be acceptable increase under policy DM28 (Residential Extensions) and Policy CP11 (Built and Historic Environment and High Quality Design) of the Lewes District Local Plan.

9. **Human Rights Implications**

- 9.1 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.

10. **Recommendation**

- 10.1 It is recommended that the application is approved, subject to conditions.

10.2 Conditions

1. The east and west facing dormer windows shall be glazed with obscured glass (obscurity level 4) and thereafter permanently retained as such.

Reason: *To safeguard the privacy of the occupiers of the adjoining property and to comply with Policies DM25 and DM28 of the Lewes District Local Plan*

2. The south facing balcony shall be finished in obscured glass and thereafter permanently retained as such.

Reason: *To safeguard the privacy of the occupiers of the adjoining property and to comply with Policies DM25 and DM28 of the Lewes District Local Plan.*

3. The development hereby permitted shall be carried out in accordance with the following approved drawings:

PLAN TYPE	DATE RECEIVED	REFERENCE
Proposed Floor Plan(s)	09.11.2020	02-proposed ground floor
Proposed Floor Plan(s)	09.11.2020	04-proposed first floor
Proposed Elevation(s)	09.11.2020	06-proposed elevations
Proposed Roof Plan(s)	09.11.2020	08-proposed roof
Design & Access Statement	09.11.2020	
Proposed Block Plan	09.11.2020	1:500
Location Plan	09.11.2020	1:1250

Reason: *For the avoidance of doubt and in the interests of proper planning.*

11. **Background Papers**

- 11.1 None.