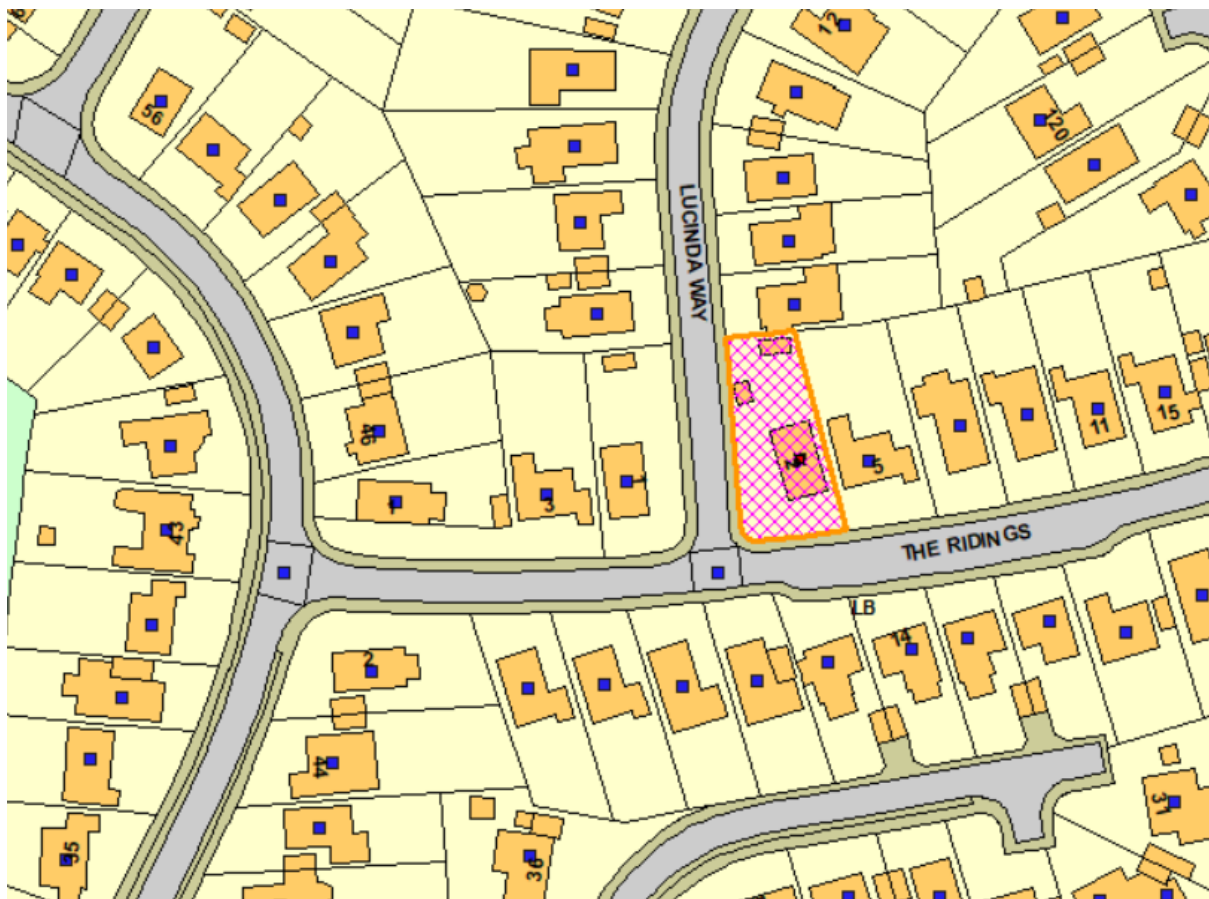


Report to: Planning Applications Committee
Date: 31 March 2021
Application No: LW/20/0770
Location: 2 Lucinda Way, Seaford, BN25 3JD
Proposal: Loft conversion to include raising the ridge height, installation of 3 dormers in the west facing elevation, 2 roof lights to the east facing elevation and a south facing Juliet balcony.
Applicant: Mr & Mrs Haycocks
Ward: Seaford North
Recommendation: Approval of planning permission, subject to planning conditions.
Contact Officer: **Name:** James Emery
E-mail: james.emery@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.

Map Location:



1. **Executive Summary**

1.1 It is considered the proposals have a minor impact on the character or appearance of the property, the street scene and the residential amenity of neighbouring properties. The proposed design is compliant with all relevant policies.

1.2 It is recommended that the application is approved.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework

- 2:- Achieving sustainable development
- 11:-Making effective use of land
- 12:-Achieving well designed places

2.2 Lewes District Local Plan

- LDLP: – CP11 – Built and Historic Environment & Design
- LDLP: – CP14 – Renewable and Low Carbon
- LDLP: – DM1 – Planning Boundary
- LDLP: – DM25 – Design
- LDLP: - DM28 – Residential Extensions

2.3 Seaford Neighbourhood Plan

- SNP:- SEA2 – Design

3. **Site Description**

3.1 The application property is a detached bungalow located on a corner plot to the east side of Lucinda Way at its junction with The Ridings, Seaford. It is not listed, nor is it in a conservation Area.

3.2 The area is characterised by residential bungalows with gable end roofs, front and rear gardens and driveways providing off-street parking.

4. **Proposed Development**

4.1 The proposal seeks householder permission for a loft conversion to include a raised ridge height, south facing Juliet balcony, 3 dormer windows in the west facing elevation and 2 roof light windows in east facing elevation.

4.2 The loft will be converted by increasing the central ridge height by approx. 1.2m. The 3.08m eaves height, and gable ended form of the roof are to be retained, albeit with a slightly steeper pitch.

4.3 The west facing roof slope is to feature 3 dormer windows with gable roofs. The central dormer is to measure 1.9m high, 2.5m deep and 2.45m wide. It is flanked on either side by dormer windows measuring 2.4m high, 2.5m deep and 3.0m wide.

- 4.4 The east facing roof slope is to feature 2 obscure glazed roof lights.
- 4.5 The south facing gable end is to feature a Juliet style balcony.
- 4.6 At ground floor level a south facing window is to be replaced with a set of white UPVC patio doors, with painted render applied to the south facing elevation. Two windows in the north facing elevation are to be replaced with UPVC patio doors. The main entrance door in the west facing elevation is to be relocated to a central location in the west facing elevation.

5. **Relevant Planning History**

There is no relevant history.

6. **Consultations**

6.1 Seaford Town Council

- 6.1.1 Seaford Town Council were consulted and resolved to object to the application, and in their detailed comment offered that the proposals involve a significant increase in the ridge height of the property.

The visual bulk of the roof extension would have an adverse impact on the character and appearance of Lucinda Way which is of modest bungalows with shallow pitch roofs. Also, the granting of consent could make it more difficult to resist similar proposals at other properties in the area and this would further erode the existing character of Lucinda Way.

- 6.1.2 The proposals should therefore be regarded as being contrary to the advice and guidelines in para GB04 of the Seaford Neighbourhood Plan Design Guide- 'Roof Extensions and Modifications'. It was therefore RESOLVED to OBJECT to the application on these grounds.

7. **Neighbour Representations**

- 7.1 Adjoining neighbours were consulted by letter and there were three representations. Two were objection comments and one was a support comment.
- 7.2 The objection comments were on the following grounds:
- The development would be out of character.
 - There is a concern that the raising of the roof line would reduce the amount of light coming in to a kitchen as increasing it by over one metre would mean that we would no longer be able to see the sky above the roof.
 - The proposed development would be out of character and could set a precedent for other developments, causing considerable change to the look and feel of the area.
 - The development would amount to overdevelopment of the plot.
- 7.3 The support comment offered that the development is acceptable, and that all efforts have been taken to reduce its impact upon neighbours.

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

- The application property is not located within a designated conservation area, area of established character, nor is it a listed building. It is not subject to any site specific policies which would restrict development.
- 8.2.1 Policy SEA2 requires that development must be appraised with regard to the 'General Design Guidelines for Seaford' document. It is noted that provision is made under guideline GB04 that loft extensions may be permitted on detached properties where they respect the scale, continuity, roof line and general appearance of the street scene. The design guidance recommends that they are appraised on a case-by-case basis.
- 8.2.2 It is considered that the applicant has satisfied the requirements of Policies DM25 (Design) of the Lewes District Local Plan, and Policy SEA2 (Design) of the Seaford Neighbourhood Plan, in that the loft conversion and proposed dormers are to be finished in matching materials, with the dormers appearing designed to appear as subordinate additions to the roof, set appropriately in the roof space in relation to the sides, ridge and eaves of the roof, in accordance with GB04 of the Seaford design guidelines document.
- 8.2.3 There is a prevalence of gable ended properties in the immediate surrounding area of the application property. It is considered that as the design sympathetically retains a gable-end form for the converted roof and the dormer windows. The proposals would not appear substantially out of character with the surrounding area. The appropriate incorporation of matching materials is considered to lessen the impact of the proposed loft conversion and dormer windows, in accordance with Policies DM25 and DM28 of the Lewes District Local Plan and Policy SEA2 of the Seaford Neighbourhood Plan.
- 8.2.4 The proposed render to the south elevation is considered to be acceptable. It is noted that white vertical cladding is present on the gable ends of properties on The Ridings. As such, white painted

render is considered to be within the vernacular of local materials and the wider street scene.

- 8.2.5 Regarding roof heights, the roof extension will result in an increase in the ridge height of the application property. It is considered that the design achieves this in a manner which is not to the detriment of the character of the application property and the surrounding area with regard to policies DM25 (design), DM28 (extensions) and SEA2.
- 8.2.6 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 eaves height and gable end roof form respects the bulk and massing of the application property and the wider street scene.

8.3 Impact on Neighbouring Residents

- 8.3.1 The west facing dormer windows and south facing Juliet balcony have been adequately sited in accordance with policies DM25, DM28 and SEA2, such as to minimise overlooking to the private amenity space of neighbouring properties as they look out onto the public domain.
- 8.3.2 The east facing roof lights are considered to be compliant with the above policies as they are to be obscure glazed. It is considered appropriate to secure a condition on any approval to ensure that they are to remain obscure glazed.
- 8.3.3 The proposed works 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 point (3) of Policy DM28 (Extensions) of the LDLP Pt II.
- 8.3.4 Loss of light was appraised, however, it is not considered that the proposed works would not result in the introduction of significant loss of light to principle habitable rooms of near neighbours over and above the existing situation between properties, in accordance with Policies DM25, DM28 and SEA2.

8.4 Objection Comments

- 8.4.1 **Overlooking.** The Proposed dormers are located to the west facing elevation which overlooks the public domain. The roof lights to the east facing elevation are to be obscure glazed - it is considered that this is sufficient to address overlooking concerns.
- 8.4.2 The front facing Juliet balcony is located on an elevation which overlooks the public domain. A condition will be applied requiring the obscure glazed windows and balustrade to be maintained as such.
- 8.4.3 **Loss of light.** The objection comment specifically relating to loss of light is not considered to be sufficient to warrant a refusal as the room affected is a kitchen, which is not a principle habitable room. There currently exists some overshadowing between properties. The

retention of the existing eaves height and gable end roof form with central ridge is considered to lessen the impact of the proposed new roof.

- 8.4.4 **Out of Character.** The application property is not listed nor is it within a conservation area or an area of established character. It is noted that there is a prevalence of gable ended properties in the immediate surrounding area of the application property. It is considered that as the design sympathetically retains the existing eaves height and a gable-end form for the converted roof and the dormer windows. The proposals would not appear substantially out of character with the surrounding area. The appropriate incorporation of matching materials is considered to lessen the impact of the proposed loft conversion and dormer windows. It is not considered that the rendering to the south elevation would substantially change the character of the property to the detriment of the surrounding area, in accordance with Policies DM25 and DM28 of the Lewes District Local Plan and Policy SEA2 of the Seaford Neighbourhood 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 considered the proposals have a minor impact on the character or appearance of the property, the street scene and the residential amenity of neighbouring properties. Its design is compliant with policy DM25 (Design) and SEA2 (Design). The resultant increase in floor space is considered to be acceptable increase under policy DM28 (Extensions) and Policy CP11 of the Lewes District Joint Core strategy.

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

10.3 Conditions

1. The east facing roof light windows shall not be glazed otherwise than with 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.

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	17/12/2020	04 A
Proposed Floor Plans	17/12/2020	02 A
Proposed Elevations	17/12/2020	03 B
Proposed Block Plan	17/12/2020	04 A
Proposed Section	17/12/2020	02 A
Planning Statement	17/12/2020	

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

11. **Background Papers**

11.1 None.