

Report to: Planning Applications Committee
Date: 21 April 2021
Application No: LW/20/0893
Location: 78 Saltwood Road, Seaford, East Sussex, BN25 3SS
Proposal: Erection of a single-storey front and side wraparound extension and wheelchair accessible ramp.
Applicant: Lewes District Council
Ward: Seaford East
Recommendation: Approval of planning permission, subject to planning conditions.
Contact Officer: **Name:** James Emery
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IMPORTANT NOTE: This scheme is not CIL Liabile.

Map Location:



1. **Executive Summary**

1.1 It is considered the proposals do not have a detrimental impact on the character or appearance of the property, the street scene and the residential amenity of neighbouring properties. The proposed works are subservient to the host dwelling in accordance 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 semi-detached property, located on the east side of Saltwood Road, Seaford.

3.2 It is not listed nor is it within a designated Conservation Area.

4. **Proposed Development**

4.1 The proposal is for the erection of a single storey front / side wraparound extension and wheelchair accessible ramp.

4.2 The proposed wraparound extension is of single storey design, with an 'L' shaped footprint. It will project forwards of the principle elevation by approx. 1.8m, with a maximum width of approx. 8.45 m and a depth of 8.25m. It is to have an eaves height of 2.2m and a maximum height of 3.35m.

4.3 The proposed extension will provide for a wheelchair accessible bedroom and entrance lobby.

4.4 It is proposed that the extension shall be constructed of brickwork, with a faux pitched roof finished with matching tiles to the pitched section, and felt to the flat section. Windows and doors are to be white double glazed UPVC to match existing.

4.5 To the front of the property there is to be a concrete wheelchair accessible ramp.

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 support the proposed works.

7. **Neighbour Representations**

7.1 There were no comments from adjoining 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

8.2.1 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.

8.2.2 Through its use of matching materials, the proposed extension and ramp are considered to be a sympathetic addition to the property. Although they are visible from the street scene they utilise materials which are present in the surrounding area, in accordance with Policy DM25 and policy DM28 of the Lewes District Local Plan.

8.2.3 The applicant has satisfied the conditions of Policy SEA2 (Design) of the Seaford Neighbourhood Plan, which requires that high quality design and materials are required for development to be successful.

8.2.4 Overall, it is considered the proposals do not have a detrimental impact on; the character or appearance of the property, the street scene and the residential amenity of neighbouring properties. It is subservient to the host dwelling having a lower ridge height in accordance with Policies DM25 (Design) The increase in floor space is considered to be an acceptable increase under policy DM28 (Extensions) and Policy CP11 of the Lewes District Joint Core strategy.

8.3 Impact on Neighbouring Residents

8.3.1 The proposed extension is subservient to the host dwelling, being that it is of single storey design, and it is not considered to be overbearing. It is considered that it does not introduce any new aspect of overlooking or overshadowing, and therefore is in accordance with policy DM28 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 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 development hereby permitted shall be carried out in accordance with the following approved drawings:

PLAN TYPE	DATE RECEIVED	REFERENCE
Location Plan	23/12/2020	01 A
Proposed Floor Plans	23/12/2020	03
Proposed Elevations	23/12/2020	03
Design and Access Statement	23/12/2020	

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

2. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to Policy DM25 of the Lewes District Local Plan.

11. **Background Papers**

11.1 None.