

App.No: 140108 (HHH)	Decision Due Date: 6 April 2014	Ward: Upperton
Officer: Anna Clare	Site visit date: 30 January 2014	Type: Householder
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 8 March 2014		
Weekly list Expiry: 8 March 2014		
Press Notice(s): N/A		
Over 8/13 week reason: To align with available Planning Committee.		
Location: 60 Watts Lane, Eastbourne		
Proposal: Two storey extension to form self-contained unit adjoining the existing detached private house, with internal linking access doors.		
Applicant: Mr C Godfrey		
Recommendation: Grant planning permission.		

Constraints

Archaeological Notification Area
multi period settlement

Tree Conditions

Tree(s) protected by planning permission.
EB/1989/0594

Relevant Planning Policies

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies

B2 Creating Sustainable Neighbourhoods
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 refers to a two-storey, detached single family dwellinghouse on the western side of Watts Lane, close to the junction with Mill Road. The area is predominantly residential in character, with a mix of character, style and materials to properties.

The property has an existing ground floor garage to the side adjacent to the north-eastern boundary with No.61 Watts Lane.

Relevant Planning History:

EB/1957/0446
ERECTION OF DET HOUSE WITH GARAGE
Approved Conditional
1957-12-19

Proposed development:

The application proposes the replacement of the existing ground floor garage/utility room to the side of the dwelling house with a two storey side extension. The extension is to provide additional residential accommodation by way of an annex with separate kitchen and lounge area and two bedrooms, accessed by an existing lobby/porch area.

The application also proposes the replacement of the existing ground floor rear extension to the south-western boundary, extending to the side by 500mm to be in line with the existing main house, and increasing in height to 2.8m, extending across the rear of the property projecting 2.3m in line with the proposed two storey side extension.

The ground floor and two storey side extensions are proposed with flat roofs and are to be rendered with timber cladding to the front section of the side extension. Two high level windows are proposed in the side (north-eastern) elevation, one to ground and one at first floor level. With the main windows to both the front and rear elevation.

The side extension will measure 10.3m in length, 5.7m in height and will project 2.3m to the rear of the existing property and come forward of the front elevation by 1.4m.

Consultations:

External:

County Archaeologist – In light of potential for loss of heritage assets on the site resulting from development the area affected by the proposals should be the subject of a programme of archaeological works which will be controlled by condition.

Neighbour Representations:

No objections have been received to the application. A letter of support has been received from the occupiers of 61 Watts Lane, the adjacent neighbour to the north-east.

Appraisal:

The application proposes a ground floor single storey extension projecting 2.3m in depth across the rear elevation of the property to 2.8m in height. Given the modest depth and height of the extension and given the existing extension to the property it is not

considered that this extension will have any significant impact on the adjacent property which is well set back from this boundary.

The application also proposes a two storey side extension set back 300mm from the north-eastern boundary of the application site. The extension will replace the existing garage/utility room at ground floor level. Given the detached nature of the site it is not considered that the proposed extension will have any significant impact on the adjacent property NO.61 Watts Lane, which is set back from the boundary.

The extension is large, and a bulky block attached to the side elevation, the rendering and timber panelling to the side give the extension a modern appearance to the host building which is itself of little character compared with others in the immediate area. The extension projects 2.3m from the rear elevation of the existing building, which will still allow a view through between the properties from Watts Lane. The extension will read as a modern addition to the existing dwelling, the majority of which is screened from view from Watts Lane by substantial trees and shrubs. On balance the size, bulk and proposed materials are considered acceptable.

Human Rights Implications:

The impact of the application has been assessed as part of the application process. 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 ground floor rear extension is considered acceptable in scale and bulk and will not have a significant impact on the adjacent property in terms of amenity. On balance it is not considered that a refusal on the basis solely of design or the bulk of the two storey side extension could be substantiated, it is not considered that the extension will result in significant impacts on the amenity of the adjacent property No.61 Watts Lane who have written in support of the application; therefore it is recommended that planning permission is granted.

Recommendation: grant planning permission.

Conditions:

1. Time for commencement
2. In accordance with the approved drawings.
3. Materials to be as stated.
4. Windows in the side (north eastern) elevation at ground and first floor level shall only be glazed in semi-obscure glass and incapable of being opened and shall be permanently maintained as such thereafter.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no window or door other than those expressly authorised by this permission shall be constructed in the north-eastern side elevation of the approved extension without planning permission obtained from the Local Planning Authority.
6. No development shall take place until the developer has secured the implementation of a programme of archaeological work.

7. The development hereby permitted shall not be brought into use until the archaeological site investigation and post investigation assessment has been completed.

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.**