

Report to: Planning Committee
Date: 29th June 2021
Application No: 200901
Location: 1 Matlock Road, Eastbourne
Proposal: Erection of a second storey rear extension with associated alterations, works to existing rear extension and replacement external staircases.

Applicant : Mr A Chepstow-Lusty & Mrs C Lusty
Ward: Meads

Recommendation: Approve subject to conditions.

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Map Location:



1. **Executive Summary**

- 1.1 This application is referred to the Planning Committee at Member request.
- 1.2 The application seeks permission for the erection of a second storey rear extension with associated alterations along with works to an existing rear extension and a replacement external staircase.
- 1.3 The application is considered to be acceptable in terms of its visual impact both in the context of the host building and upon the significance of the Meads Conservation Area and Grade II listed building within the curtilage of the property. The amenity of the occupiers of neighbouring properties would not be significantly impacted.
- 1.4 On balance, the application is considered to accord with the Development Plan and the application is recommended for approval subject to conditions.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 8. Promoting healthy and safe communities
- 12. Achieving well-designed places
- 16. Conserving and enhancing the historic environment

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- C11 - Meads Neighbourhood Policy
- D10a - Design

2.3 Eastbourne Borough Plan 2001-2011:

- TR4 - Quality Bus Corridors
- HO20 - Residential Amenity
- UHT1 - Design of New Development
- UHT4 - Visual Amenity
- UHT8 - Protection of Amenity Space
- US4 - Flood Protection and Surface Water
- US5 - Tidal Risk

3. **Site Description**

- 3.1 The application site is a semi-detached residential property divided into 2 no self-contained units. The property benefits from residential use over 3 floors including the roof space of the building.
- 3.2 The properties surrounding the application site comprise a mix of three storey and two storey properties.

3.3 The property is set within an angled plot where the rear portion of the curtilage turns to the west. Set within this rear element is a Grade II listed outbuilding termed as a Gazebo within the English Heritage Listing. The structure formed an ornamental gazebo within the grounds of the original 18th Century farmhouse presumed to be located on the site previously.

4. **Relevant Planning History**

4.1 No site history relevant to the determination of this application.

5. **Proposed Development**

5.1 The applicant is seeking permission for the creation of second floor extension along with alterations to an existing conservatory and staircase on the rear of the application property.

5.2 The second-floor element would extend along the depth of the existing rear portion of the property and above the existing conservatory, which itself is to be replaced by brick walls to become a breakfast room. The second floor would introduce a new side wall element but be set in from the first floor, creating a slightly asymmetric element when viewed from the rear.

5.3 The scheme would provide for a study, bathroom and walk-in wardrobe with the breakfast room at first floor level. The existing staircase to the garden would be replaced with a new wider timber staircase located more centrally within the plot.

5.4 Windows are proposed on the sides of the extension with the west facing window to be obscure glazed.

5.5 The extension would utilise materials and painted brickwork to match the existing property.

6. **Consultations**

6.1 Specialist Advisor (Conservation)

6.1.1 There are no significant concerns relating to a challenge to the character and appearance of the conservation, and, accordingly, no objection is required.

7. **Neighbour Representations**

7.1 3 Letters of objection have been received from neighbouring occupants. A summary of the comments is outlined below –

- Concerns over loss of light
- Loss of privacy
- Brickwork should be painted white to match the existing arrangement
- The addition will block views
- Potential overshadowing
- Design would spoil the aesthetic of the building

- Extension would have a negative impact on the historic value of the original building
- Impact on Grade II Listed building

7.2 These points are discussed later within this report.

8. **Appraisal**

8.1 Principle of Development

8.1.1 There is no objection in principle to the proposal, subject to consideration of its design and visual impact upon the character of the Meads Conservation Area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework (2018), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

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

8.2.1 Members will note that objections have been received from neighbouring properties in respect of the impact of the development upon residential amenity. The following section outlines officer's consideration of those relevant matters.

8.2.2 Overlooking:

8.2.3 The comments received in respect of overlooking to the properties to the rear and along Meads Street are noted. The distance between the proposed rear facing window and Matlock Barn is approximately 29m and this distance is considered to retain suitable levels of privacy within Matlock Barn.

8.2.4 However, it is accepted that the proposed development may increase the perception of overlooking for adjoining occupiers. As such, a condition has been recommended that requires that all windows are obscurely glazed and fixed shut below 1.7m above internal floor height to prevent views towards neighbouring sensitive windows whilst retaining a degree of outlook for future occupants.

8.2.5 With the above restriction, the resulting development would avoid prejudicing the enjoyment of neighbouring dwellings through an increase in the perception of being overlooked.

8.2.6 The proposed alterations to external steps would not significantly alter the existing view from the application site at this level and is not considered to have an impact upon neighbouring occupants.

8.2.7 Overshadowing:

8.2.8 As a result of the orientation of the buildings, the garden of the adjoining property, 3 Matlock Road, would be impacted by a loss of light for a small part of the morning whilst the sun rises through the sky. However, the extension would be set back 0.8m from the party wall shared with number 3 and would comprise a modest increase in

height above the party wall of 1.6 metres to the eaves with a pitched roof extending away from the boundary. Taking these matters into account, the increase in the overshadowing beyond that of the existing building would be marginal and insignificant when taking into account the very small portion of time when the extension would cast a shadow on the garden area.

- 8.2.9 Based on the above appraisal it is considered the scheme is in accordance with Policy HO20 Residential Amenity as there would not be a significant adverse impact to residential amenity as a result of the proposal.

8.3 Design

- 8.3.1 Buildings of this height are a common feature of Matlock Road and surrounding streets. Due to its siting at the rear of the property it is not considered that this would result in an overly dominant form of development in the Matlock Road street scene.
- 8.3.2 The proposed extension would extend the existing building beyond the established building line of properties in Matlock Road to the rear. However, in an urban setting such as this it is not uncommon to see buildings extending out to the rear of plots over time. The application proposal has been designed to remain subordinate to the main dwelling, keeping below the main ridgeline and set in from the lower floors, and would not appear overly dominant or top heavy in its design.
- 8.3.3 The extension would be finished in materials that match the host dwelling and a condition is recommended to ensure that this is secured. Based on the above appraisal the extensions as proposed are considered to be in accordance with policy D10a Design.
- 8.3.4 The proposal is therefore considered to meet the requirements of adopted policy, specifically D10a Design of the Core Strategy 2006-2027, and saved policies UHT1 (Design of New Development) and UHT4 (Visual Amenity) of the Eastbourne Borough Plan 2001-2011.

8.4 Impact on character and setting of a listed building or conservation area

- 8.4.1 To the rear of the property is the grade II listed 'Gazebo' which is listed under entry 1043616. Due to the orientation and layout of the plot the gazebo is set some distance and angled away from the application property itself.
- 8.4.2 The works relate solely to 1 Matlock Road and do not extend closer to the listed building. As such it is not considered that the works would have an impact on the setting of the historic asset nor its wider relationship and visibility within the urban landscape. As a result, its significance would be protected and the proposal would not detract from its appreciation from a heritage, or other, perspective.
- 8.4.3 In respect of the impact of the proposed works on the wider Meads Conservation area we refer to the comments by the Conservation officer who confirms that there are no significant concerns relating to a challenge to the character and appearance of the conservation

area. As such, it is considered that the proposal would preserve the character and appearance of the Meads Conservation Area in accordance with legislative and policy requirements.

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 proposal be approved conditionally.

10.2 **Time Limits** - The development hereby permitted shall be begun before the expiration of three years from the date of permission.

10.3 Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

10.4 **Approved Plans** - The development hereby permitted shall be carried out in accordance with the following approved drawings:

- **Dwg – 6698/LBP**
- **Dwg – 6698/Ex**
- **Dwg – 6698/1/A**

10.5 Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.

10.6 **Materials** - The external finishes of the development, hereby approved, shall match in material, colour, style, bonding and texture those of the existing building.

10.7 Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

10.8 **Obscure glazing** - The windows in the extension, hereby approved, shall be obscurely glazed and non-opening to a minimum height of 1.7m above internal finished floor level, and shall be installed prior to first use of the development and retained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

10.9 Reason: To protect the amenity of neighbouring residents and future occupiers.

11. **Appeal**

11.1 Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

12. **Background Papers**

12.1 None.