

**Report to:** Planning Applications Committee

**Date:** 6 October 2021

**Application No:** LW/21/0077

**Location:** Reeve Cottage, Station Road, North Chailey, East Sussex, BN8 4HG

**Proposal:** Single storey side extension, loft conversion including hip to gable extensions as well as front and rear dormers, single storey front extension.

**Applicant:** Mr & Mrs Mendez

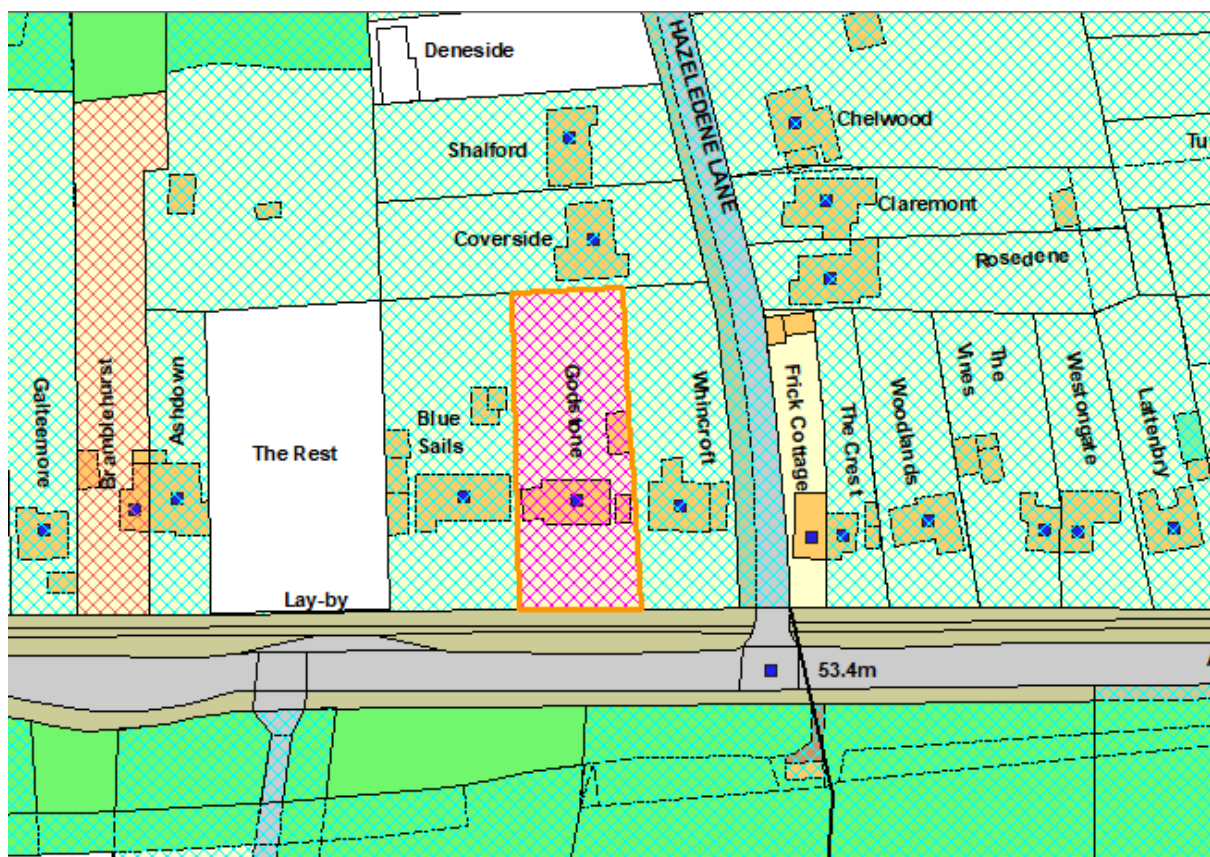
**Ward:** Chailey

**Recommendation:** Grant Planning Permission.

**Contact Officer:** **Name:** Tom Bagshaw  
**E-mail:** [tom.bagshaw@lewes-eastbourne.gov.uk](mailto:tom.bagshaw@lewes-eastbourne.gov.uk)

**IMPORTANT NOTE:** This scheme is not CIL Liabale as the development does not create net additional floor space of 100 square metres or more.

**Map Location:**



## **1. Executive Summary**

- 1.1 The proposed development is considered to meet all relevant local and national planning policies.
- 1.2 Approval is recommended, subject to conditions

## **2. Relevant Planning Policies**

### **2.1 National Planning Policy Framework**

Achieving well designed places

Conserving and enhancing the natural environment

### **2.2 Lewes District Local Plan**

LDLP: - CP10 – Natural Environment and Landscape Character

LDLP: – DM1 – Planning Boundary

LDLP: – DM25 – Design

LDLP: - DM28 – Residential Extensions

### **2.3 Chailey Neighbourhood Plan**

HO1 –Design

### **2.4 Site Description**

- 2.5 The application site is comprised of a detached bungalow. The property is located on the north side of Station Road. The surrounding area is characterised primarily by detached properties of mixed composition between bungalows and two storey dwellings. The property falls outside of the planning boundaries as defined in Policy DM1.
- 2.6 The site is located within an the Chailey Neighbourhood Area. The site does not fall within in a Conservation Area nor is the property listed

## **3. Proposed Development**

- 3.1 The application seeks Householder Planning Permission for the erection of a two-storey side extension, a loft conversion including hip to gable extensions as well as front and rear dormers and a single storey front extension.
- 3.2 The application is called in to planning committee as Chailey Parish Council have objected to the proposal.

The proposed two storey side extension would be 3.5 metres in height to the eaves; 6.55 metres in height to the roof ridge; 3.5 metres in width; and 8.3 metres in depth.

The proposed single storey front extension would be 2.6 metres in height to the eaves; 4.6 metres in height to the roof ridge; 4 metres in width; and, 5.2 metres in depth.

The proposed western front dormer extension would be 2.25 metres in height; 4.8 metres in width; and, 2.6 metres in depth.

The proposed eastern front dormer extension would be 2.25 metres in height; 3.1 metres in width; and, 2.6 metres in depth.

The proposed rear dormer extension would be 2.25 metres in height; 14.3 metres in width; and, 2.6 metres in depth.

- 3.3 This application was subject to amendments to reduce the height of the front extension from a two-storey extension to a single storey extension.

#### 4. **Relevant Planning History**

- 4.1 N/A

#### 5. **Consultations**

- 5.1 Chailey Parish Council Comments on initial application:

*Chailey Parish Council object to this application on the following grounds:*

- *It is out of keeping.*
- *It is adding a storey to the bungalow rather than adding a loft conversion.*

- 5.2 Chailey Parish Council Comments in relation to amendments:

*The above application was discussed on the 6th July at Chailey Parish Council's Planning meeting. The Council decided that the previous objection stands as there is very little difference to the previous application. Therefore, they object.*

#### 6. **Neighbour Representations**

- 6.1 No representations were received from any members of the public.

#### **Appraisal**

##### 6.2 **Key Considerations**

- 6.2.1 The key considerations are: principle of development design, effect on residential amenity of adjoining occupants.

##### 6.3 **Principle**

- 6.3.1 The site falls outside of the within the Chailey Planning Boundary and in accordance with DM1 development will be resisted unless it can be demonstrated that the proposal complies with another relevant development plan policy.
- 6.3.2 Policy DM28 supports residential extensions and in specific regard to applications outside of the planning boundaries states the following:  
'outside the planning boundaries, as defined on the Policies Map, dwelling extensions will only be permitted where there would be no harmful impact on the surrounding landscape.'
- 6.3.3 Therefore, the principle of development is considered to be acceptable subject to the proposal not resulting in harm to the surrounding landscape.

## **6.4 Design and Character**

6.4.1 Policy DM28 (Residential Extensions) of the Lewes District Local Plan - February 2020 (Part 2) Site Allocations and Development Management Policies, states that extensions and alterations to dwellings will only be permitted where the following criteria are met:

- 1) the materials and design, including the pitch, style and span of the roof, complement and enhance the character and appearance of the hostbuilding;
- 2) the design respects and responds positively to the scale, height, site coverage, bulk, massing and character of the adjacent properties and the wider street scene – in streets which have a definite architectural rhythm and similar style of dwelling, front extensions will not normally be acceptable;
- 3) two storey or second storey extensions at first floor level will normally be required to retain at least a one metre gap to the side boundary to prevent the creation of a ‘terraced’ appearance;
- 4) extensions would not result in unacceptable overlooking of, or loss of daylight to, the nearest habitable rooms or private amenity space of neighbouring dwellings. They should normally be restricted to within a line drawn from the mid-point of the nearest ground floor window of a habitable room of the neighbouring property. The line should be projected 60° for single storey extensions and 45° degrees for two storey extensions.

6.4.2 The proposed development should comply with the provisions of Policy DM25 of the Lewes District Local Plan (part 2) sets out that development which contributes towards local character and distinctiveness through high quality design will be permitted where the following criteria are met:

- 1) Its siting, layout, density, orientation and landscape treatment respond sympathetically to the characteristics of the development site, its relationship with its immediate surroundings and, where appropriate, views into, over or out of the site;
- 2) its scale, form, height, massing, and proportions are compatible with existing buildings, building lines, roofscapes and skylines;
- 3) it incorporates high quality, durable and sustainable materials of an appropriate texture, colour, pattern and appearance that will contribute positively to the character of the area;
- 4) existing individual trees or tree groups that contribute positively to the area are retained;
- 5) adequate consideration has been given to the spaces between and around buildings to ensure that they are

appropriate to their function, character, capacity and local climatic conditions;

- 6) any car parking or other servicing areas are appropriate to the context and sensitively located and designed so as not to dominate the public realm;

And that outside the planning boundaries, as defined on the Policies Map, dwelling extensions will only be permitted where there would be no harmful impact on the surrounding landscape

- 6.4.3 DM28 permits extensions that complement and enhance the character and appearance of the host building, respects and responds positively to wider street scene in terms of scale, height, site coverage and bulk.
- 6.4.4 Chailey Parish Council have objected to the proposal on the grounds that it is out of keeping with its surroundings and is creating a two-storey property rather than simply a loft conversion. The applicant has amended the scheme to reduce the height of the front extension. Following the amendments Chailey Parish Council opted to sustain their previous objection.
- 6.4.5 The proposal includes dual, hipped roof to gable end extensions. Ordinarily hip to gable extensions would only be appropriate where they are in keeping with the character of the area and they do not unbalance the roof form of a property. In this case the proposed property is a detached property and the dual gable would create a balance and a symmetry to the front elevation. Furthermore, the neighbouring property at Wincroft to the east of the site has a gable end roof form and therefore, the proposed roof extension would not be out of character with the surrounding area or the host dwelling.
- 6.4.6 The proposed two storey side extension would be designed to appear as an integral feature of the property. It would retain the same eaves and ridge height as the existing property and the fenestration would match the main dwelling. The proposal would retain a 1.2 metre separation distance to the boundary of the neighbouring property at Blue Sails and would maintain characteristic gaps between the dwellings and avoid creating a terracing effect. Overall, the proposed two storey side extension would be in keeping with the main property and would be acceptable in terms of design.
- 6.4.7 The proposed single storey front extension would be designed to appear as a large porch and the eaves would align with the eaves of the host dwelling. The single storey front extension would command some visual presence in the streetscene due to its contemporary appearance and full width glass windows. However, it would not be considered to unacceptably harm the character and appearance of the property or the streetscene due to its single storey height and modest massing which limits its prominence within the area. Overall, the proposed single storey front extension would not unacceptably

dominate the front elevation of the property and is considered to be in accordance with Policies DM25 and DM28.

- 6.4.8 Various properties in the surrounding area feature front dormer windows (Blue sails to the west of the site) and as such, there is no principle objection to the installation of the front dormer windows in this case. Officer's note that the proposed dormers would be slightly larger than those in the surrounding area however, as they are set generously in from the sides of the roof, down from the roof ridges and up from the eaves of the roof, they would not be of a size or scale that would dominate the front elevation of the property. The proposed front dormer windows would not represent an unacceptable level of harm to the character or appearance of the streetscene or the main dwelling and therefore, would not warrant the refusal of the scheme in these grounds.
- 6.4.9 The proposed rear dormer window would not be visible from the streetscene. It would have a significant width however, it would be subordinate to the main dwelling by being set in from the sides of the roof, down from the roof ridges and up from the eaves of the roof. Overall, the proposed rear dormer extension would not be of a size or prominence that would be considered to have any unacceptable impacts upon the character or appearance of the property and would be acceptable in terms of design and visual amenity.
- 6.4.10 Overall, the proposed additions to property are modest in size and massing. The property is located within an existing cluster of residential properties within the countryside, which mitigates their impact upon the surrounding landscape. The proposals would not be the largest structures within the surrounding area and would not be unacceptably prominent within the streetscene. Therefore, due to their location within a small residential cluster and the modest size of the extensions, the impact of the proposals upon the surrounding landscape is considered to be negligible.
- 6.4.11 The proposal seeks to apply a white render as an external material finish. The surrounding area is generally finished in facing brick. However, there are some examples of render finish in the surrounding area such as, Whincroft (located at the junction to Coldharbour Ln) and as such, there is no objection to a white render finish.
- 6.4.12 Overall, the proposal is considered to be acceptable in terms of design and visual amenity.

## **6.5 Impact Upon Residential Amenity**

- 6.5.1 Policy DM25 of the Lewes District Local Plan (part 2) sets out that proposals seeking new development will not be approved unless it can be shown that there will be no unacceptable adverse impact on the amenities of neighbouring properties in terms of privacy, outlook, daylight, sunlight, noise, odour, light intrusion, or activity levels.
- 6.5.2 The proposed two storey side extension would not project beyond the rear of the neighbouring property and would be located adjacent to a side passageway, which would not be considered to represent a

good standard of amenity space. The proposed two storey side extension would not include any side facing windows above ground floor level. Therefore, the proposed two storey side extension would not be considered to result in any unacceptable impacts upon neighbouring amenity in terms of overbearing, overlooking, overshadowing or daylighting/sunlighting.

6.5.3 The proposed single storey front extension would be located at the front of the property and would not be located in close proximity to the boundary of either neighbouring residential property. The proposed single storey front extension would not include any side facing windows above ground floor level and the windows proposed would not face towards any residential properties. Therefore, the proposed extension would not be considered to result in any unacceptable impacts upon neighbouring amenity in terms of overbearing, overlooking, overshadowing or daylighting/sunlighting.

6.5.4 The proposed dormers are located on existing roof slopes above ground floor level and would not include any side facing windows. The proposed dormers would be set within the plane of the existing roofslope and would not increase the height of the existing property. Therefore, the proposed dormer extensions would not be considered to result in any unacceptable impacts upon neighbouring amenity in terms of overbearing, overlooking, overshadowing or daylighting/sunlighting.

## **6.6 Conclusion**

6.6.1 The application would be of modest size and scale and would not result in unacceptable harm to the character of the property, the street scene or the surrounding landscape.

6.6.2 The proposals have been designed in such a way that they would not unacceptably harm the amenity of any neighbouring property in terms of overbearing, overshadowing, overlooking or daylighting/sunlighting.

6.6.3 The proposal is therefore considered to be acceptable.

## **7. Human Rights Implications**

7.1 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.

## **8. Recommendation**

8.1 In view of the above the proposed development is considered to be acceptable and approval is recommended subject to conditions

## 8.2 Conditions

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

PLAN TYPE	DATE RECEIVED	REFERENCE
Existing and Proposed Floor Plans, Roof Plans and Elevations	17 February 2021	2036 / P01 Rev. A
Proposed Block Plan and Site Location Plan	4 May 2021	2036 / P02

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

2. The development hereby approved shall be finished in external materials which are those stated on the application form.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policy DM28 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

3. The roof of the extensions hereby approved shall not be used as a sitting area or balcony and shall only be accessible for maintenance purposes.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policies DM25 and DM28 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

4. No windows shall be formed in the side walls of any of the extensions hereby approved unless approved in writing by the LPA.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policies DM25 and DM28 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

## 8.3 Informatives:

1. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building



or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

3. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.
4. The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
  - carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundwork's within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "The Party Walls etc. Act 1996 - Explanatory Booklet".

## 9. **Background Papers**

9.1 None.