

<b>App.No:</b> 140425 (HHH)	<b>Decision Due Date:</b> 29 May 2014	<b>Ward:</b> Old Town
<b>Officer:</b> Toby Balcikonis	<b>Site visit date:</b> 23 April 2014	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> N/A <b>Neighbour Con Expiry:</b> 01 May 2014 <b>Weekly list Expiry:</b> 25 April 2014 <b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b> The application expired on 29/05/2014 following a referral from Delegated Committee on 14 May 2014.		
<b>Location:</b> 14 Manvers Road, Eastbourne, BN20 8HJ		
<b>Proposal:</b> Proposed loft conversion, including hip to gable roof enlargement with rear dormer. Also included are 2 x rooflights to the front roof slope and proposed new window in to the gable end.		
<b>Applicant:</b> Mr & Mrs Cowen		
<b>Recommendation:</b> Approve conditionally		

### Executive Summary

Two applications have been submitted (one pertaining to each property) to extend at roof level a pair of semi-detached properties with a hip to gable extension, a rear dormer and rooflights to the front elevation roof slope. It should be noted that whilst the applications are for planning permission the works in the majority could be considered permitted development; the reason planning permission is required is in relation to the connection of the dormer extensions over the firewall at roof level. It is not considered that the works would result in significant impacts in terms of amenity on adjacent residential properties to warrant the refusal of the application and the works are considered to result in acceptable impacts on the visual appearance of the properties; as such it is recommended that planning permission is granted.

### Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1 - Spatial Development Strategy and Distribution  
B2 - Creating Sustainable Neighbourhoods  
C4 - Old Town Neighbourhood Policy  
D5 - Housing  
D10A - Design

Eastbourne Borough Plan Saved Policies 2007

UHT1 – New Development  
UHT4 – Visual Amenity  
HO20 – Residential Amenity

**Site Description:**

The application property is a 2-storey, 3-bed semi detached property situated on the Western side of Manvers Road (attached to number 12 Manvers Road to the South). The application property shares its Northern flank boundary with 16 Manvers road (a semi-detached property adjoined with 18 Manvers Road) at a distance of 2.3 metres between the properties.

The rear elevation of the neighbouring pair of properties to the North of the application address (which includes number 16) are set back at a distance of over 1.5 metres from the main rear elevation of the application address. The occupant at number 16 has erected a rear single storey conservatory approximately 3.7metres in depth.

**Relevant Planning History:**

100428 – 16 Manvers Road  
Erection of a single storey rear extension replacing conservatory.  
Approved Conditionally - 10/09/2010

140087 – 2 Manvers Road  
Hip to gable extension to roof and rear dormer comprising space for an extra bedroom and bathroom.  
Approved Conditionally – 02/04/2014

EB/2006/0580 – 13 Cherry Garden Road  
Proposed Lawful Development Certificate for an extension to the side and rear of the roof in connection with a loft conversion.  
Issued – 03/10/2006

140420 – 12 Manvers Road  
Proposed loft conversion, including hip to gable enlargement with rear dormer. Also included are 2 x roof lights to front roof slope and proposed new window to the gable end.  
Recieved – 01/04/2014

**Proposed development:**

The applicant seeks permission to alter the roof space through the creation of a Hip to Gable extension to the Northern roof slope (closest to the shared boundary with 16 Manvers Road) and in addition the creation of a rear dormer in the rear roof slope running the entire width of the property (6.4 metres), which projects a maximum of 2.6 metres, at a maximum height of 2.2 metres.

- Hip to Gable: Additional volume created of approximately 19 m<sup>3</sup>
- Rear Dormer: Additional Volume created of approximately 18 m<sup>3</sup>
- Total additional volume of created roof space: 37 m<sup>3</sup>

Proposed external finishing materials include:

- Roof extension – Plain tiles to match the existing roof
- Dormer/gable walls - Plain Concrete tile hanging to match roof of main dwelling
- Flat Dormer roof granite chippings imbedded in bitumen

The applicant also seeks to add a window in to the gable end of the proposed roof extension to provide natural light to the new stairwell leading up to the converted loft space and landing; and the addition of 2 roof lights in the front roof slope (facing out on to Manvers Road) serving the proposed new bedroom.

## **Consultations:**

### Neighbour Representations:

15 neighbouring properties were consulted by letter for this application,

1 comment of objection was received from No.16 Manvers Road concerning the appearance of the cumulative effect of proposed roof alterations at the 12 & 14 Manvers Road especially when viewed from the rear; and the impact on the loss of light to rear windows as the application property is set back from No.16.

## **Appraisal:**

### Principle of development:

There is no objection in principle to the extension of a property in this area by way of alterations to the roof, including the construction of a dormer to the rear, providing the development is in-keeping with the surrounding streetscene, and does not have an unacceptable impact on the amenities of the adjacent properties.

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

The main impact of the proposed roof alteration by way of the potential effects to residential amenity would be to number 16 Manvers Road (next door property to the North) as the alignment of rear elevation extends over 1.5 metres further back than the main façade of its neighbour which can increase the potential impact of a proposed roof alteration.

The path of the sun throughout the day from East to West would mean that there will be an increase in the amount of overshadowing occurring to the rear of the property at number 16 and in particular the site of the recently constructed rear extension and to a lesser extent, the rear bedroom in the South East corner of the property.

The extension at number 16 houses a kitchen and has two rooflights to increase the amount of natural light reaching this extended space. The proposed hip to gable extension and rear dormer at number 16 will be visible from the roof lights (and in particular the one closest to the shared boundary) and will cause some overshadowing to these components. There is however sufficient glazing to the rear elevation of the extension which will not be affected directly by the proposed roof alterations and it is considered that the effects of overshadowing to this area will be to an acceptable level.

There are not considered to be any concerns through overlooking from the proposed rear West-facing dormer. Glazing already exists in this elevation on first floor level and the

new window serving the proposed second floor bedroom is located away from any of the shared boundaries to minimise any intrusive views and is considered to be acceptable.

The proposed new side elevation window indicated in the extended gable end serves a stairwell, leading on to a landing accessing the proposed new bedroom and bathroom in the converted roof space. This is a transitory space and the function of the window is to provide natural light to area and is not considered to have a detrimental impact on the residential amenities of the neighbouring property by way of loss of privacy by overlooking, and it is not deemed to condition the indicated window to be obscure glazed.

The submitted planning applications for this property and the adjoining dwelling at number 14 Manvers Road cannot be carried out individually due to the full width rear dormer running the full length of both properties and there are considered to be no unacceptable detrimental impacts to residential amenity caused to either of the adjoining properties by the development at the other.

The distance to the neighbouring properties to the front and rear are sufficient so as to cause no concerns through issues of overshadowing or loss of natural light.

#### Design issues:

The majority of properties found along Manvers Road consist of pairs of semi-detached dwellings with those on the Eastern side of the road noticeably more uniform in appearance (style, setting and alignment) than those on the Western side where the application property is sited. Although varying in appearance across pairs of semi-detached properties on the Western side of the street, they are characterised by the fact that in most circumstances both of the properties are finished identically providing symmetry across the pairs which the applications submitted for 12 and 14 are seeking to do.

There are examples along the road where roof spaces have been extended and converted through Permitted Development and planning applications for hip to gable extensions, rear dormers and the installation of roof lights in the front roof slope have been carried out, setting precedence for this type of development in the area. It is considered that the proposed developments at numbers 12 and 14 will not have an unacceptable detrimental impact on the streetscene and character of the Western side of Manvers Road.

There are currently no examples along the street where both properties within a pair of semis have both carried out extensions at roof level, and there is a concern that the resulting development across the pair of application properties will have a greater visual presence than neighbouring properties when looking at them straight on, although this will be offset by the fact that the front façade is set further back in the site than either of the adjacent pairs of semi detached properties, meaning that the proposed roof extensions will not be visible from most of the public realm.

When viewed from the rear gardens of next door properties (to 12 and 14 Manvers Road) in particular, the rear elevation will effectively become three storeys across both properties which will be more visually imposing than the properties appear currently.

Although the majority do not cover the full width of the rear roof slope, there are a number of larger rear dormer extensions in close proximity to the application sites namely 22 & 26 Manvers Road, 13 Cherry Garden Road to the South (completed under Permitted Development with LDC granted) as well as a recent permission granted (approved with conditions 01/04/2014) for a hip to gable extension and rear dormer at number 2 Manvers Road.

The properties to the rear along Cherry Garden road are situated over 5 metres higher and over 50 metres from the application site and are not considered to be affected significantly by the proposed development.

It is considered that although the cumulative effect of development across both 12 and 14 Manvers Road will make the properties more imposing, especially when viewed from the rear, the works to increase the property size could be achieved in the main through permitted development, and it is considered that the development would not cause sufficient concern to restrict the grant of planning consent.

There are numerous examples along Manvers Road of roof lights being installed in to the front roof slope of residential dwellings, and this element of the proposal is therefore not out-of-keeping within the locale and the size, number and positioning is considered to be appropriate for the host property and therefore considered to be acceptable. It is important also to note that the installation of rooflights could be considered permitted development.

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

The application property is not located in or near a Conservation Area, and not within the setting of a Listed Building.

Impacts on trees:

It is considered that there will be no impact to trees / vegetation as a result of the proposed development. The proposed works are all to the roof area, in addition to the fact that there is no significant vegetation located in close proximity to the development.

Impacts on highway network or access:

There are considered to be no highways issues as a result of the proposed works.

Sustainable development implications:

There are not considered to be any sustainable development implications as a result of the proposed development.

Other matters:

The scope of the proposed developments falls almost entirely within that of permitted development in that it is proposed to be finished in materials to match the existing dwelling and the additional volume of under 40 cubic metres created as a result of extending and converting the loft is below the limit of 50 cubic metres for a semi-detached property as directed by the General Permitted Development Order for Householders.

At present the plans indicate that due to the construction, the dormers sought permission for at 12 & 14 Manvers Road would not be able to be built in isolation to each other.

However if the respective applicants were to separate the dormers so that the construction remained within their own boundaries they could be constructed without planning permission, under Permitted Development.

The further remaining element to which could not be constructed under permitted development is the proposed gable end window which is not indicated as being obscure glazed (as per Permitted Development regulations). However, as covered earlier on in the appraisal, the proposed new side elevation window serves a stairwell and transitory space and is not considered to have a detrimental impact on the residential amenities of the neighbouring property.

The proposed roof lights to the front roof slope (facing out on to Manvers Road) could be installed without planning consent, under Permitted Development.

### **Human Rights Implications:**

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.

### **Conclusion:**

The proposed development is considered to have an acceptable impact to residential amenity by way of overshadowing / loss of natural light to the surrounding area and neighbouring properties and there are considered to be no concerns with regard to loss of privacy as a result of the proposed development.

The majority of the works at both 12 and 14 Manvers Road could be carried out by the applicants under permitted development. The works are considered to be reasonable in size, and choice of finishing materials to match the existing dwelling/s and therefore it is recommended that planning permission is granted.

### **Recommendation:**

It is recommended that the proposed development be approved with the following conditions:

### **Conditions:**

1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.

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

2) The development hereby permitted shall be carried out in accordance with the following approved drawings submitted on 01/04/2014:

Drawing No.: 227000.04 - Proposed Floor Plans

Drawing No.: 227000.05 - Proposed ELevations

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

3) The external finishes of the development hereby permitted shall match those detailed in the approved drawings and application form submitted 01/04.2014.

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

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification), no windows, dormer windows, doors or openings of any kind (other than those expressly authorised by this permission) shall be constructed in the upper floors of the North West Flank of the development.

Reason: To safeguard the privacy of the occupiers of adjoining properties.

#### **Summary of reasons for decision**

The proposed development is considered to have an acceptable impact to residential amenity by way of overshadowing / loss of natural light and loss of privacy to the adjacent residential properties as a result of the proposed development. The roof alteration are considered to be acceptable in terms of its size, style and use of materials and accords with policies UHT1, UHT4 and HO20 of the Eastbourne Borough Plan Saved Policies 2012, the Eastbourne Core Strategy Local Plan, and the NPPF.

#### **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**.