

Report to: Planning Committee
Date: 20th October 2020
Application No: 220265
Location: 49 St Philips Avenue, Eastbourne
Proposal: Conversion of loft space to include hip to gable roof extension, rear dormer and roof light to front elevation

Applicant : Mrs F Sims
Ward: St Anthony's

Recommendation: Approve subject to conditions

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Map Location:



1. Executive Summary

- 1.1 The application is being presented to planning committee due to a member of Council staff being the applicant, in the interest of transparency.
- 1.2 The proposed development would not have any negative impacts on the amenities of neighbouring occupiers or the surrounding area.
- 1.3 The application is considered to comply with national and local policy and both applications are recommended for approval subject to conditions.

2. Relevant Planning Policies

2.1 National Planning Policy Framework

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

C6 Roselands and Bridgemere Neighbourhood Policy

D5 Housing

D10a Design

2.3 Eastbourne Borough Plan 2001-2011:

HO20 Residential Amenity

UHT1 Design of New Development

UHT4 Visual Amenity

US4 Flood Protection and Surface Water

US5 Tidal Risk.

3. Site Description

- 3.1 The application site is located on the north side St Philips Avenue.
- 3.2 The site is a two-storey semi-detached dwelling house with block pave driveway to the front.
- 3.3 The front elevation is comprised of white render, painted brickwork and red tile hanging to the front.

4. Relevant Planning History

- 4.1 No relevant planning history.

5. Proposed Development

- 5.1 The application proposes a hip to gable extension with rear dormer.
- 5.2 The roof extension includes a roof light to the front roof slope, two obscurely glazed windows to the side and two windows to the rear.

6. Consultations

6.1 Environment Agency

- 6.1.1 No comment received.

7. Neighbour Representations

- 7.1 No comments have been received following neighbour consultation and display of a site notice.

8. Appraisal

8.1 Principle of Development

8.1.1 There is no conflict with adopted policy in principle, that would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework 2021, 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 The proposed alterations to the existing building would not have any detrimental impact on the amenities of the adjoining occupiers or the surrounding area.

8.2.2 The works proposed are thought to have minimal impact within the wider street scene due to the materials being used matching the existing or being sympathetic to the character of the building.

8.2.3 The works propose roof light to the front, 2no obscurely glazed windows to the side and two windows to the rear. These windows would not provide an outlook that would detrimentally impact the privacy of the surrounding occupiers.

8.3 Design

8.3.1 The proposed alterations to the building are considered to be in keeping with the character of the existing building.

8.3.2 The proposed dormer will be tile hung with a felt roof and the fenestration will be uPVC. The facing materials will match the materials of the host property and is acceptable in terms of visual impact.

8.3.3 It is noted that a number of similar developments existing in the local area.

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 proposal complies with local and national policy and is therefore recommended for approval subject to the following conditions:

10.2 **TIME LIMIT:** 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).

10.3 **DRAWINGS:** The development hereby approved shall be carried out in accordance with the following approved plans:

- 28019 04 – Site Location and Block Plan
- 28019 12 – Proposed Ground Floor
- 28019 13 – Proposed First Floor
- 28019 14 B – Proposed Second Floor
- 28019 15 B – Proposed Roof
- 28019 16 B – Proposed Elevations
- 2001-S4-P03 – Proposed Ground Floor Plan
- 2002-S4-P03 – Proposed First Floor Plan
- 2003-S4-P03 – Proposed Second Floor Plan

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

10.4 **WATER RUN-OFF:** Notwithstanding the plans here approved, all water run-off from the new roof shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining properties by way of localised flooding.

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.