

App.No: 140802 (HHH)	Decision Due Date: 19 August 2014	Ward: St Anthonys
Officer: Jane Sabin	Site visit date: 22 July 2014	Type: Householder
Site Notice(s) Expiry date: 25 July 2014 Neighbour Con Expiry: 13 August 2014 Weekly list Expiry: 1 August 2014 Press Notice(s): N/A		
Over 8/13 week reason: Referred to Committee after objection received to revised scheme.		
Location: 16 Harding Avenue, Eastbourne		
Proposal: Erection of two-storey side extension.		
Applicant: Mr & Mrs S Gartshore		
Recommendation: Approve		

Executive summary:

The proposed development would have no adverse impact on visual or residential amenity, or on highway safety, and therefore complies with the Council's approved policies.

Planning Status:

Archaeological Notification Area
Willingdon Levels Catchment Area
Residential area

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B2: Creating Sustainable Neighbourhoods
C6: Roselands & Bridgemere Neighbourhood Policy
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development
UHT4: Visual Amenity
HO20: Residential Amenity
US4: Flood Protection and Surface Water Disposal

Site Description:

This semi-detached, two storey, inter-war dwelling is located on the corner of Harding Avenue and Marlow Avenue. It has a wide side garden, and both the front and side garden are enclosed by a low brick wall approximately 500mm high.

Relevant Planning History:

None – the property has no additions/extensions.

Proposed development:

Permission is sought for the construction of a two storey extension to the side of the property, measuring 3.15m wide and 7.5m deep, under a matching hipped and pitched roof 7.8m high. The proposed extension would reduce the width of the side garden to 2.4m. All materials are to match those on the existing dwelling.

The plans also indicate a porch to the front elevation, however this constitutes permitted development and does not form part of the application.

Consultations:Internal:

Estate Manager - no comments

Specialist Advisor (Policy) – compensatory flood storage figure minimal (£112)

External:

County Archaeologist - no recommendations (no significant archaeological remains are likely to be affected)

Neighbour Representations:

Objections have been received and cover the following points:

- Overdevelopment of the side garden with a large percentage lost to the proposed extension
- The design is not in keeping with surrounding properties, particularly the front elevation
- Reduction in visibility for vehicles at a congested junction, as well as visibility adjacent to the driveway of 1 Marlow Avenue, compromising highway safety
- Overlooking and loss of privacy to 1 Marlow Avenue (all windows except one window at the rear)
- Overshadowing and loss of light to 1 Marlow Avenue (all windows except one window at the rear)
- The revised plan does not resolve any of the issues (above) by a minimal and token reduction of 75cm

Appraisal:Design:

The extension has been reduced at the request of officers both in width and depth, and amendments to elements of the design have been made. Overall the width has been reduced by 0.85m and the depth by 0.5m; a bay window has been removed from the front elevation, and the bedroom window on the rear elevation has been relocated to the side elevation facing Marlow Avenue. The impact of these changes has resulted in an extension which still provides a generous amount of extra floor space, but is now more

subservient to the host dwelling, including a reduced ridge height to the roof, and a side elevation with more interest (in terms of fenestration).

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

The objectors are concerned that the extension would result in loss of privacy, loss of outlook and overshadowing. The only additional window on the elevation facing the objectors property would be the ground floor kitchen window/door arrangement, which would be parallel to their forecourt parking area; although this would also be in the line of sight of the porch at the front of 1 Marlow Avenue, the porch is largely glazed and very much in the public domain, therefore it is considered that there would be no loss of privacy. Given the projection forward of the extension compared to the front building line of the neighbouring property (3.15m), the distance between them (9m) and the orientation (south west), it is considered that there would be no loss of outlook or overshadowing of 1 Marlow Avenue, and no impact on any habitable rooms.

The general pattern of development in the vicinity is one of very regular building lines, and it is the case that the proposal would intrude into this very rigid pattern. However, this would only be apparent from Marlow Avenue when looking south west; taking into account the gap of 9m between the extension and the first property in Marlow Avenue, this mitigates the impact to a degree, together with the remaining side garden 2.4m wide to the boundary. It is therefore considered that, on balance, there would be no adverse impact on the character of the area.

Impacts on highway network or access:

The extension is set sufficiently far back from the boundary with the public highway so as not to interfere with the minimum standards for visibility splays, therefore the proposal does not raise any concerns in respect of highway safety. It is likely that the existing fence enclosing the rear garden would be moved out in line with the new extension to enlarge the private rear garden area, and it is considered appropriate to attach a planning condition regarding this in order to safeguard the visibility splay.

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 would have no adverse impact on visual or residential amenity, or on highway safety, and therefore complies with the Council's approved policies.

Recommendation: Approve, subject to conditions.

Conditions:

1. Commencement within three years
2. Development in accordance with amended plans
3. Submission of samples

4. Position of rear garden fence behind visibility splay
5. Hours of building operations

Appeal:

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**.