

App.No: 140648	Decision Due Date: 10 September 2014	Ward: Old Town
Officer: Mr Toby Balcikonis	Site visit date: 31 July 2014	Type: Householder
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 07 August 2014		
Weekly list Expiry: 11 August 2014		
Press Notice(s): N/A		
Over 8/13 week reason: The application is within date.		
Location: 32 Baldwin Avenue, Eastbourne		
Proposal: Revised scheme for: Proposed two storey extension at rear and first floor extension over porch.		
Applicant: Mr & Mrs G. McConnochie		
Recommendation: It is recommended to approve the application		

Executive Summary:

The site occupies a corner plot at the junction of Baldwin Avenue and Eldon Road. The proposal is to extend the property to the rear increasing the footprint by projecting a further 1.2 metres which would result in the elevation at first floor level becoming a straight whereas at present there is a catslide roof arrangement. A minor first floor extension is also proposed above the main entrance porch and hall to increase the size of an existing en-suite bathroom.

The proposed extensions are considered to be acceptable, appropriate to the size of the plot and that the development will not result in significant detrimental impact to the surrounding residential properties to warrant the refusal of the application.

Planning Status:

The scheme was originally submitted on 09 May 2014 and was initially withdrawn to complete some archaeological investigation and resubmitted again on 15 July 2014. The re-submitted scheme originally proposed included a new driveway with access from Eldon Road, and altered driveway layout to serve a proposed 2 storey double garage close to the shared boundaries of the application site, the neighbour at 34 Baldwin Avenue and 8 Eldon Road to the rear. The double garage and proposed new access and driveway arrangement have subsequently been withdrawn from the application due to concerns raised regarding the effects on residential amenity.

Relevant Planning Policies:National Planning Policy Framework 2012

6. Delivering a wide choice of high quality homes
7. Requiring good design

Core Strategy Local Plan 2013 Policies

- B1: Spatial Development Strategy
- B2: Creating Sustainable Neighbourhoods
- C5: Ocklynge & Rodmill Neighbourhood Policy
- D10a: Design

Eastbourne Borough Plan Saved Policies 2007

- UHT1: Design of New Development
- UHT4: Visual Amenity
- HO20: Residential Amenity

Site Description:

The application property is a 3-bed detached single private dwelling located in the Old Town area of Eastbourne, occupying a corner plot on the junction of Baldwin Avenue and Eldon Road.

Properties which share a boundary with the application site include the next door dwelling of 34 Baldwin Avenue and a bungalow (8 Eldon Road) to the rear (East).

Relevant Planning History:

None relevant to this application.

Proposed development:

The applicant seeks permission for the erection of a two storey extension to the rear of the property to enlarge the footprint of the existing dwelling by projecting a further 1.2 metres out from the rear.

The application would see the existing ground floor garage and an externally accessed utility cupboard, be replaced with a family room and purpose built utility room with internal access. On first floor level the rear extension would house an enlarged 3rd bedroom and an additional 4th bedroom.

The applicant also seeks to construct a first floor addition above the existing porch and entrance hall located in the property's South West corner. The first floor addition would extend and existing en-suite bathroom serving the bedroom located to the front of the property by projecting a further 1.65metres from the South flank elevation to bring it level with the existing ground floor footprint.

The current application differs from that submitted originally in that a proposed 2 storey double garage, along with alterations to the driveway have been removed from the scheme following concerns raised as to the potential impact on adjoining properties of the garage block.

Consultations:

Internal:

Specialist Advisor (Arboriculture)

Looked at site in relation to proposed alteration to driveway which was withdrawn from application. No other concerns raised to aspects relating to proposed extensions to dwelling.

External:

County Archaeologist

Archaeological conditions suggested for aspects of proposal now withdrawn. Extension to the house is not considered to result in disturbance of any historical assets which may be below ground in close proximity to existing dwelling.

Highways ESCC

Commented on aspects of the scheme now withdrawn. No objections raised to any aspects of proposed extensions to main dwellinghouse.

Neighbour Representations:

3 objections have been received and cover the following points:

34 Baldwin Avenue

- Concerns that proposed rear first floor window results in a loss of privacy to the garden.
- Concerns of loss of light to dwelling and garden.
- Perceived over-development increase of 1.2 metres from building line and increased bulk at first floor level.
- Concerns of appropriateness in terms of setting, alignment and layout.
- Concerns of loss of visual amenity – view of perpendicular wall rather than a sloping roof and view across to Eldon Road.

36 Baldwin Avenue

- Concerns that 2 storey element is dominant and will overshadow the eyeline of aspect towards Eldon Road.
- Concerns of impacts of flooding
- Other points raised contain reference to the garage element now withdrawn from the proposal.
- Mention is made of a proposed cycle track in Baldwin Avenue and potential future uses of the application property not relevant for deciding the application.

8 Eldon Road

- Concerns of loss of privacy from the proposed new bedroom window to property and garden
- Concerns of loss of light due to increased roof height and increased bulk at first floor level
- Perceived unacceptable loss of outlook

Appraisal:

Principle of development:

There is no objection in principle to the extension of a property in this location so long as there is no unacceptable impact to the amenities of the residents living in close proximity to the proposed development.

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

No concerns exist relating to the proposed first floor addition located above the entrance porch and hall extending an existing en-suite bathroom.

Impact of two storey rear extension to 34 and 36 Baldwin Avenue:

The proposed two storey element projects in an Easterly direction and concerns have been raised as to the increase bulk at first floor level in particular leading to unacceptable impacts through loss of light and the effect of overshadowing to properties to the North, and in particular the next door neighbour at 34 Baldwin Avenue.

The sun's path from East to West throughout the day means that in early part of the day the neighbouring property and it is considered that there will not be unacceptable effects on the amenities through loss of light or overshadowing. The potential for impact in this regard later in the day as the sun moves across the sky following its natural path, which will be at a time when the sun is rising to its highest point reducing the potential for loss of light and overshadowing.

In the latter part of the day shadowing will occur naturally as a result of the mass of the existing property. The height of the proposed new roof, although with higher eaves than the existing catslide roof will be lower than the maximum ridge height of the property and it is considered that this will not result in any unacceptable increased loss of light or overshadowing to the adjoining properties to the North.

The proposed two story extension is subservient in height to that of the main dwellinghouse and the roof has been designed to help minimise the impact of the proposed extension to the properties located to the North, whereby the roof slopes away from the shared boundary reducing the potential bulk of the roof to further lessen the impact of the proposed first storey and roof.

Although the inclusion of a window to the rear elevation introduces an opening on first floor level from a habitable window that does not exist currently (serving the bedroom to the property's North East corner), it is not considered to pose any greater potential to loss of residential amenity through impact to privacy than the existing window serving the bedroom in this location. The overlooking from the rear windows is that which would naturally be expected from adjacent properties and is therefore not considered unacceptable.

Sited in the North elevation the existing arrangement affords views in to adjacent windows of the next door property, as well as providing a view to

the rear patio and across the back garden of number 34. The new East facing window is therefore not considered to have an unacceptable impact on the amenities of the properties to the North and also affords the applicant greater privacy through their bedroom window which does not exist currently.

Impact of two storey rear extension to (8 Eldon Road):

Granted planning permission in the early 1970s for its erection within the curtilage to of 1, 3 and 5 Glendale Avenue, the bungalow 8 Eldon road is situated some 16.5 metres from the position of the proposed new Eastern elevation of 32 Baldwin Avenue which is considered to be at an appropriate distance not to have significant impact on the privacy afforded to this property from there being no overlooking from habitable windows in the rear elevation of the application property.

Apertures located in the Western flank elevation of the bungalow include a glazed kitchen door, frosted glazing serving bathroom and toilet facilities as well as high-level secondary glazing for the lounge.

During a site visit conducted to the area it was communicated that the resident of the bungalow suffers from a condition whereby the provision of light (especially natural light) is of paramount importance. Although vertical blinds are installed in the secondary living room which remained open to afford some privacy when viewed from obscure angles from within the curtilage of the applicant's property.

It is considered that there will be no significant loss of privacy resulting from the new proposed window due to the distance between the properties and nature of the windows in the bungalow with an outlook to the rear elevation of the application property.

The additional bedroom created to the rear of the property will be served by a South facing bay window. Windows of habitable room already exist on this elevation, and there and the new opening does not create any undue concern with regard to loss of amenities of any neighbouring properties.

The ridge height of the proposed extension, despite having an eaves height greater than the current catslide to the rear, is subservient in height to that of the main dwelling house, and its additional bulk will be contained within the mass of the main dwellinghouse, presenting no concerns as a result of loss of light or increased overshadowing to 8 Eldon Road as a result of the proposed two storey addition.

Design issues:

There are no concerns relating to the proposed first floor addition located above the entrance porch and hall extending an existing en-suite bathroom.

The proposed extensions are to be finished with brick, render and timber cladding and roof tiles to match the existing dwellinghouse and are considered to be appropriate.

The current catslide roof slope with eaves at first floor level are not considered to be typical of the location and the change to a vertical East facing wall at first floor level is considered to be an appropriate form of development and not out of keeping with other properties in the area. Despite only be a relatively minimal increase in property's footprint, the bulk will increase not insignificantly at first floor level. It is considered that the increase in the properties bulk is appropriate for the size of the dwellinghouse and is in proportion with its scale.

Concerns have been raised that overdevelopment may be occurring on the plot. As discussed previously, a major component of the application (the garage) as submitted previously has been withdrawn from the proposal leaving on the extensions to the property to consider in this regard, which is considered to be appropriate for the size of corner plot which has sufficient land around the dwelling to accommodate the proposed increases resulting in a relatively minor increase in the footprint of the dwelling.

As mentioned earlier in this appraisal the new arrangement will see the introduction of a window into East elevation at first floor level where at present there are no habitable rooms on either ground or first floor level. The new Eastern elevation, including the addition of this window is considered to be appropriate.

Overall both proposed extensions are considered to be of sound design and appropriate in scale, form, setting alignment and layout.

Impact on character and setting of a listed building or conservation area:
The application property is not located within any of the town's conservation areas and is not within the setting of a listed building, and therefore there are no concerns in this regard.

Impacts on trees:
None.

Impacts on highway network or access:
No highways concerns exist as a result of the proposed development. The scheme as originally submitted raised concerns from highway which although had been suitably addressed were as a result of components now withdrawn from the scope of the current submission.

Planning obligations:
No planning obligations are required as a result of the proposed development.

Sustainable development implications:
There are considered to be no sustainable development implications as a result of the development proposed by the current application.

Other matters:

It is considered that the proposed increase of the buildings footprint by 1.2 metres to the East will not cause significant impact to flooding in the vicinity and does not pose concern in respect of archaeological remains which may be present on the site.

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 extensions to the dwellinghouse is considered to be an appropriate form of development and is not considered to have a significant detrimental impact in the surrounding properties by reason of overshadowing, or loss of privacy through overlooking.

It is considered that proposed size of the extensions are appropriate for the host property, its plot size and will not adversely affect the streetscene and is therefore recommended that planning permission be approved subject to conditions.

Recommendation:

It is recommended to approve the application with following conditions:

Conditions:

- 1) Time limit
- 2) Approved drawings
- 3) Materials
- 4) Restriction of PD rights, no additional windows in North Flank or Eastern Elevation.