

## Planning Committee Report – 28/10/2014

<b>App.No:</b> 141180	<b>Decision Due Date:</b> 12 <sup>th</sup> November 2014	<b>Ward:</b> Devonshire
<b>Officer:</b> Thea Petts	<b>Site visit date:</b> 7 <sup>th</sup> October 2014	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> N/A <b>Neighbour Con Expiry:</b> 11 <sup>th</sup> October 2014 <b>Weekly list Expiry:</b> 11 <sup>th</sup> October 2014 <b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b> N/A		
<b>Location:</b> 36 Beltring Road, Eastbourne		
<b>Proposal:</b> Demolish existing structure to rear and erect a two-storey extension on the same footprint.		
<b>Applicant:</b> Mr Kenneth Wilson		
<b>Recommendation:</b> Approved conditionally		

### **Planning Status:**

Two-storey terraced property sub-divided into two flats, located in a high density residential area.

### **Relevant Planning Policies:**

National Planning Policy Framework 2012

Core Strategy Local Plan 2013 Policies

C3: Seaside Neighbourhood Policy  
 B1: Spatial Development Strategy and Distribution  
 B2: Creating Sustainable Neighbourhoods  
 D1: Sustainable Development  
 D10a: Design

Eastbourne Borough Plan Saved Policies 2007

HO2: Predominantly Residential Area  
 HO20: Residential Amenity  
 UHT1: Design of New Development  
 UHT4: Visual Amenity

**Site Description:**

The site is located half-way along Beltring Road on the north-west flank. The road is characterised by terraced houses with rear gardens on both the north-west side and the facing south-east side; although the gardens on the south-east side are somewhat larger.

36 Beltring Road itself has been sub-divided into two flats, but this is uncharacteristic for the road as the other buildings have been maintained as single dwellings. It shares boundaries with properties on Beltring Road to each side and to the rear, an access road which joins Beltring Terrace, which is made up predominantly by terraced properties but closest to the site, are a detached property and two semi-detached bungalows.

All of the properties along the north-west side of Beltring Road have two-storey extensions, all of which have casement or sash windows in a range of sizes installed in the rear elevations at first floor level. A number of these properties have additional single-storey extensions, including the two properties adjoining 36 Beltring Road.

Although the site is located within the Environment Agency's Flood Zones 2 and 3, it is also in an area which benefits from flood defence.

**Relevant Planning History:**

The property has been used continually as two flats since at least 2000

**Proposed development:**

The applicant seeks permission to build a two-storey extension to the rear of the property on the same footprint as the existing single-storey extension to provide improved living space for the occupants of the two flats. The new structure will have a maximum height of 5m with an eaves height of 4.5m, a width of 2.35m and a depth of 3.4 m. A mono-pitched felt roof will cover the extension, with the insertion of a domed roof light 0.3m beyond the rear wall of the existing dwellinghouse.

The side elevation (facing 37 Beltring Road) at ground-floor level, benefits from centrally positioned French doors with a casement window installed on each side (their opening parts being positioned 1.7m above the ground). A pair of opening "slot windows" appear at high level (1.7m above floor level) on the first floor and are set 1.2m apart. There are no proposed windows at ground-floor level on the rear elevation, but a side hung double opening window features at first-floor level (1.1m above the floor). This element of the proposal has been amended since receiving the original drawings. The initial proposal included a Juliet balcony at this first-floor level, but the applicant elected to change this to a casement window in response to an objection received from the residents of an adjoining property about perceived overlooking.

**Consultations:**

Internal:

N/A

External:

East Sussex Building Control Partnership: No response received

The Environment Agency: Response pending

Neighbour Representations:

A comment has been received covering the following:

- Concerns regarding access for emergency vehicles along Beltring Terrace and adjoining land

An objection has been received and covers the following points:

- Concerns about effect on amenity for adjoining property as a result of overlooking from proposed first-floor window.
- Perceived loss of light.

**Appraisal:**

Principle of development:

There is no objection in principle to extending a dwelling in this residential area, provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity or the character of the area in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007.

Design issues:

Policy D10a of the Eastbourne Core Strategy and Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The principle of a two-storey extension is acceptable and is a common characteristic of the properties along the road. Although a pitched roof would have been preferable - and was recommended at the pre-application stage - the proposed felt roof is not considered as detrimental to the overall character of the area, especially as the extension is at the rear of the property.

The applicant has amended the proposal to include a casement window instead of a Juliet balcony, the design is considered to be more in-keeping with the character of the locality. Sash and casement windows of varying

sizes are installed at first-floor level on the rear elevations of the extensions of the properties on this side of the road.

The proposed external works to the property would improve the appearance of the building and as such, would have a positive effect on residential amenity of the surrounding area. Proposed uPVC windows and doors as well as the white render applied to external walls will match the existing building and as such will contribute to conserving the character and appearance of the area and the existing building.

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

Policy HO20 of the Eastbourne Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity.

Policy B2 of the Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

The main potential amenity impact of the proposed extension would be on the occupiers of 35 Beltring Road, mainly with regard to perceived overlooking from the first-floor window and potential loss of daylight to the ground floor rear conservatory.

The proposed "slot windows" at first-floor level on the south-west flank protect the privacy of the occupiers of the property as well as that of the neighbours of the adjoining property. A roof light on the roof slope will also protect amenity whilst also providing light for occupiers.

In the original proposal, a Juliet balcony was included at first-floor level. An objection to this was received from an adjoining neighbour who was concerned that their property would be overlooked by occupants of the new extension. Taking this into account, the applicant has opted to install a casement window to replace the Juliet balcony to reduce this sense of feeling overlooked for adjoining neighbours. Some over-looking will occur due to the proximity of the properties to one another. However, the proposed extension would be built on the existing footprint of the single-storey extension and as such will be set back from the rear wall of 35 Beltring Road by 1m. In addition, the full height of the extension, will not meet the full height of the adjoining property or the existing building. This in itself will reduce perceived overlooking and will have less of an impact on light reduction than if the extension was to meet the full height of the existing building or that of the adjoining property.

Other matters:

Comments were made by a neighbour with regards to the land (used as an access road) which runs along the back of the site and joins Beltring Terrace. The concern was whether access by emergency vehicles would be possible for the properties which face this portion of land if construction materials,

accommodation of waste materials and construction machinery are expected to use this land to gain access to the rear of 36 Beltring Road. Due to these concerns, and the limited space available at the back of the property a condition shall be made to provide a Method Statement prior to the commencement of works.

**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:**

It is considered that the proposed development would not adversely affect surrounding residential amenity and generally would be in keeping with the character and appearance of the area. It seeks to improve the standard of living accommodation for the occupants of 36 Beltring Road, whilst having a positive impact on its locality by improving the external appearance of the property.

**Recommendation:**

Approve conditionally

**Conditions:**

- 1) Time
- 2) Approved Drawings
- 3) Materials
- 4) Method Statement