

App.No: 141167 (HHH)	Decision Due Date: 18 November 2014	Ward: Ratton
Officer: Katherine Gardner	Site visit date: 7 October 2014 and 29 October 2014	Type: Householder
Site Notice(s) Expiry date: 16 October 2014		
Neighbour Con Expiry: 16 October 2014		
Weekly list Expiry: 16 October 2014		
Press Notice(s): N/A		
Over 8/13 week reason: Available Committee Dates		
Location: 17 Ratton Drive, Eastbourne		
Proposal: Two storey side & rear extension to house, recessed from main elevation and subservient to main ridgeline to create space for master bedroom, en-suite and utility space. Existing garage to be re-built with new roof to match that of house.		
Applicant: Mr Gary Robinson		
Recommendation: Approve Conditionally		

Constraints:

TPO 1A

Area of High Townscape Value

Relevant Planning Policies:

National Planning Policy Framework

7. Requiring Good Design

12. Conserving and Enhancing the Historic Environment

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

C12: Ratton & Willingdon Village Neighbourhood Policy

D10: Historic Environment

D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT16: Protection of Areas of High Townscape Value

HO20: Residential Amenity

Site Description:

The dwelling was built in 1899, as one of a pair of Estate houses, constructed to house senior staff of the Freeman Thomas Estate. No 19 and No 17 Ratton Drive comprise a pair of dwellings, monochrome, with clay tile roofs. The dwellings exhibit Arts & Crafts style influences in exposed timbers, chimney details, pitched & hipped clay bonnets to roof and porched entrances. The pair is symmetrical both to street elevation and rear of the property, where an original balcony exits from the principal bedroom. Both 17 and 19 have added a small conservatory to the rear. No 17 has added a flat roofed garage to the front and 19 has a double garage. The properties appear otherwise unaltered.

Ratton Drive comprises a coherent development of detached houses, mostly 1930's infill with some more modern extensions. The character of which derives from the wide road lined with mature trees, deep grass verges and detached properties of traditional design set on generous plots in mature landscaping.

Relevant Planning History:

120588

Erection of a two storey extension to the side together with the enlargement of the garage and provision of new pitched roof.

Householder

Withdrawn

12/10/2012

Proposed development:

The applicant proposes a 2 storey extension to the North East side elevation, to the rear of the garage and wrapping round to continue the 2 storey element to the rear.

The side extension brings the North East elevation closer to the boundary with 15 Ratton Drive by 2m, leaving a gap of 0.9m between the elevation of the main house and the boundary, and 3m distance to the actual building.

The footprint of the property to the rear extends by only 0.4m and involves the removal of part of the current conservatory and rendered rear projection. This will have patio doors to the rear at ground floor leading to the garden and there will be a skylight window installed to the pitched roof on the North East side to provide extra light for the extended bedroom. The existing conservatory remains in situ on the left of the rear elevation.

The extensions will provide an extended master bedroom with ensuite, a first floor bathroom, extended kitchen diner at ground floor and utility space accessible from the garage and the main house. The bathroom, ensuite and utility room windows are obscure glazed facing 15 Ratton Drive.

There is also an extension to the side of the front elevation, extending the porch area and providing a downstairs toilet. This is set back from the building line of the front elevation and has a flat lead roof with a skylight providing light to the hallway.

There is a window installed on the front elevation serving the resulting downstairs toilet to match existing ground floor windows. The upstairs landing will be lit by a skylight on a leaded flat roof which will be recessed below the main roofline. There is also to be an

extra window installed on the first floor front elevation, in line with the existing window to serve the stair well, of style to match the existing landing window. The windows are to be timber to match existing.

The development as a whole is constructed in white render with plain roofing tiles to match the existing dwellinghouse. The roof does not extend beyond the existing ridgeline.

The existing flat roof, single garage is to be rebuilt with a pitched and tiled roof including timber detailing to match the gable of the existing dwellinghouse. The width of the new garage extends minimally through extending towards the application site but the position of the front building line is unchanged and the distance of the garage from the boundary with 15 Ratton Drive reduces by 0.2m.

Consultations:

Internal:

Specialist Advisor (Arboriculture) – The application should have no direct implications on the trees on and adjacent to the site, however there is concern that the two Pine trees to the right of the driveway at the front of the property will be susceptible to damage by skips, storage of materials and deliveries.

Therefore to prevent avoidable damage the two trees should be protected before commencement of any works on site to the satisfaction of the Specialist Advisor for Arboriculture. This is to be enforced by condition.

Specialist Advisor (Conservation) – Approval with materials conditions. The development has a neutral impact on the Area of High Townscape Value.

External:

Not Applicable

Neighbour Representations:

Objections have been received from 7 Ratton Drive, 11 Ratton Drive, 13 Ratton Drive, 14 Ratton Drive, 15 Ratton Drive, 21 Ratton Drive, 24 Ratton Drive, and 3 The Combe, and cover the following points:

- Detrimental impact on historic area and appearance.
- Inappropriate size and scale.
- Increased overshadowing and loss of light to 15 Ratton Drive.
- Possibility of the development being within falling distance of trees.
- Irrelevance of the Design and Access Statement in relation to the site being unsuitable as a family home.
- Reduction in privacy.
- Planning History – previous similar application withdrawn.
- Previous Conservation Officer's comment should still stand which recommended refusal.
- Overbearing development on 15 Ratton Drive due to difference in soil levels.
- Alteration of the symmetry of 17 and 19 Ratton Drive causing a detrimental impact to visual amenity.
- Alteration to the Arts and Craft Style, causing a detrimental impact.

- Alteration to the front porch imbalances the front elevation of the semi-detached pair.
- The Ratton Residents Association have worked hard to preserve the visual amenity of the area which will be lost.

Appraisal:

Principle of development:

There is no objection in principle to extending a dwelling in this residential area and making alterations to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on amenity, the character of the Area of High Townscape Value and be in accordance with policies of the National Planning Policy Framework, Core Strategy 2013, and saved policies of the Borough Plan 2007.

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

In terms of residential amenity, privacy is increased as there are less windows proposed on the East side elevation and those on this side are all obscure glazed to maintain privacy. To the rear the site is 21 Ratton Drive which lies on higher ground overlooking the application site, however there is sufficient natural screening to mean there are no privacy issues.

The development does not cause any loss of outlook to neighbours or suggest an increase in noise, general disturbance or odour. The site remains a family home with the same number of bedrooms, therefore there is no concern in regard to these aspects of residential amenity.

The main consideration is for the impact on 15 Ratton Drive in terms of overshadowing and possible loss of light. 15 Ratton Drive is set on lower ground than 17 Ratton Drive and there is concern that a second storey will overshadow the property further, coupled with the decrease in distance of the elevation to the boundary.

There are 3 windows located in the side elevation of 15 Ratton Drive, facing the application site. These serve the lounge at ground floor, a second bedroom at first floor and the landing serving the staircase. These rooms are habitable rooms, although the windows are secondary windows to the main fenestration on the rear elevation. The primary lounge doors/windows span the rear of this room, however there is a covered patio area which blocks some light and in general the natural screening to the rear of the site inhibits a full entry of daylight to the property.

The decrease in distance between these properties is not unreasonable but this is compounded by the difference in ground levels. Overall, as the properties are relatively sheltered by the natural screening which diminishes light to the properties it is not thought that the decrease in distance to the property and the second storey will have a significant further detrimental effect on light, coupled with the fact that these are secondary windows.

Design issues:

Consideration is to be given to the materials used and layout of the extension as well as the overall visual impact of alterations to the semi-detached dwelling which is one of a pair.

As the extension is visually designed to be in keeping with the existing dwelling and the appropriate materials can be ensured by condition, the aesthetic design is appropriate. Also the proposal to introduce a pitched and tiled roof to the garage, to replicate that of the existing house and mirror the timber detail of the existing gable, is welcomed.

The application site is a large plot but this is not compensated for in the boundary distance with 15 Ratton Drive. In general the scale of the development is appropriate to the size of the application site and makes good use of the available space.

Taking account of the context of the properties the neighbouring properties, namely 19 Ratton Drive, and the surrounding area in terms of history is a consideration. The cottage style scale, nature and proportion is affected which impacts the pairing with number 19, however, the visual impact is diminished by the mature landscaping at the front of the site and the differences in landscaping and layout of other elements of the pair.

Impact on character and setting of an area of High Townscape Value:

The proposed roof ridge height on the previously withdrawn application was considered unacceptable and the new scheme removes this element. The roof height remains below existing and there is now no development forward of the main elevation, except the demolition and replacement of the garage for which the width is slightly larger but does not extend beyond the building line of the existing garage.

Area of High Townscape Value is a non-designated asset and not subject to protection to the same extent as Conservation Areas and it is concluded that the development, although changing the appearance of the historic properties, is not significantly detrimental to the area. The extension of the building line to the side does present an asymmetrical front elevation which is unfortunate as it is contrary to the intended design. However, the scale and design of the extension is reflective of the original design, an approach when balanced against the large single storey pitched roof, to the east, associated with number 19 lessens the overall impact.

In efforts to preserve the Area of High Townscape Value the development is sympathetic in terms of materials used to harmonise with the pair and complement the location as a whole. The removal of the garage is no loss to the traditional materials and features and its refurbishment improves the site, as discussed. Therefore, as the development conforms to these criteria it is concluded that the design preserves the character and appearance of the site and wider location, in line with policy UHT16 of the Eastbourne Borough Plan.

Impacts on trees:

The development has no direct impact to the trees on and adjacent to the site. However, the protection of two Pine trees to the right of the driveway at the front of the property is considered necessary and therefore a condition has been applied. There are no specific policy implications however.

Impacts on highway network or access:

N/A

Sustainable development implications:

N/A

Other matters:

The Ratton and Willingdon Village Neighbourhood Policy requires that sites within the area are protected from development inappropriate to the historic environment and as discussed, while the proposal neither enhances or preserves the aesthetic merit of number's 17 and 19 Ratton Drive, the overall harm to the immediate and wider area is considered to be neutral, subject to conditions.

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 harm to the historic context of the site itself and to the Area of High Townscape Value as a whole is considered neutral when coupled with the sympathetic use of materials and alterations made to the original proposal to lessen the original concerns raised. Residential Amenity is improved in some aspects and considered acceptable in other aspects.

This is subject to conditions but the proposal accords with Eastbourne Borough Local Plan (Saved policies, 2007), Eastbourne Core Strategy Local Plan (2007-2027) and the National Planning Policy Framework (2012).

Recommendation: Approve Conditionally

Conditions:

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

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

2. The external finishes of the roof of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

3. The window detailing of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

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

4. All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority. This should be in accordance with its Supplementary Planning Guidance and relevant British Standards (eg BS 5837: 1991) for the duration of the works on site. In the event that trees become damaged or otherwise defective within five years following the contractual practical completion of the development, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.
Reason: To ensure the continuity of amenity afforded by existing trees.

5. The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 5 September 2014 detailed below:

Proposed Front Elevation Plan and Photomontage

Site Location and Context Plan

Drawing number 107 Rev A - Proposed Elevations

Drawing Number 101 Rev A - Proposed Plans

Drawing Number 002 - Proposed Block Plan

Drawing Number 102 Rev A - Proposed Roof Plans

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

Appeal:

Should the applicant appeal the decision the appropriate action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.