

App.No: 141390	Decision Due Date: 6 January 2015	Ward: Devonshire
Officer: Thea Petts	Site visit date: 25 th November 2014	Type: Householder
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 29 th November 2014		
Weekly list Expiry: 1 st December 2014		
Press Notice(s): N/A		
Over 8/13 week reason: Cycle of planning committee		
Location: 26 Desmond Road, Eastbourne		
Proposal: Demolition of rear conservatory and erection of single storey extension		
Applicant: Mr G. French		
Recommendation: Approve conditionally		

Planning Status:

End of terrace residential property located in a predominantly 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 two-storey terraced dwelling faces Desmond Road, adjoining 24 Desmond Road and sharing a boundary with no. 28. To the rear of the

terrace is a public alleyway, which also runs to the rear of properties on Penhale Road. The property is located 24m from the rear elevation of no. 17 Penhale Road. The step-in arrangement at two-storey level mirrors the majority of neighbouring dwellings along the rear elevation, although a number also have single-storey extensions. The majority of properties along the south west flank of the road benefit from small front gardens and rear gardens which mirror the footprint of the dwellings and front gardens put together.

The application property currently has a conservatory measuring 2.25m to the eaves and 2.9m in height. A fence approximately 1.8m high currently stands between the properties on the ground level of no. 24. This structure runs along the length of the border with no. 26 Desmond Road.

Relevant Planning History:

130134

Single storey rear extension with roof lantern, and part extension at first floor level (in line with existing shower room).

Householder - Refused, 08/07/2013

By reason of the height of the single storey element along the boundary, and the proximity of the two-storey element to the neighbouring property, the development would enclose the rooms set-back at no. 24 Desmond Road and would result in a loss of light to habitable ground-floor and first-floor rooms. As outlined within the National Planning Policy Framework (2012), in order for development to be supported it must first comply with local plans. The proposal conflicts with policies UHT1 and HO20 of the Eastbourne Borough Plan (Saved policies, 2007).

Proposed development:

The applicant seeks permission to replace the existing single storey extension (in the form of a conservatory) with a single storey rendered brick-built flat roof extension serviced by a roof lantern above, a casement window to the rear and three glazed bifolding doors also to the rear.

Approximate dimensions for the proposal are as follows: The proposed rear wall will extend beyond the innermost rear wall by 4m and 2.6m beyond the outermost rear wall. The structure is to be 2.65m in height and will have a full width of 4.8m. The rear wall of the proposed extension will meet the rear wall of an existing small rear extension (next to the boundary with 28 Desmond Road), which will provide one continuous rear wall (providing the full width of the existing dwellinghouse, 6.1m). This new rear wall will fall in line with the single storey extension to the rear of adjacent property, 28 Desmond Road.

Proposed for the roof of the enlargement is a pitched glazed roof lantern. This is to have a height of 0.5m, a length of 3m at the base and 1.85m along the ridge. The lantern is centrally located 0.65m from the rear wall of the extension.

Neighbour Representations:

An objection has been received and covers the following points:

- Scale of development in contrast to size of existing dwellinghouses
- The resultant structure would lead to overdevelopment of the site and an overbearing relationship with the adjoining property
- Potential loss of light
- Accuracy of plans submitted (ground levels differ at 26 and 24 Desmond Road)

Support has been received and covers the following points:

- Confidence expressed in the applicant's previous building work
- Development will add value to the house and enhance local area

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, the character of a listed building or conservation 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 state 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 B1 of the Eastbourne Core Strategy provides the spatial vision and strategic objectives which seek to ensure that future growth in Eastbourne is delivered at an appropriate level and in a sustainable manner and Policy B2 seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character

The design of the proposed extension does differ slightly to other extensions along Desmond Road. However, the design is not necessarily out of keeping with the area and will make use of materials used elsewhere on the existing dwellinghouse and those used on properties in the immediate locality. Flat roof extensions are reasonably commonplace in the area, but the inclusion of a roof lantern and bifolding doors is quite unique locally, but not an incongruent addition to the scheme.

Concerns have been raised regarding the scale of the proposal. However, it is not considered that the proportions of the structure will be inappropriate to the setting. 26 Desmond Road is an end of terrace property and as such, excessive development on the site should be avoided to protect the amenity

of adjoining neighbours; but improvements to existing properties should not be discouraged altogether. The proposed proportions of the new rear extension are not unacceptable and do take into account the type of development site; this is reflected in the reduced proportions of this scheme opposed to the previously rejected scheme.

It is considered that the proposed development will harmonise with the established character and appearance of the area, whilst contributing appropriately to the locality.

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.

Although the structure will have a proposed full height of 2.65m, it would have a perceived height of approximately 2.85m from the rear of adjoining property, 24 Desmond Road due to a difference in ground levels of the properties. However, the full height of the proposed structure will be approximately 0.25m lower than the ridge height, but 0.4m higher than the eaves height of the existing conservatory. Therefore the proposed structure will, in effect, be lower in height than the existing structure in addition to being lower than the height of the previously refused proposal.

It is not considered that the resultant extension will have an overbearing relationship with properties it shares boundaries with; for example, the rear wall of the proposed enlargement will fall in line with the rear wall of the extension at 28 Desmond Road. The gardens of the properties along this flank of the road are large and as such it is not anticipated that the scheme will have a negative effect on the enjoyment of these gardens. The proposal is single storey and its height is not excessive or disproportionate to itself or surrounding buildings.

Due to the aspect enjoyed from the rear of the properties along the south west flank of Desmond Road, there will be some impact on the light received by 24 Desmond Road. It is anticipated that the light received by the ground floor rooms in this adjoining property is likely to be affected to some extent before noon. The dining room will be affected up until this time and the kitchen also to some extent, which is serviced by a glazed door to the side elevation facing 26 Desmond Road as well as a rear facing casement window. However, the existing conservatory currently affects the light received by these rooms and so too has the tall fence of 24 Desmond Road. In addition, the proposed extension will be 0.8m closer to the rear wall of the main dwellinghouse than that of the existing conservatory, and as such will potentially have less of an impact on light received to the rear of 24

Desmond Road. Therefore, the light loss, when taking these other factors into account, is predicted to be minimal.

The applicant has taken into account the reasons for refusal of the previous application and has addressed the issues raised therein. The potential impact on neighbouring properties has been lessened and the proposal is considered to respect the amenity of neighbours.

Other matters:

Concerns have been raised regarding the integrity of the plans provided and how they addressed the difference in ground levels of 24 and 26 Desmond Road. The agent has provided amended plans which take into account the differences in ground levels of the two properties to allow full assessment to be made.

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 internal layout of the dwellinghouse, whilst having a positive impact on its locality by improving the external appearance of the property. In terms of scale and design, the proposed extension will sit comfortably in its location and any negative impact due to loss of light is considered to be negligible when contrasted with the structure that already exists at the rear of 26 Desmond Road.

Recommendation:

Approve conditionally

Conditions:

- 1) Time
- 2) Drawings
- 3) Materials
- 4) No Permitted Development (windows and doors to side elevations)