

App.No: 141388 (HHH)	Decision Due Date: 6 January 2015	Ward: Ratton
Officer: Sally Simpson	Site visit date: 7 November 2014	Type: Householder
Site Notice(s) Expiry date: N/a		
Neighbour Con Expiry: 29 November 2014		
Weekly list Expiry: 24 November 2014		
Press Notice(s): N/a		
Over 8/13 week reason: In time		
Location: 49 Babylon Way, Eastbourne		
Proposal: Proposed single-storey extension to existing front and rear elevations; together with the provision of a raised patio with access to rear garden.		
Applicant: Mr & Mrs R Colbran		
Recommendation: Grant permission subject to Conditions		

Planning Status: Predominantly residential area

Constraints:

Area of High Townscape Value Area of High Townscape Value

Relevant Planning Policies:

National Planning Policy Framework 2012

Paragraphs 7, 11, 12, 13, 14, 17, 56, 57, 58, 59, 60, 61, 157, 158, 186 & 187

Eastbourne Core Strategy Policies

Eastbourne Core Strategy Local Plan 2006-2027

C12 Ratton & Willingdon Village Neighbourhood Policy

D5 Housing High Value Neighbourhoods

D10 Historic Environment Area of High Townscape Value

Borough Plan Policies

Eastbourne Borough Plan 2001-2011

UHT1 New Development

UHT4 Visual Amenity

UHT16 Area of High Townscape Value

HO2 Predominantly Residential Areas

HO20 Residential Amenity

Site Description:

The application site comprises of a two storey detached property with integral garage located on the southern side of Babylon Way. The plot is roughly rectangular in shape with a long rear garden that slopes away from the house.

Relevant Planning History:

None.

Proposed development:

The applicant is seeking planning permission for a front and rear extension to their residential property.

The single storey rear also includes a raised patio and centrally located access steps to the rear garden. The rear extension will extend from the existing rear elevation by 4.27m, covering the width of the house, a distance of 10.18m. The proposed patio will extend from the proposed extension by approx. 3m and extend the width of the proposed extension, a distance of 10.18m. The height of the patio will be 0.86m from ground floor level.

The front elevation will extend from the existing front elevation by 1.25m and extend along the front by 3.29m

Both the front and rear extension will be formed from brickwork to match the existing dwelling, with aluminium double glazed units for the proposed windows and doors.

Consultations:Neighbour Representations:

3 Objections have been received from nearby residents and cover the following points:

- Development could cause parking issues on a narrower than standard residential road, which is close to a significant bend.
- Obstructions to residential driveways caused by lorries and tradesmen's vans.
- Disruption to the passage of traffic on this narrow road.
- Reduction of availability of off-road parking on the driveway of the site due to the extension of the front elevation which could result in additional on-road parking during and after the construction period.
- I am very concerned about the loss of light this proposal will cause.
- The extension is unnecessarily high and large, causing an unacceptable loss of light.
- The raised patio will cause a significant loss of privacy.
- The offset extension will make both the loss of light and the loss of privacy greater, than if a balanced extension had been proposed.
- The extension is out of scale and out of character.

Appraisal:

The main issues to consider in determining this application are the impacts on visual and residential amenity, particularly in terms of loss of privacy.

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

Rear Extension:-The properties to the rear of the application site are located a significant distance (approx 35m from the application site boundary to the nearest property at the rear) which will minimise any impact the proposed extension would have as regards privacy and loss of light to these properties.

The main impact would be from the rear extension and raised patio which would affect the immediate neighbours at No.s 47 and 51 Babylon Way.

No. 47 is located on the North East side of the application site. There is a distance of 2.8 metres from the corner of No 47 to the boundary and a further distance of 2.44 m from the existing boundary fence to the application site (a total distance of 5.24 m).The concern of loss of light to No. 47 is considered to be minimal.

Any loss of sunlight as a result of this proposal would be for a relatively short period of time in the summer months, the sun during the afternoon is likely to have disappeared behind the downs.

Although not shown on the block plan provided, No. 47 has a small conservatory which as planning permission has not been sought is therefore assumed to be permitted development, measuring under 3m. Their property is also angled away from the application site.

In order to address the potential overlooking from the raised patio the agent has submitted an amended plan which proposes obscure glazed privacy screening to both sides of the proposed patio. This screening will be erected to a height of 1.70 m from the raised patio on the North East and South West elevations.

The loss of privacy is considered to have been addressed with the addition of privacy screening around the patio which will maintain privacy and minimise the risk of overlooking.

The extension and raised patio with the privacy screening is, therefore, considered acceptable in that it complies with policies UHT1, UHT4 and HO20 of the Eastbourne Borough Plan (Saved Policies 2007) and C12, D5 and D10 of the Eastbourne Core Local Strategy (2013)

Front Extension:- There are no amenity issues with the front extension element of the proposal.

Design issues:

The existing forecourt parking area to the front elevation of the application site will be extended using block paving laid to ensure surface water run-off drains within the curtilage of the property and not the highway.

The proposed extensions will utilise facing brickwork to match the host dwelling, using aluminium framed double glazed units for the new windows and doors. The fascia's and soffits on the proposed extension will be upvc.

It is considered that the materials and design of the proposed extensions, to the front and rear elevations, would blend satisfactorily with the host dwelling.

Although comment has been made about the 'overlapping' of the extension, it is only being extended to the edge of the existing projection which currently houses a store and cupboards, which is in line with the corner of the original part of No.47 Babylon Way.

Impacts on trees:

This application there are no impacts upon trees at or within the site. On this issues though it is noted that some tree have recently been removed from the rear garden. These tree were not covered by a Tree Preservation Order.

Impacts on highway network or access:

Concerns raised by nearby residents relating to the parking stress in the area and and that this would be compounded by the delivery and construction traffic that will be attending the site during the construction period.

Babylon Way is a public highway and as such traffic is not something that can be enforced by planning regulations. However an informative can be put on the decision notice to raise awareness of the potential issue to the applicant/agent.

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 scale, orientation and the design of the proposal and the impact on the amenities of the adjoining residents are considered, on balance, to be acceptable, subject to appropriate conditions

Recommendation:

Conditions:

1. Time Limit
2. Plan Numbers
3. Matching Materials
4. Maintain obscure glazing surrounding patio
5. Restriction of further development
6. Time limit for the implementation of privacy screen (shall be erected within 3 months from the completion of the raised decking)

INFORMATIVE: Construction and delivery traffic

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