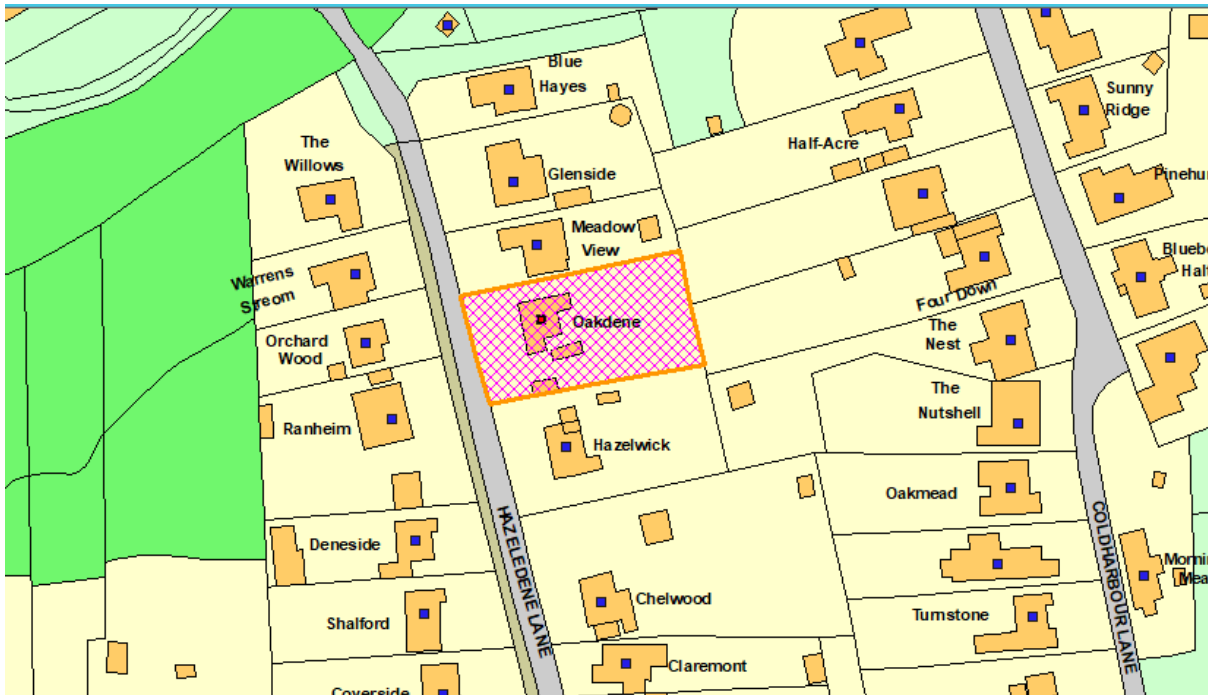


Report to: Planning Applications Committee
Date: 17th January 2024
Application No: LW/23/0575
Location: Oakdene, Hazeldene Lane, North Chailey
Proposal: Hip to gable roof extension to both side elevations with raising of pitch height and 3 No. dormers to rear, 2 No. dormers to front, replacement side extension and replacement garage (AMENDED GARAGE LOCATION).
Applicant: Mrs L Agace
Ward: Chailey, Barcombe and Hamsey
Recommendation: Approve subject to conditions.
Contact Officer: **Name:** James Smith
E-mail: james.smith@lewes-eastbourne.gov.uk

IMPORTANT NOTE: This scheme is CIL Liable.
Site Location Plan: (Below)



1.	Executive Summary and Relevant Planning Policies
1.1	<p><u>Reason for the Application to Come to Committee</u></p> <p>An application of this kind would ordinarily be determined under delegated powers but, as the applicant as a member of the planning committee, a committee resolution is required, as set out in the Council's Scheme of Delegation. The applicant will not be able to vote on the decision or be present during discussions relating to the application.</p>
1.2	<p><u>Summary and Recommendation</u></p> <p>The site comprises an extended detached bungalow and garage. There is a room in the roof.</p> <p>The application proposes ground floor extensions which would enlarge the footprint. A new larger gable ended roof is proposed with a higher ridge height, along with two dormers in the front and 3 in the rear. There would also be new first floor side windows.</p> <p>The overall character of the existing building, as a single-storey dwelling (but with a larger roof and additional rooms in the roof space), would be retained. The scheme proposes a more effective use of the site, whilst the proposed modest footprint extension would leave the site mainly as garden. The design proposed is in character with the local semi - rural area and does not unacceptably impact on neighbouring amenity.</p> <p>The scheme is recommended for conditional approval.</p>
1.3	<p><u>National Planning Policy Framework</u></p> <p>2. Achieving sustainable development</p> <p>4. Decision making</p> <p>8. Promoting healthy and safe communities</p> <p>11. Making effective use of land</p> <p>12. Achieving well-designed places</p> <p>14. Meeting the challenge of climate change, flooding, and coastal change</p> <p>15. Conserving and enhancing the natural environment.</p>
1.4	<p><u>Lewes Local Plan Part 1 (LLP1)</u></p> <p>CP10 – Natural Environment and Landscape.</p> <p>CP11 – Built and Historic Environment & Design</p> <p>CP12 – Flood Risk, Coastal Erosion and Drainage</p> <p>CP14 – Renewable and Low Carbon Energy.</p>
1.5	<p><u>Lewes Local Plan Part 2 (LLP2)</u></p> <p>DM20 – Pollution Management</p>

	<p>DM23 – Noise</p> <p>DM24 – Protection of Biodiversity and Geodiversity</p> <p>DM25 – Design</p> <p>DM28 – Residential Extensions.</p>
1.6	<p><u>Chailey Neighbourhood Plan (CNP)</u></p> <p>HO1 - Design</p> <p>HO3 - Building materials</p> <p>HO4 - Building height</p> <p>ENV1 - Landscape</p> <p>ENV2 - Wildlife protection</p> <p>ENV3 - Countryside Protection and the village setting.</p> <p>ENV5 - Conservation of the environment, ecosystems, and biodiversity</p> <p>ENV6 - Protection of open views</p> <p>ENV7 - Dark night skies</p> <p>ECO4 – Sustainability.</p>

2.	Site Description
2.1	<p>The site is occupied by a detached bungalow dwelling which has been extended to the side and rear and has a bedroom formed in the roof space, served by a small, rear facing dormer. There is a detached prefabricated garage to the southern side of the dwelling, and this is served by a hard surfaced vehicular access taken from Hazledene Lane.</p> <p>There is a separate pedestrian access via a gate further to the north of the site frontage.</p> <p>The dwelling and garage are set back from the road, with a tall, mature hedge running along the site frontage, behind which is a lawn area.</p>
2.2	<p>The site is located outside of the settlement boundary on a narrow lane which branches off from the A272 and has been subject to residential development on either side.</p> <p>Surrounding development takes the form of bungalow and chalet style dwellings that are set well back from the road, with mature landscaping to the front helping to preserve a semi-rural character.</p> <p>There are no specific planning designations or constraints attached to the site or the immediate surrounding area.</p>

3.	Proposed Development
3.1	The proposed development comprises a number of elements, as follows: -

	<ul style="list-style-type: none"> • Removal of existing lean-to extension to the southern side and part of an existing rear extension and replacement with new extensions, including a conservatory with a flat roof and lantern roof light, to the side and rear, increasing the footprint from approx. 105 m² to approx. 132 m². • Formation of a new roof over the original dwelling and proposed extensions (other than the conservatory to the southern side). The proposed roof would be gable ended with a ridge height of approx. 8 metres and an eaves height of approx. 3.8 metres, an increase of approx. 1.1 metres over the respective heights of the existing roof. • Formation of 2 x pitched roof dormers and a roof light in the front roof slope and 3 x pitched roof dormers in the rear roof slope. • Formation of first floor windows in the side (south facing) gable end. • Demolition of the existing prefab style garage and erection of a new garage set further back from the site frontage. The proposed garage measures 5 metres in width by 6.5 metres in depth and has a gable roof with eaves height at approx. 2.8 metres and the ridge at approx. 4.7 metres.
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4.	Relevant Planning History:
4.1	<p>E/61/0883 – Glazed lean-to – Approved 27th November 1961.</p> <p>LW/87/1143 – Dining room and kitchen extensions – Approved Conditionally 6th August 1987.</p>

5.	Consultations
5.1	<p>Chailey Parish Council</p> <p>Awaited.</p>

6.	Other Representations
6.1	<p>At the time of writing the Committee report, no neighbour representations received.</p>

7.	Appraisal
7.1	<p><u>Key Considerations</u></p> <p>Sec 38 (6) of the Planning Compulsory Purchase Act 2004 requires that regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.</p>

	<p>The NPPF also advises that there is a presumption in favour of sustainable development.</p> <p>The main considerations relate to:-</p> <ul style="list-style-type: none"> • the principle of the development. • the impact upon the character and appearance of the area • neighbour amenities, • impacts upon highway/pedestrian safety. • flood risk.
7.2	<p><u>Principle of Development</u></p> <p>LLP2 policy DM28 supports the principle of extensions to existing dwellings where they are of sympathetic design and there are no adverse impacts upon the amenities of neighbouring residents or the occupants of the extended dwelling. For sites outside of the settlement boundary, such as the application site, the policy goes on to state that extensions to dwellings will only be permitted where there would be no harmful impact on the surrounding landscape.</p>
7.3	<p><u>Design and Landscape Character</u></p> <p><u>House Design</u></p> <p>The proposed development would alter the appearance of the dwelling, most notably through the provision of the new roof which would have a higher eaves and ridge line than the current roof.</p> <p>It would incorporate front and rear dormers and would have a different form, being gable ended rather than hipped.</p> <p>Notwithstanding the above, it is considered that the overall character of the existing building, a single-storey dwelling with additional rooms in the roof space, would be retained. The footprint would not be significantly increased and, whilst the roof form would have more mass than the existing, it is considered that the use of small, pitched roof dormers and a steep roof pitch prevents an unacceptable top-heavy appearance from arising.</p> <p>As such, it is considered that the new roof form would not overwhelm the original dwelling, nor would it appear unduly prominent or incongruous within the street scene.</p> <p>The footprint of the dwelling would not advance any further forward.</p> <p>Nearby dwellings are similarly designed, (e.g., 'Ranheim' which is directly opposite the application site).</p> <p><u>Wider landscape impact</u></p>

	<p>The proposed roofline and form would maintain the appearance of the surrounding group of dwellings as a “form of chalet bungalow within a rural settling.”</p> <p>The majority of the site would remain as undeveloped garden land contributing to the semi-rural nature of the road, which represents a transitional area extending from the development along the A272 to the south and the open countryside away to the north.</p> <p>The proposed works would not incorporate excessive amounts of glazing. There would therefore be no glint/glare in the daytime or light spill during the night.</p>
7.4	<p><u>Impact upon Neighbour Amenities</u></p> <p>The proposed development would increase the height of the dwelling by approx. 1.1 metres and introduce a bulkier roof form. However, it is considered that the overall scale of the dwelling would remain modest and good separation distances would be maintained between the extended building and neighbouring dwellings.</p> <p>The proposed garage would be positioned close to the boundary shared with Meadow View but is considered to be of modest size, with boundary treatment providing a good degree of screening and it is also noted that would be positioned broadly in alignment with a detached garage on the neighbouring plot, which would provide further screening.</p> <p>It is therefore considered that the proposed development would not appear unduly overbearing when viewed from neighbouring property nor would it generate unacceptable levels of overshadowing.</p> <p>Front and rear elevations of the building would continue to broadly align with those of neighbouring dwellings and views from the proposed front and rear facing dormers would be towards the road and rear garden respectively. Properties on the opposite side of the road would be some 30 metres from the extended dwelling. With this distance being such that any views towards those properties would not be invasive.</p> <p>Planning records also show neither of the properties either side of the application site have side windows facing directly towards the proposed extended dwelling, with the exception of a garage window at the neighbouring dwelling to the north, ‘Meadow View.’</p> <p>There would be two side facing bedroom windows at first floor level on the southern elevation, facing towards a windowless flank wall of the dwelling called ‘Hazelwick’ (13.5m distance).</p> <p>There would be some angled views towards some parts of the rear garden of the neighbouring property, it is not considered that this would be invasive given the separation distance, angle of the views and intervening landscaping.</p> <p>Views from all new ground floor windows towards neighbouring properties would be interrupted by site boundary treatment whilst the lantern rooflight serving the conservatory would be positioned at ceiling level.</p>

7.5	<p><u>Living Condition for Future Occupants</u></p> <p>All of the rooms formed by the proposed extension would be of suitable size and be served by windows providing unobstructed access to natural light and effective natural ventilation.</p> <p>The proposed works would involve an increase in the footprint of the dwelling, with a substantial proportion of the plot remaining undeveloped and available for outdoor amenity use.</p>
7.6	<p><u>Effective Use of the Site and Sustainability</u></p> <p>It is considered that the proposed development represents a more efficient use of the site, with additional living space providing, including an office area to support working from home. This would be achieved through the retention and adaptation of an existing building, as encourage by the Sustainability in Development SPD.</p>
7.7	<p><u>Human Rights Implications</u></p> <p>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 considered fully in balancing the planning issues; and furthermore, the proposals will not result in any breach of the Equalities Act 2010.</p>
7.8	<p><u>Conclusion</u></p> <p>The proposed development represents a sympathetic enlargement of an existing dwelling which would integrate well with the surrounding built environment and preserve the setting of the wider rural environment. This would be achieved without adverse impact upon the amenities of neighbouring residents and without compromising the quality of the accommodation and amenity space provided for future occupants of the application dwelling.</p>

8.	Recommendations
8.1	Approve subject to the conditions listed below.

9.	Conditions
9.1	<p>Time Limit</p> <p>The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date on which this permission is granted.</p> <p>Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).</p>

9.2	<p>External Materials</p> <p>No development shall be carried out above ground floor slab level until a schedule of external materials finishes to be used on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule.</p> <p>Reason: In the interest of visual integration and the character of the surrounding area in accordance with LLP2 policies DM25 and DM28 and CNP policy HO1.</p>
9.3	<p>No Use as Roof Terrace</p> <p>No part of the flat roofing over the conservatory extension shall be used as a balcony or terrace at any time, with any access to the roof prohibited other than for maintenance or emergency purposes.</p> <p>Reason: In order to protect the amenities of neighbouring residents in accordance with LLP1 policy CP11 and LLP2 policies DM25 and DM28.</p>
9.4	<p>Construction Hours</p> <p>Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.</p> <p>Reason: In the interests of the residential amenities of the neighbours having regard to LLP1 policy CP11, LLP2 policies DM20 and DM23 and para. 174 of the NPPF.</p>
10.	Informative
10.1	<p>Waste Removal</p> <p>All waste material arising from any site clearance, demolition, preparation, and construction activities at the site should be stored, removed from the site, and disposed of in an appropriate manner.</p>

11.	Plans
11.1	This decision relates solely to the following plans:

	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>
	Site Location Plan	22.09.2023	
	Proposed Site Plan	07.11.2023	1232/01 Rev B
	Proposed Ground Floor Plan	22.09.2023	1232/5
	Proposed First Floor Plan	22.09.2023	1232/6
	Proposed Roof Plan	22.09.2023	1232/7

	Proposed Front, Side and Rear Elevations	22.09.2023	1232/8
	Proposed Garage	26.10.2023	1232/10

12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.