

<b>App.No:</b> 141604	<b>Decision Due Date:</b> 18 February 2015	<b>Ward:</b> Sovereign
<b>Officer:</b> Mr Toby Balcikonis	<b>Site visit date:</b> 27 January 2015	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> 30 January 2015 <b>Neighbour Con Expiry:</b> 30 January 2015 <b>Weekly list Expiry:</b> 19 January 2015 <b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b> The first available committee date following the end of the neighbour consultation period.		
<b>Location:</b> 1 Vincent Close, Eastbourne		
<b>Proposal:</b> Proposed demolition of existing garage and conservatory and erection of side and rear single storey extension, and over-cladding to existing dwelling.		
<b>Applicant:</b> Mr John Law		
<b>Recommendation:</b> Approve with Conditions		

### **Executive Summary:**

The Urban Heritage and Townscape policies state that "it is inevitable that changes will occur in the urban fabric of Eastbourne....When this happens it is important the development takes into account its effect on its neighbours and wider surroundings. Special consideration should also be given to the sustainability of the development in terms of its contribution to urban renaissance by maximising development potential with good quality design".

The applicant is seeking to create a 'lifetime home' which caters for both the current and future needs of its residents with sustainability a core part of the rationale behind the proposal, which is considered to be of good quality design which would result in a residential dwelling that would contribute positively to the location.

The size, scale and bulk of the resulting development is considered to be appropriate for the area and would not be detrimental to the amenities of the surrounding residential properties by way of significant impact by overlooking or loss of privacy and would not result in any significant loss of sunlight or daylight.

The proposal includes additional internal insulation (within the cavity) and new external insulation between the existing outside facing walls and the proposed new timber cladding. Together this should provide an enhancement to the thermal efficiency of the building/dwelling which would help to reduce the use of fossil fuels and thereby reduce the properties 'carbon footprint'.

As such, it is considered that subject to conditions, the proposed development would not cause any significant harm to the local area and would accord with local and national planning policy.

**Planning Status:**

- Single Private Detached Dwelling in residential area

**Relevant Planning Policies:**

National Planning Policy Framework 2012

1. Building a strong, competitive economy
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change

Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution  
B2: Creating Sustainable Neighbourhoods  
C13: St Anthony's & Langney Point Neighbourhood Policy  
D1: Sustainable Development  
D5: Housing  
D10a: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development  
UHT4: Visual Amenity  
HO2: Predominantly Residential Areas  
HO20: Residential Amenity  
NE16: Development within 250m of former landfill site  
US5: Tidal Flood Risk

**Site Description:**

The application property is a detached 3-bed single private dwelling located within a cul-de-sac comprising of 9 properties, located in a predominantly residential area accessed between 16 and 18 Vian Avenue from the South. To the north of Vincent Close, bordering nos. 5, 7 and 10 lies the properties of Fisher Close, with Ramsay Way bordering the close to the East. The properties in Vincent Close possess similar architectural features.

Built in the 1960's, the brick built dwelling, in a 'Neo Georgian' design to include columns supporting a flat porch canopy over the front door which

projects approximately 1.3 metres and is adjoined to a flat roofed original garage with a footprint of approximately 15 square metres, located to the side of the main dwelling house.

To the rear of the property a full width single storey ground floor extension, with mono-pitched roof has been constructed which projects 3.00 metres from the main rear elevation of the application property with a footprint of approximately 20.5 square metres.

Situated opposite 2 Vincent Close, the application property shares boundaries with the run of properties 18 – 24 Vian Avenue at the side (South), 45 & 47 Mountbatten drive to the rear (West) and 3 Vincent close to the North.

The areas of the town to which the application relates, known as The Crumbles and Langney Point which has seen the creation to large numbers of new dwellings in recent decades which result in a varied mix of styles and finishes of residential accommodation with no overriding sense of place or character existing across the area of the town as a whole.

**Relevant Planning History:**

EB/1964/0394

ERECTION OF 991 DWELLINGS EACH WITH DOMESTIC GARAGE, 20 SHOPS, ASSEMBLY HALL, PUBLIC HOUSE, HOTEL, MOTEL, GARAGE, CAR PARKING AREAS

Approved Conditional - 1964-06-27

EB/1963/0369

USE OF APPROX 95 ACRES FOR RESID PURPOSES LAND ON CRUMBLES BETWEEN PROPOSED EXTN WARTLING ROAD & PRINCES RD

Approved Conditional - 1963-09-12

**Proposed development:**

The applicant seeks permission to erect a single storey rear / side extension with enlarged garage in lieu of the existing garage and rear conservatory which would be demolished to make way.

The proposed extension would have a mono pitched roof, with an eaves height of 2.4 metres and which would meet the flank elevation of the main dwelling house at a height of approximately 4.6 metres. Projecting beyond the rear elevation of the application property to a distance of 9 metres the proposed addition at 5.7 metres wide (6.6 metres at the eaves), would wraparound to the rear of the host property.

The proposed extension would create an additional 40 square metres of living space for the applicant in the form of re-located kitchen, living room and dining room areas in an open-plan arrangement and would be accessed from the main original dwelling house through an open-plan downstairs lobby area, complete with proposed storage.

Within the ground floor foot print of the main dwelling house, the applicant proposes to create a fourth bedroom, complete with ensuite bathroom downstairs, along with the formation of a separate utility room. The first floor of the main dwelling is shown without change to the layout of the 3 upstairs bedrooms and bathroom.

In seeking to create a home to meet the future needs of the applicant, and in response to the location in relatively close proximity to the coast, the applicant is proposing to better insulate the property, with the existing house to have approximately 50mm full cavity insulation, with a further 50mm Celotex (or similar) rigid insulation fixed externally.

To cover the proposed external cladding, the main dwelling house and new extension would be clad in cedar weatherboard, (left to colour naturally to silver / grey over time).

New replacement high performance double glazed timber framed windows are proposed to be installed in lieu of existing UPVC double glazed units at the property. The window frames and new wooden doors (including a timber clad up and over garage door) would be stained in a light wood colour.

The majority of replacement windows would be of similar proportions to those of the existing dwelling, with the exception of a reduced sized window to replace the existing front ground floor bay window with a wood framed unit that would be installed flush with the façade to replicate the arrangement of the other proposed windows in the front elevation which would serve a new utility room.

Other proposed changes shown within the proposed drawings include:

- Rear ground floor windows to be replaced with wood framed, glazed doors.
- The installation of a wood burning stove with flue height at 5.5 metres, to serve the proposed new extension.
- The replacement of the existing fibreglass columns with hardwood timber posts.
- Formation of a pitched roof to replace the current flat roofed porch.
- The installation of no.5 roof lights to serve the side/rear extension
- Installation of a door to serve the new garage, in addition to the installation of a window and glazed door on the South side elevation at ground floor level.

### **Consultations:**

### **Neighbour Representations:**

19 letters of consultation were sent to nearby residential properties and as of 12 February 2015 6 objections have been received which cover the following points:

#### EXTERNAL CLADDING & INSULATION:

- Proposed external cladding would weather to grey and would not be in-keeping with surrounding traditional brick built dwellings
- Would result in a "radical and profound change" in the external appearance of the host building, affecting character of the area
- Conflicts with Policy B2 as it does not protect the environmental amenity of the existing and future residents of Vincent Close.
- Design of development is not appropriate and sympathetic to its setting
- Conflicts with Policy 10a in that new development should make a positive contribution to the overall appearance of the area.
- No "sense of place" would result from proposed cladding.
- Negative impact to the street scene due to dominant appearance of proposed cladding
- Alternative cladding available which would be more sympathetic in appearance
- Some value to a cohesive design of houses in the neighbourhood
- Doubts raised as to the durability of a "softwood cladding"

#### OTHER OBJECTION COMMENTS:

- Design and colour of the proposed windows
- Request for 6ft (or higher) boundary fence) along shared boundary with the properties of Vian Avenue for the purposes of maintaining privacy
- Comments also made regarding applicant's own privacy being compromised as a result of facing roof light windows

In addition, there were no comments specifically objecting to the nature of the increase in the footprint proposed by the scope of the development for which planning permission is being sought. However, one of the objections does comment that the existing floor area at 93m<sup>2</sup> for a house of this type does meet with modern living standards.

#### **Appraisal:**

##### Principle of development:

There is no objection in principal to the erection of a single storey side/rear extension to a property in the location, providing there is no unacceptable impact on the amenities of the adjoining occupiers and other nearby residents and that the development respects the character of the host building and the surrounding area.

##### 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

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

At a distance of over 21 metres to the properties on Mountbatton Drive to the West, there is considered to be no detrimental impact to residential amenity by way of significant loss of light or increased overshadowing, loss of outlook or subject to a significant increase in noise or disturbance as a result of the proposed development.

In addition, no concerns exist with regard to the neighbour at 3 Vincent Close, where currently the existing conservatory is located some 4.5 metres closer to the shared boundary than that of the proposed. Although situated to the South of its neighbour, the distance to the boundary of the 4.4 metre roof ridge is considered more than significant to negate any potential impacts in regard to loss of light or increase overshadowing.

The development for which permission is sought is also considered not to have an unacceptable impact on properties located on Vian Avenue which share their rear boundary with the application dwelling. Located to the South of the proposed development, and at a distance of more than 12 metres, there should be no significant loss of light or overshadowing as a result of the new extension, and is therefore considered acceptable in this regard.

It is acknowledged that the extent of development along the Southern boundary is not insignificant, however, at a distance of just over 1.5 metres from the shared boundary, and with a relatively shallow pitched roof, the resulting distance to the ridge height of the new roof in addition to the relatively modest eaves height of 2.4 metres is considered to be sufficient to reduce the visual impact of the bulk and mass of the extension to an acceptable level.

To negate concerns of loss of privacy to the rear elevation of the properties on Vian Avenue, it is recommended that a condition be added to ensure that erection of a 6ft high boundary fence along the extent of the boundary to negate any impact by way of new doors and windows proposed to be installed in to this flank elevation. Although, these would be installed at ground floor level, their position closer to the shared boundary could impact the neighbouring properties.

#### Design:

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. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy D10a of the Eastbourne Core Strategy and Policy UHT1 of the Eastbourne Borough 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, setting, alignment and layout.

As part of the local planning objectives for Eastbourne the Council seeks to conserve and enhance buildings and their settings and areas of architectural and historic significance and to encourage a high standard of design for new development which respects and enhances the environmental quality and character of Eastbourne's townscape and urban heritage.

The application has received a number of objections relating to the cedar weatherboard proposed to over clad the entire building. It is acknowledged that the predominant finish in the close is facing brick, of which there are variations within the close with the application property, as well as numbers 2 & 4 Vincent Close, having a darker brick tone than the remainder of the close.

Residential properties finished with weatherboarding is not without precedent in the area, with the front and rear elevations of neighbouring properties in Fisher Close visible to the North from the application close (particularly between numbers 5 and 7).

In addition, it is noted that properties on Ramsay Way (bordering the close to the East) and at the entrance to nearby Schofield Way are finished with varying degrees of wooden weatherboarding, and therefore, showing that the although, not prevalent as a finishing material in the cul-de-sac and some of the surrounding residential properties, it is not completely out of character to the area.

Newer residential developments in this area of the town, were built and planned with the nearby Sovereign Harbour in mind, which was not in existence when the application property was constructed. The more recent of the residential developments in particular embraced a greater palette of finishing materials which in trying to establish a sense of place, included that of natural wood weatherboarding as a popular finish to reflect its maritime location.

In a town which is a well-known and popular seaside resort, natural wood weatherboarding cannot be ruled out as being out of character in the location which is approximately 250 metres from the beach.

Left to weather and colour naturally, it is considered the proposed cladding would turn to a silver /grey in time which would result in the development sitting more comfortably within its surroundings.

Policy D10A states that "in order to achieve a high quality environment new development makes a positive contribution to the appearance of our townscape and urban heritage. Design and layout should take account of context, i.e. neighbouring buildings as well as the surrounding area."

It is considered that the proposed scheme has been carefully designed to include the addition of a high quality finish to complete the scheme according to Policy D10A in that it would:

- Seek exemplary standards of design and architecture that respects Eastbourne's unique characteristics.
- Ensure that the layout and design of development contributes to local distinctiveness and sense of place.
- Ensure that new development makes a positive contribution to the overall appearance of the area including the use of good quality materials..... and seeking to achieve a high standard of finish.
- Promote local understanding of good innovative and imaginative design.

It is considered that the development is sympathetic to its setting in terms of scale, height, massing and density, and its relationship to adjoining buildings and landscape features which is also a requirement of the policy.

As previously demonstrated, it is considered that the proposed cedar cladding is not out-of-character with the area, and provides an integral part of the proposed, carefully considered development and therefore it is not recommended to restrict the grant of planning consent solely for this reason.

It is acknowledged that alternative external cladding is available, however it remains that the proposed/chosen external material is considered to be acceptable with the concept of the design which aims to use sustainable materials

#### Sustainable development implications:

In addition to protecting residential and environmental amenity of existing and future residents and requiring that an attractive, safe and clean built environment with a sense of place is created, Policy B2 of the Eastbourne Core Strategy also requires that:

- Any development respects the natural environment by adapting to climate change and reducing potential negative environmental impacts.

In addition to providing a lifetime home for the owners of the application property, one of the core principles for the development is driven with green principals in mind, with sustainability a key focus of the proposal.

Should the application be granted permission the scheme would achieve a substantial improvement in the thermal efficiency of the property, through the addition of internal and external insulation (overclad in a sustainable, renewable weatherboarding), the installation of new wood framed high performance windows and doors, and the installation of a wood burning stove.



The resulting reduction of heat loss, reducing the frequency of use of central heating will result in a reduction of household energy bills for the occupant, and resulting in lowering the carbon footprint of the host property producing a positive environmental impact.

Impacts on highway network or access:

The proposed garage, measuring approximately 3.1 metres by 5.4 metres internally, is acknowledged to be shorter than the recommended size standards for a new garage which is 3 metres x 6 metres which is enlarged to also accommodate storage space in addition to a vehicle.

The proposed garage is an enlargement, and therefore an improvement upon the existing 2.6 metre wide garage, which although long enough, cannot be used by the applicant currently due to the insufficient width. In addition, one of the aims of the property is the provision for extra storage space within the confines of the main dwelling, which the proposed scheme looks to deliver, further reducing the requirement for additional storage space to be found within a garage.

On balance, the proposed garage is considered to be acceptable and will provide the addition of an off street car parking space, where currently the existing size is prohibitive of this.

**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 design is of a comprehensive/inclusive development of high quality, the appearance of the proposed single storey side / rear extension is an acceptable form of development for the location. The resulting scale and bulk property would not have an overbearing impact on surrounding occupiers

In addition the development is not considered to result in any significant overlooking or loss residential amenity by way of impacts through loss of light or overshadowing and therefore accords to policies UHT1, UHT4 and HO20 of the Saved Policies of the Eastbourne Borough Plan and Policies B1, B2, D10a and C13 of the Eastbourne Core Strategy Local Plan.

**Recommendation:**

It is recommended that the application be approved with the following conditions:

**Conditions:**

- 1) Time limit
- 2) Approved drawings
- 3) Submission of external materials: ++
- 4) No Solar panels new side/garage extension
- 5) Prior to the first beneficial use of the extension hereby approved a 1.8m high close boarded fence shall be erected along the boundary with the properties along the southern boundary of the site and retained as such thereafter.
- 6) Retention of garage for the purposes of parking a vehicle
- 7) Details of fascias, soffits and rainwater goods
- 8) Finished Floor levels no lower than existing