

<b>App.No:</b> 150076 (HHH)	<b>Decision Due Date:</b> 21 March 2015	<b>Ward:</b> Meads
<b>Officer:</b> Sally Simpson	<b>Site visit date:</b> 2 February 2015	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> N/a		
<b>Neighbour Con Expiry:</b> 19 February 2015		
<b>Weekly list Expiry:</b> 18 February 2015		
<b>Press Notice(s):</b> N/a		
<b>Over 8/13 week reason:</b> Within time		
<b>Location:</b> 10 Saffrons Park, Eastbourne		
<b>Proposal:</b> Demolish part of existing conservatory to side and rear. Replace with single storey extension to side and rear on the same footprint as existing conservatory.		
<b>Applicant:</b> Mr Tim Lock		
<b>Recommendation:</b> Approve, subject to conditions		

**Executive Summary:-** Reported here given request to speak/address planning committee.

Size, design and appearance of the proposed extension respect the character and form of the host property.

The location, size of the extension is such that there are no impacts upon the street scene or the amenities of the occupiers of the adjacent/nearby properties.

**Planning Status:** Residential single private dwelling.

**Tree Conditions:** Tree(s) protected by planning condition EB/1981/0663

**Relevant Planning Policies:**

**National Planning Policy Framework 2012**

Paragraphs 7-14 & 56-65

**Eastbourne Core Strategy Policies**

Eastbourne Core Strategy Local Plan 2006-2027

B1 Spatial Development Strategy and Distribution Sustainable Neighbourhood

C11 Meads Neighbourhood Policy

D5 Housing High Value Neighbourhoods

## **Borough Plan Policies**

Eastbourne Borough Plan 2001-2011

UHT4 Visual Amenity

UHT9 Protection of Historic Parks and Gardens

HO2 Predominantly Residential Areas

## **Site Description:**

The application site comprises of a two storey detached property with separate garage, located to the West of the town centre.

The dwelling house is located within a substantial plot with a change of the levels across the site and has vehicle access direct onto Saffrons Park which runs to the front of the plot. A mature tree/woodland belt is located to the rear of the plot.

To the rear is an 'L' shaped conservatory building/addition; this is to be removed/replaced by this application.

## **Relevant Planning History:**

EB/1986/0213

36 houses with garages, roads, footpaths & related works (Compton Place Park) reserved matters.

Approved Unconditional 1987-02-16

EB/1981/0663

Use of land for res dev (outline) (land within curtilage and south of Compton Place & fronting Carlisle Road and Meads Road

Approved Conditional 1983-09-27

000317

Single-storey extension to kitchen to form living area and utility room.

Planning Permission Approved conditionally 08/08/2000

000550

Proposed single storey link with tiled pitched roof over, connecting existing detached garage and single storey extension approved under planning permission EB/2000/0354.

Planning Permission Approved conditionally 05/02/2001

## **Proposed development:**

The applicant is seeking planning permission to demolish part of the existing conservatory, and rebuild as a single storey extension to the side and rear. The roof will consist of part tile and part glass, with a flue in the tiled roof for a wood burning stove. There will be no change to the existing footprint.

The footprint of the development (just measuring under 30m<sup>2</sup>) will not be increased as the main changes relate to the walls and roof of part of the existing conservatory.

The proposed change to the material of the roof, covering the conservatory to the side elevation and part of the rear will be changed from polycarbonate to a tiled, pitched roof. The main reason for providing a tiled roof in this section is to house a flue for the

proposed wood burning stove. This stove does not need planning permission as it is classed as permitted development as it meets the criteria in that it will not be within a listed building or located in a conservation area and the measurement is within the set limit; a maximum of one metre above the highest part of the roof. The remaining existing polycarbonate roof, located on the remainder of the rear elevation, will be replaced with glass.

## **Consultations:**

### Neighbour Representations:

1 letter of objection has been received which raises the following points:

- Inaccurate plans/description difficult to interpret what is being applied for
- Properties in Saffrons Park have covenants to protect the peaceful nature of the development and retain its character. The proposal is large, not conforming to a traditional view of a 'conservatory'
- The proposal will have an impact on the nature and purpose of the original design concept 'good quality, good-sized family homes in an aesthetically pleasing environment'
- The poly-carbon (or white glass-like) roof, clearly visible from the road is out of scale and keeping with that property or others in the road.
- The introduction of a chimney would have a considerable visual impact and a detrimental effect due to the emissions that will flow into our air space and affect our amenity, and be a potential health hazard.
- If the proposed chimney is fitted with a (rotating-type) cowl this will be noise emitting and would be an unacceptable loss of the quiet enjoyment of our home.

## **Appraisal:**

### Principle of development:

There is no objection in principle to people wishing to develop/extend/adapt their family home to meet their changing family needs/requirements.

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

The closest neighbours that may be affected, reside at 12 Saffrons Park, located immediately to the rear of the application site. There is established natural screening surrounding the application site which aids to minimise any visual impact from the neighbouring property and the public highway.

The orientation of No. 12 and its current internal layout (non-habitable rooms closest to the development area) only affords very oblique views over and into the part of the application site containing the conservatory. In addition there is a substantial degree of separation (approx. 20M) with mature planting in between, these contribute to reducing the impacts of the proposal.

### Design

There is no increase in footprint.

The change in external materials and detailing maintain the broad architectural features from the existing conservatory and given its relatively secluded position would not be intrusive, nor out of character.

The property is not located within a conservation area nor an area of high townscape value.

**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 proposed development is considered to be acceptable in terms of scale/bulk and design and will not have a significant impact on the adjacent property in terms of amenity and it is, therefore, recommended that planning permission is granted.

The proposal conforms to policies B1, C11 & D5 of the Core Local Strategy (2013) and policies UHT4 and H02 of the Eastbourne Borough Plan(2007) and the guidance outlined in the national Planning Policy Framework (2012).

**Recommendation: Approve, subject to conditions**

**Conditions:**

1. Time Limit
2. Approved
3. Matching Materials

**Appeal:**

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