

App.No: 150194 (HHH)	Decision Due Date: 17 April 2015	Ward: Meads
Officer: Sally Simpson	Site visit date: 4 February 2015	Type: Householder
Site Notice(s) Expiry date: N/a		
Neighbour Con Expiry: 20 March 2015		
Weekly list Expiry: 19 March 2014		
Press Notice(s): N/a		
Over 8/13 week reason: Committee Cycle		
Location: Ilex End, 11 Upper Carlisle Road, Eastbourne		
Proposal: Extension of raised terrace to the rear together with the provision of a brise-soleil canopy over.		
Applicant: Mr John Little		
Recommendation: Approve, conditionally		

Planning Status: Residential dwelling

Constraints:

TPO Trees: TPO10 Salisbury Road and Upper Carlisle Road 101 Daydown, 7 Upper Carlisle Road

Tree Conditions: Tree(s) protected by planning condition. EB/2006/0432

Relevant Planning Policies:

National Planning Policy Framework 2012

Paragraphs 17, 56, 57, 58, 59, 60 & 61

Eastbourne Core Strategy Policies

Eastbourne Core Strategy Local Plan 2006-2027

B1 Spatial Development Strategy and Distribution Sustainable Neighbourhood

C11 Meads Neighbourhood Policy

D10A Design

D5 Housing High Value Neighbourhoods

Borough Plan Policies

Eastbourne Borough Plan 2001-2011

HO2 Predominantly Residential Areas

NE14 Source Protection Zone

Site Description:

The site consists of a two storey detached residential dwelling. This property has undergone a significantly amount of refurbishment in recent months; some of this work follows the 2014 planning permission and some is in advance of this application.

It is located in a largely residential area within the Meads ward of Eastbourne, but outside the conservation area.

Relevant Planning History:

EB/1983/0092

F/fl addit at side - Approved Conditional - 1983-04-05

EB/1974/0042

Alts & extn to conv garage with flat over into 2/st house with integ garage Approved Unconditional 1974-02-07

140476

Proposed first floor extension to front elevation, together with internal alterations and the erection of a car port to front of existing property.

Householder Approved conditionally 11/07/2014

Proposed development:

The retention of a raised terrace to the rear of the property/elevation, together with the retention of a brise-soleil (sun shade) over part of the proposed terrace.

The Terrace:-

The terrace extends from the existing rear elevation by 6.5m and across the entire width of the house, measuring a distance of 13.13m.

The height of the terrace from the ground level closest to the house is 1.17m. This measurement increases to 1.19m as the ground level of the garden slopes away from the house. The scheme proposes privacy screening to the sides of the terrace.

Brise Soleil:-

This sun shade extends across the full width of the property and a depth 2.8m beyond the rear wall of the recently constructed extension (approximately half the depth of the proposed terrace).

Consultations:Neighbour Representations:

1 letter of objection has been received from the immediate neighbour and covers the following points:

- The raised terrace is significantly higher than our ground level, resulting in an invasion of our privacy through our kitchen window.
- The brise-soleil canopy is already partially constructed and will overshadow us and block a significant amount of light reaching our most frequently used habitable room.
- The external design represents a significant deviation from the external appearance of other houses in the area.

Appraisal:

The main issue to consider in assessing this proposal is the impact on the neighbouring properties.

Design and Appearance:-

The location of the proposed terrace and brise soleil are located to the rear of the property and as such they do not command any public views. Notwithstanding this the design, scale and appearance remains consistent with the design aesthetic of the main/parent property.

Residential Amenity:

There is a distance from the edge of the terrace to the boundary with No. 9 of 6.02m. To minimise any issue of overlooking, fencing will be erected across the entire side part of the terrace, which will measure 1.8m in height from the floor of the terrace. This will minimise any anticipated issue of overlooking/privacy for the neighbours at No 9. There is also already well established natural screening in the garden of No 11 along the boundary fencing which is being retained. It can be noted from the photos of my site visit that the occupiers of No. 9 have also planted some natural screening along their boundary fence which has yet to become established.

There is an existing boundary wall between No. 11 and No. 15 which will be retained and will therefore, reduce any issue of overlooking for the neighbours on this side.

The height of the brise-soleil from the floor of the terrace is 2.57m, with the overall height from ground level being 3.78m, this is considered to be a relatively lightweight structure and as such should not have an overbearing or unneighbourly relationship with the adjacent properties.

Impact on character and setting of a listed building or conservation area:

The site is not a listed building and it is located outside of the Meads conservation area and would, therefore, have no impact on the character of a listed building or conservation area.

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 extension above the garage is considered acceptable in terms of scale, design and would have minimal impact in terms of visual and neighbour amenity and therefore complies with policies B2, C11 & D9 D10A Eastbourne Core Strategy Local Plan (2013 - 2026) UHT1, UHT4, HO2, HO20 of the Eastbourne Borough Plan, and the guidance outlined within the National Planning Policy Framework (2012).

Recommendation: Approve, subject to conditions

Conditions:

1. The development hereby permitted shall be carried out in accordance with the following drawings received on 19 February 2015:

DWG No. IE-TP01 – Proposed layout and rear elevation

DWG No. IE-TP02 – Proposed Side Elevations

Site Location & Block Plan.

Reason: For the avoidance of doubt and to ensure that the proposed development is carried out in accordance with the plans to which the permission relates.

2. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building as identified under section 11. Materials, of the submitted application form.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

3. The privacy screening (fencing) on the raised terrace, hereby approved shall remain as a permanent structure and retained as such thereafter

Reason: To safeguard the amenities of the occupiers of neighbouring properties

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.**