

App.No: 150280	Decision Due Date: 7 th May 2015	Ward: Ratton
Officer: Thea Petts	Site visit date: 20 th April 2015	Type: Householder
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 10 th April 2015		
Press Notice(s): N/A		
Over 8/13 week reason: Planning Committee Cycle		
Location: 52 Upper Kings Drive, Eastbourne		
Proposal: Demolition of part of existing garage and erection of a two storey extension at the side		
Applicant: Mr Howard Rackliff		
Recommendation: Approve conditionally		

Executive Summary:

Applications relates to the erection of a two storey side extension to the dwelling to mirror adjacent property.

Siting, design and appearance of the extension are considered appropriate and would be acceptable in the street scene and should not result in any material impacts upon the amenities of the occupiers of the adjacent/nearby residents.

Planning Status:

The site of the proposed development is a two storey detached residential property with an integral garage and garden to the front, side and rear which is located within a predominantly residential area.

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure.
6. Delivering a wide choice of high quality homes
7. Requiring good design

8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution
B2: Creating Sustainable Neighbourhoods
C12: Ratton and Willingdon Village Neighbourhood Policy
D1: Sustainable Development
D10a: Design

Eastbourne Borough Plan Saved Policies 2007

HO2: Predominantly Residential Area
HO20: Residential Amenity
UHT1: Design of New Development
UHT4: Visual Amenity

Site Description:

The application site is a detached two storey dwelling which benefits from an integral garage and a garden which wraps around the south, east and north sides of the building. The property occupies a central plot which addresses the road from the north. It shares boundaries with 54 Upper Kings Drive to the west, 2 Hoo gardens to the north and 1 Ruskin Road to the east.

The property is partially screened from the road along the south boundary by foliage. The ground floor external walls of the house (including the garage) are rendered and painted white with hanging tiles applied at first floor level. The roof is dual-pitch tiled roof and there is a small balcony with black metal balustrades at the east end of the front elevation. This is a feature of a number of properties in the immediate area (for example, nos. 1, 3, 5 Ruskin Road and nos. 52, 54, 56 and 58 Upper Kings Drive) which upon initial completion, were matching.

Nos. 52 and 54 Upper Kings Drive once had adjoined garages. However, since works were carried out (under planning case: 130856 and reported to Planning Committee for a two storey side extension) at no. 54, these two garages are no longer attached. This has resulted in the existing side wall of no. 52 (application property) standing exactly on the boundary shared by no. 54.

Relevant Planning History:

EB/1962/0383

REVISED LAYOUT OF 11 DET HOUSES & 1 BUNG EACH WITH GARAGE IN LIEU OF 9 HOUSES EACH WITH GARAGE

Approved Conditionally, 1962-07-19

EB/1955/0133

USE FOR ERECTION OF DWELLING HOUSES INCL CONSTR OF NEW ROAD
OUTLINE - Approved Conditionally, 1955-04-14

130856 (adjacent property No 54 Upper Kings Drive)

Proposed single storey rear extension and two storey side extension to
include demolition of existing garage and utility room

Householder - Approved conditionally, 08/01/2014

141059

Proposed single storey extension which would extend beyond the rear wall of
the existing house by 4.25 metres, for which the maximum height for the
overall extension would be 3.65 metres

Prior Approval, Issued

Proposed development:

The applicant seeks permission to demolish part of the existing integral
garage and erect a two storey extension on the same footprint.

The extension is to accommodate an additional bedroom with en-suite
shower room at first floor level. The external walls at ground floor level are to
match existing as are the hanging tiles at first floor level.

The ridge height of the roof of the enlargement is to match the ridge height
of the existing dwellinghouse (7.9m), as is the eaves height (5.05m) which
will provide a continuation of the existing roof. The existing first floor balcony
and balustrades will also be extended across the full width of the first floor
addition over the garage. A new glazed double door set with partner full
length windows either side is to be installed to the front elevation to provide
access from the new bedroom to the balcony. There is to be a centrally
positioned casement window to the rear. At ground floor level, the internal
garage space is to be reduced lengthways to allow for a utility room to the
rear with French doors to provide access to the garden alongside a casement
window. To the front, the garage door opening is to be widened (from 2.3. to
3.15m). There are no windows proposed for the side elevation.

Neighbour Representations:

One objection has been received which included a request to speak at
Planning Committee meeting. The following points were made:

- The proposal would have a negative impact on the character of the
building and adjacent property, 54 Upper Kings Drive
- Concerns that works could not be undertaken without accessing
neighbouring property, 54 Upper Kings Drive
- The flashing on the side elevation may overhang the boundary shared
by 54 Upper Kings Drive

One comment in support for the scheme has been received and makes the following point:

- The proposed scheme will enhance the property in question

Appraisal:

Principle of development:

There is no objection in principle to extending a dwelling in this residential area provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on amenity in accordance with policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007.

Design issues:

Policy D10a of the Eastbourne Core Strategy and Policy UHT1 of the Eastbourne Local 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 (preferably locally sourced), setting, alignment and layout. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy B1 of the Eastbourne Core Strategy provides the spatial vision and strategic objectives which seek to ensure that future growth in Eastbourne is delivered at an appropriate level and in a sustainable manner and Policy B2 seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The proposed alterations to the property are not considered to detrimentally affect the character and appearance of the building.

Adjacent property, no. 54, has been subject to a number of alterations, including a first floor addition over the garage. This being the case, a certain symmetry offered by these properties will be reinstated if the development at no. 52 is undertaken. As proposed materials are to match that of the existing dwellinghouse, it is not considered that the aesthetic qualities offered by the property will be lost as part of the development or will negatively impact the area.

An objection from the adjacent neighbour at 54 Upper Kings Drive has been made with regards to the negative effect the design will have on the application site as well as no. 54. However, as similar works have been undertaken at no. 54, it is not considered that the proposed alterations will prove detrimental to the character of either property.

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.

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

Another aspect of this objection is that the flashing on the side facing no. 54 will overhang the boundary. This issue was addressed prior to submission of the application and the depth of the flashing on this side has been reduced in an effort to avoid overhang. The flashing will protrude from the side wall of the addition (which is built up to the boundary shared with no. 54, as the existing wall is) by approximately 30mm, however no guttering or any part of the dwellinghouse will protrude further into the property and water run-off will be caught by the guttering along the eaves on the front and rear elevations. Given this it is considered that the proposed development would not impact upon the character or amenity of the occupiers of the adjoining property

A window is proposed to the rear of the addition at first floor level. This window is to serve a shower room. As such, to protect the occupants and neighbours, this window will be conditioned to be obscure glazed. The new access to the balcony from the first floor addition which faces the road is not considered to affect amenity. Therefore, there are no other issues with regards to the residential amenity of adjacent or surrounding neighbours.

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 scheme makes use of existing design features present on the principal dwellinghouse and matching properties located in the immediate area, such as the balustrade to the first floor balcony and the retention of the integral garage. Following alterations made to 54 Upper Kings Drive, the current proposal at no. 52 reinstates some symmetry to the two properties which was lost when the former was developed. The proposal does not present any significant issues regarding residential amenity. However, the rear window for the enlargement (to serve a new shower room) proposed at first floor level will be conditioned to be obscure glazed to ensure that potential over-looking is avoided.

The proposal, therefore, is considered to work in-line with aforementioned policies and will not have a negative impact on the street-scene or the amenity of neighbours.

Recommendation:

Approve conditionally

Conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of permission
Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004)

2) The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 11th March 2015:

- DWG 1, Pro. G/F Plan
- DWG 2, Pro. F/F Plan
- DWG 3, Pro. Front Elev.
- DWG 4, Pro. Rear Elev.
- DWG 5, Pro. Section A:A
- DWG 6, Pro. Side Elev.
- DWG 9, Site Location and Block Plans

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

3) The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building

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

4) The first floor rear window of the addition shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property.

5) Notwithstanding the details shown on the plans hereby approved and for the avoidance of doubt no part of the extension shall encroach onto the plot/property/airspace of the adjacent plot/property No 54 Upper Kings Drive.

Reason:- To ensure that the development does not impact upon the amenities of the adjoining occupiers.