

App.No: 150424	Decision Due Date: 11 June 2015	Ward: Devonshire
Officer: Mr Wayne Batho	Site visit date: 8 May 2015 & 15 May 2015	Type: Householder
Site Notice(s) Expiry date: 16 May 2015		
Neighbour Con Expiry: 16 May 2015		
Press Notice(s): n/a		
Over 8/13 week reason: n/a		
Location: 199 Seaside, Eastbourne		
Proposal: Erection of first floor rear extension and single storey rear extension to side of rear projection. (Amended description).		
Applicant: Mr Carlos Dantis		
Recommendation: Refuse		

Executive Summary:

The National Planning Policy Framework 2012 (7 – Good Design) states that development should be ‘visually attractive as a result of good architecture and appropriate landscaping’. This is echoed by Eastbourne Borough Council Core Strategy Local Plan Policies B2 (Creating Sustainable Neighbourhoods) and B10A (Design) which state that development should be “attractive, well-designed contributing to a high quality local environment that makes a positive contribution to the appearance of the townscape; in doing this all developments should deliver a ‘sense of place’ that is distinctive”. The size, design and appearance of the two storey extension would be incongruous to the terrace of which the site is a part, and unbalance it as a whole as viewed by surrounding properties with a view of the rear of the site.

Eastbourne Borough Plan Saved Policy HO20 (Residential Amenity) states that “proposals will be refused unless they can demonstrate that they do not cause unacceptable ... overshadowing and/or loss of light.” The two storey extension will block the currently available direct sunlight to the dining room and principally the kitchen of no.201 Seaside, from mid-morning until just after noon – over which period the rooms in question currently receive most of their light.

Relevant Planning Policies:

National Planning Policy Framework 2012

7. Requiring good design

Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

D5: Housing

D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT4: Visual Amenity

HO2: Predominantly Residential Areas

HO20: Residential Amenity

Site Description:

The site is a two storey mid-terraced single dwellinghouse on the east side of Seaside near to the junction with Barden Road and opposite Seaside Recreation Ground.

The property has a small front garden between the existing building and the highway (as do the rest of the terrace), and a further garden to the rear which is serviced by an alleyway. There is a ground floor only bay to the front elevation, and to the rear is a projection across most of the width of the house (leaving approx. 1.4m from the property boundary to the north, but attached to a mirror-image to the south) with a ground floor single storey element to the rear of this with a lean-to style roof – a pattern repeated along the terrace.

Relevant Planning History:

No relevant planning history.

Proposed development:

The applicant is seeking permission for two extensions:

- A ground floor single storey extension to the north side elevation of the two storey section of the rear projection. This would extend the building to the property boundary for 3m from the shallow portion of the rear elevation, and the lean-to style roof (eaves height 2.65m, maximum height 3.4m, with two velux windows) would be steep enough to necessitate the removal / filling in of an existing first floor window. The extension itself would cover the area where there is currently a ground floor kitchen window and the only access door from the existing building to the rear garden. There would be no new fenestration except for the previously mentioned velux windows.
- To replace the existing ground floor single storey extension at the rear of the projection with a two storey extension within the same footprint. This would have an eaves height of 4.65m and a maximum height of 6.6m, matching the existing two story element of the projection, and extend east across the 2.1m deep footprint of the existing single storey element. There would be no new windows to the

side elevation, but there would be new uPVC patio doors to the ground floor rear elevation (to allow access to the rear garden) and a new window (1.8m x 1.2m) to the first floor rear elevation.

Materials are to match the existing building in both cases.

Consultations:

Neighbour Representations:

Objections have been received and cover the following points:

- Loss of privacy for properties to the east due to a new first floor window in the rear elevation where previously there was no window.
- Layout and appearance would be at odds with the rest of the terrace, unbalancing it.
- Loss of natural light to neighbouring occupiers directly to the north as a result of the proposed two storey extension.
- Increase in noise due to velux windows in kitchen extension.
- Possible impact on foundations in area where shingle footing has already resulted in subsidence.

Appraisal:

Principle of development:

There is no objection in principle of making alterations to the building provided it would be designed to a high standard, not have an adverse effect on the amenity or the character of the area where it is situated, and is in accordance with the policies of the Core Strategy 2013 and saved policies of the Borough Plan 2007 and the National Planning Policy Framework.

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

Kitchen Extension:

The ground floor single storey extension to the side of the projection (kitchen extension) would in no way be visible from the public domain, but would effectively reduce the separation between the projection and the property boundary with no.201 Seaside to zero. The eaves height of 2.65m is within normal tolerances, and is considered acceptable. The roof slope would include two velux windows, but in place of a window and door at the ground floor level, and an additional window at first floor level it is not considered that this represents a prohibitive impact on privacy.

Given that the windows and door which are being replaced all open, it is not considered that the opening velux windows would result in any significant increase in noise.

Rear Extension:

The two storey extension to the rear of the projection will be visible from Barden Road, but only over three other rear gardens or from the alleyway. Despite the fact that it would be incongruous with the rest of the terrace, it is

considered that the impact on the surrounding area would not be sufficient to refuse the application, although the impact caused to the visual amenity of neighbouring properties by the unbalancing of the terrace is of greater concern.

The new window to the rear at the first floor provides an entirely new outlook, but as this would be over 5m from the rear boundary of the site (and over 15m from the nearest facing window) any loss of privacy would be limited to the rear gardens of a handful of properties on the other side of the alleyway. No.15 Taddington Road is directly to the rear of the site and would suffer the greatest loss of privacy were it not for the screening effect of a tree on their property. Overall the loss of privacy due to the window is considered acceptable.

The last point is the impact on natural light received by no.201 Seaside. No.201 is to the north of the site, and the kitchen, dining room and two first floor bedrooms currently receive direct sunlight exclusively from windows that are contained within the gap between projections. The ground floor dining room receives a small amount of direct light in the morning, and the kitchen moreso – until just after noon – and these are the two rooms most impacted. The proposed two storey extension would cut out the natural light to these two habitable rooms of no.201 to an unacceptable degree, and it is considered that this constitutes grounds for refusal.

Design issues:

The bulk and orientation of the two storey extension mean that while not easily visible from the public domain, the unbalanced form of the terrace that would result is likely to be enough to impact properties with views of the rear of the site.

Other matters:

If there are concerns over the viability of the foundations, these should be considered as part of the building regulations application.

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 kitchen extension is unlikely to result in any negative impact, save for a possible slightly domineering relationship over the garden access and kitchen of no.201 Seaside. This is not considered to constitute enough of an impact to recommend a refusal.

The two storey extension would unbalance the rear of the terrace, and while not immediately obvious from the public domain this would certainly affect the visual amenity of surrounding properties. Loss of privacy due to new windows in the rear elevation at first floor level is not considered to be prohibitive as the worst affected property benefits from a screening tree. The major impact this extension would have is by cutting out natural light to no.201 Seaside. Most notably light would be restricted to the dining room and particularly the kitchen. Currently the kitchen enjoys direct sunlight until a short while after noon, and the two storey extension would block sunlight from mid-morning onwards.

Recommendation:

Refuse

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