

App.No: 150369	Decision Due Date: 4 th July 2015	Ward: Ratton
Officer: Thea Petts	Site visit date: 2 nd June 2015	Type: Householder
Site Notice(s) Expiry date: 7 th June 2015		
Neighbour Con Expiry: 7 th June 2015		
Press Notice(s): N/A		
Over 8/13 week reason: N/A		
Location: 280 Kings Drive, Eastbourne		
Proposal: Two storey extension at side and single storey extension at rear		
Applicant: Mr Ball		
Recommendation: Approve conditionally		

Executive Summary:

The proposal is to enlarge this semi-detached dwelling by way of a two storey extension to the side and single storey extension to the rear. The ground floor element of the side extension is to accommodate an annexe which is to be dependent on the main dwellinghouse.

Planning Status:

Residential property located in a predominantly residential area

Constraints:

Archaeological Notification Area
Prehistoric wetlands

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 & Willingdon Village Neighbourhood Policy
- D1: Sustainable Development
- D10: Historic Environment
- D10a: Design

Eastbourne Borough Plan Saved Policies 2007

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

Site Description:

Kings Drive is a long road running from Ratton Ward southeast to form the Ward boundary between Upperton and St. Anthony's Ward. The section of the road in Ratton Ward is typified by the predominance of detached dwellings on both sides of the road.

Close to the boundary with Hampden Park Ward, Decoy Drive joins Kings Drive. 280 Kings Drive occupies the corner plot to the southeast of this junction. The dwellinghouse is semi-detached and benefits from a large garden which extends from the front around the side (adjacent to Decoy Drive) and to the rear. There is a detached double and area of hard surfacing and a garage situated at the end of the rear garden which is accessed via a dropped kerb on Decoy Drive. There is substantial mature vegetation and a fence to the side Decoy Drive boundary and hedges to the front. There is a fence (no higher than 1.5m) separating the two front gardens and another fence (no higher than 1.8m) separating the two rear gardens.

To the front and side, the principal dwellinghouse is rendered on the first floor and has exposed two-tone brickwork on the ground floor. Exposed brickwork frames the first floor windows and marks the corners of the building. There is a square bay which protrudes forward of the principal elevation at ground level, the roof of which is hipped and tiled. 278 Kings Drive, the adjoining property, mirrors the design features of no. 280 and the roof which covers the two properties is hip to pitch.

The rear of the property is finished with exposed brickwork. There is a small rendered ground floor protrusion currently to the rear; again this is mirrored on the adjoining property. In addition, there is a small patio area to the rear

which is slightly higher than garden level; this is also the case on the adjoining property, no. 278.

Relevant Planning History:

EB/1977/0356 DET DBL GARAGE Approved Unconditionally, 1977-08-31

030132 Erection of fence along north-western and northern boundaries
Planning Permission - Approved unconditionally, 12/05/2003

Proposed development:

The applicant seeks permission to demolish the small rear protrusion and extend the dwellinghouse to the rear (single storey) and side (two storeys). The development will include: provision for an annexe (ground floor of side extension), reconfiguration of the existing ground floor layout (to include an open plan kitchen and dining area with an additional W.C. and utility area) and creation of an additional bedroom with en-suite bathroom on the first floor.

As part of the reconfiguration of the internal ground floor layout, the existing dining room to the front of the house is to become the living room and the existing living room and kitchen are to be extended into the single storey rear addition (with three rooflights above and bifolding doors to the rear) to provide a large open plan room.

The two storey side extension is to extend approximately 3.75m outwards from the existing side wall and will match the width of the existing side elevation (11.3m). The eaves level (5.4m) and ridge height (9.2m) of the existing dwellinghouse are to be matched by the new addition. The render, tiling and brickwork are also to match the existing materials. From the new extended rear elevation, a single storey ground floor extension is to be built. This addition is to be nearly the full width of the rear elevation (9.55m) with the side wall to be less than 0.2m from the boundary shared with no. 278. The structure is to extend 3m beyond the rear wall of the dwellinghouse, will have a mono-pitch roof with an eaves height of approximately 2.45m and full height of 3.65m.

Consultations:

Internal: None

External:

County Archaeologist – Response dated 29th May 2015:

Although this application is situated within an Archaeological Notification Area, I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

Neighbour Representations:

Two objections have been received and cover the following points:

- Loss of light to the living room due to the presence of rear extension
- Loss of privacy – proximity of rear extension to adjoining neighbour's living room
- Request that no windows are permitted on side wall of rear extension (facing 278 Kings Drive), if permission is granted
- Request that roof height be reduced
- Planning process and development causing worry to adjoining neighbour

Appraisal:

Principle of development:

There is no objection in principle to making alterations to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity, the character of a listed building or conservation area 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. In addition, 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 development looks to maintain the established character and appearance of the dwellinghouse and adjoining building by maintaining the roof height, replicating design features (e.g. bay to front) and external wall treatments using matching materials. Although the building will increase in terms of scale, this will not be discordant to the size of the plot in which it stands. Therefore, it is not considered that the proposed scheme will have a negative effect on the design of the host dwelling, adjoining dwelling or wider 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. Policy B2 of the Core Strategy seeks to protect the residential and environmental amenity of existing and future residents. Policy D10 seeks to preserve and protect heritage assets.

The side extension element of the proposal will not present any issues with regards to overlooking or disruption of privacy, as this elevation is adjacent to a road and has mature vegetation and a substantial fence to prevent this from being a problem.

The rear extension is also not considered to present any issues with regards to overlooking as no windows are proposed for the side elevation facing adjoining property, 278 Kings Drive. However, a condition will be attached to the permission to ensure that no window is ever installed in this elevation without permission from the planning authority.

In an attempt to mitigate the impact of the proposal the extension has been reduced in height from 4m as originally proposed to 3.65m now. It is considered that this reduction in height and the rear extension is acceptable.

The inclusion of an annexe within the proposal is not considered to overdevelop the site. It is dependent on the main house, and as such does not raise concerns with regards to residential amenity.

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:

By virtue of the proposed design and materials, it is considered that the proposed development will harmonise with the existing building, adjoining building and wider area. In addition, the development is not considered to negatively impact the amenity of neighbours. This is further supported by the fact that certain alterations have been made to lessen the impact the development could have on the adjoining neighbour. As such, it is concluded that the proposed development works in line with national guidelines and the aforementioned local policies.

Recommendation:

Approve conditionally

Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with 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 no. 1514/03 Rev. A submitted on 5th June 2015 and drawings no. 1514/04 and 1514/05 submitted on 2nd April 2015.

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) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no window, dormer window, rooflight or door other than those expressly authorised by this permission shall be constructed on the east elevation (facing 278 Kings Drive) without planning permission obtained from the Local Planning Authority.

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

- 5) The living accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary and incidental to the residential use of the dwelling known as 280 Kings Drive and shall not be let or sold separately.

Reason: To ensure that the use of the premises remains that of a single private dwelling and in the view of the fact that the provision of a separate unit would result in an over-development of the site without additional and separate parking and would be out of character with adjoining development.