

<b>App.No:</b> 150503 (HHH)	<b>Decision Due Date:</b> 14 July 2015	<b>Ward:</b> Old Town
<b>Officer:</b> Jane Sabin	<b>Site visit date:</b>	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> 12 June 2015		
<b>Neighbour Con Expiry:</b> 12 June 2015		
<b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b> Referred to Committee by Chair		
<b>Location:</b> 1 Baldwin Avenue		
<b>Proposal:</b> Two storey extension to front and side, and extension to roof (loft conversion) with gable dormers to side and rear.		
<b>Applicant:</b> Mr A Manton		
<b>Recommendation:</b> Approve conditionally		

**Executive summary:**

This application has been referred to Committee from Delegated given that proposed external appearance of the extended dwelling would be different from others in the area and the Chair wanted to understand the views of Planning Committee.

It is considered that whilst there is a change to the external appearance of the property there would be no material adverse impact on visual or residential amenity sufficient to justify a refusal, and as such the scheme complies with local and national policies.

**Planning Status:**

Residential area  
Archaeological Notification Area

**Relevant Planning Policies:**

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B2: Creating Sustainable Neighbourhoods

C4: Old Town Neighbourhood Policy

D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

HO20: Residential Amenity

**Site Description:**

This detached, two storey, inter-war dwelling is located on the west side of Baldwin Avenue, with side and rear boundaries adjoining dwellings in Milton Road. It is a building typical of the suburban style of architecture of the time, with brick plinths and quoins, tile hanging and render. The garage has been converted into habitable accommodation, although there is still space for a car on the remaining drive.

**Relevant Planning History:**

000149

Proposed single-storey extension to front of garage and first floor side extension.  
Approved unconditionally 3 May 2000

090542

Proposed single storey rear extension and first floor side extension to include rooms in the roof  
Approved conditionally 2 October 2009

**Proposed development:**

Planning permission is sought to extend the building at the front and side on both floors, together with an extension to the roof, including the provision of gabled dormers to the side and rear. A porch is also proposed to the front.

The projection to the side is modest at 0.75m, whilst to the front the increase is 1.6m at ground level (excluding the porch which projects a further 1m) and up to 3.1m at first floor level.

The roof extension does not exceed the highest part of the ridge, but sections of it are to be raised by 1.3m to match it; both gables are modestly proportioned and their ridges, too, would match the highest part of the roof.

It is proposed, in conjunction with the extensions, to remodel the overall appearance of the dwelling with a modern finish, involving the rendering of almost the whole of the exterior and the use of grey aluminium coated timber windows; the roof would remain in clay tiles.

**Consultations:**

County Archaeologist – no recommendations, as unlikely to have any impact.

**Neighbour Representations:**

No representations have been received.

**Appraisal:**

The main issues to take into account in determining this application are the impacts on visual and residential amenity.

**Visual amenity:**

This end of Baldwin Avenue curves gently to meet the junction with Milton Road, and the dwellings, whilst not following a rigid building line, generally sit parallel to the that curve. The corner terminates with the rear of the neighbouring property in Milton Road, and the

scheme has been formulated to take advantage of the siting of the flank wall of that property and the curve in the road to bring the whole property forward. The applicant has stated that he does not wish to extend the property to the rear, as his garden is already small (compared to his neighbours) due to its proximity to a tightly angled corner.

The principal change is to the character of the building from suburban inter-war to very modern, and this would be emphasised by its forward projection. In this respect, the proposed development would be somewhat out of character with the surrounding properties. It is the case that the site is not in a conservation area and therefore the external changes would be permitted development.

It is considered that, on balance, there would be no harm to visual amenity.

Residential amenity:

The relationship with properties on either side would not result in any overshadowing, loss of outlook or loss of privacy; no representations have been received from neighbouring residents. It is concluded that there would be no adverse impact on residential amenity.

Other matters:

There are no trees of any merit on the site, although it is intended to keep as much of the vegetation along the front boundary as possible.

**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:**

It is considered that there would be no adverse impact on visual or residential amenity, and therefore the proposal complies with local and national policies.

**Recommendation:** Approved conditionally

**Conditions:**

1. Commencement within 3 years
2. Development in accordance with approved plans
3. roof tiles to match those on the existing property
4. Hours of operation (Construction)

**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**.