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| App.No: 150636 (HHH) | Decision Due Date: 6 August 2015 | Ward: Ratton |
| Officer: Sally Simpson | Site visit date: 10 July 2015 | Type: Householder |
| Site Notice(s) Expiry date: N/a | | |
| Neighbour Con Expiry: 5 July 2015 | | |
| Press Notice(s): N/a | | |
| Over 8/13 week reason: N/a | | |
| Location: 18 Buckhurst Close, Eastbourne | | |
| Proposal: Single storey side extension to form new disabled shower room and bedroom.(Resubmission of EB/2010/0279) | | |
| Applicant: Mr Andrew Street | | |
| Recommendation: Approve conditionally | | |

Executive Summary:

Application relates to the retention of a substantially completed side extension.

This extension is identical in every respect to that approved in 2010 however the applicant commenced development after the this consent had lapsed (three years); this application therefore is to seek retrospective consent for the works undertaken at the site.

There have been no relevant Planning Policy changes nor significant changes to the site and surrounding area that would warrant any other recommendation than approval.

The application is recommended for approval

Planning Status: Residential property

Relevant Planning Policies:

National Planning Policy Framework 2012

Paragraphs 7-14 & 56-65

Eastbourne Core Strategy Policies

Eastbourne Core Strategy Local Plan 2006-2027

B1 Spatial Development, Strategy & Distribution

B2 Creating Sustainable Neighbourhoods

C12 Ratton & Willingdon Village Neighbourhood Policy

D5 Housing High Value Neighbourhoods

D10A Design

Borough Plan Policies

Eastbourne Borough Plan 2001-2011

UHT1 Design

UHT4 Visual Amenity

US4 Flood Protection and Surface Water

HO2 Predominantly Residential Areas

HO20 Residential Amenity

Site Description:

The application site consists of a two storey detached dwelling located on the east side of Buckhurst close, off Wish Hill.

Relevant Planning History:

EB/1961/0313

Erection of 26 det houses with dom garages

Approved Conditional 1961-07-06

EB/1960/0690

Erection of 11 2/st houses of 2 types & 15 chalet bungs each with garage also incl no 13-19,14-20 Melvill Lane

Approved Conditional 1961-01-12

EB/1960/0228

Constr of cul-de-sac road & footpath erection of det bungs & 18 chalet bungs with garages also incl no 13-19 & 14-20 Melvill Lane

Approved Conditional 1960-04-21

EB/1959/0246

Constr of cul-de-sac road, footpath & erection of 24 bungs & semi-bungs also incl no 13-19 & 14-20 Melvill Lane

Approved Conditional 1959-06-25

000228

Proposed two-storey extension at front of house.

Planning Permission Approved conditionally 08/08/2000

100215

Single storey side extension to form disabled shower room and bedroom

Householder Approved conditionally 29/07/2010

950318

Erection of a two-storey extension at side to provide a replacement garage, two bedrooms and shower room.

Planning Permission Approved conditionally 17/08/1995

Proposed development:

The applicant is seeking retrospective planning consent for a previously approved proposal which has lapsed beyond the three year time limit.

The proposal is for a single storey extension to the side of the existing property to provide self-contained accommodation for a disabled occupant. The extension will provide a bedroom and shower room, to be compliant with occupational therapist recommendations; together with patio doors leading onto a decked outside area, which will be wheelchair accessible. The existing garage will be demolished to facilitate this extension.

The extension will comprise of a hipped to flat roof and stand 1.5m at its closest point from the rear boundary abutting 1 Upper Wish Hill. The decked area will extend the depth of the extension at 7m and project 1.2m from the northern flank elevation. A level platform will be constructed to the front of the extension to provide separate access. A window unit is proposed to the rear with access doors to the side and front elevations. All materials will match the existing building

Consultations:

Neighbour Representations:

2 Objections and 1 letter of support have been received and cover the following points:

- Planning laws were broken, the building was 75% built before we had communication from the Council
- In our opinion it is far too high; it should be shortened by a metre at least. For a shower room and bedroom its size is far too big. It is like a small bungalow.
- Residents have been given no real opportunity to object, as the extension is now built.

Appraisal:

Principle of development:

The main issues to consider with this re-submission of lapsed planning approval is to ensure that the development, previously approved under reference EB/2010/0279, is being built in accordance with the plans and the impact to neighbouring properties.

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

Although one of the objections received refers specifically to the height of the development as being too high, an initial site visit by Neighbourhood First has confirmed, from measurements taken, that it is in line with the previously approved plans, to which the neighbour, who was notified at the time, did not object.

The application site has the benefit of mature hedging to the front of the property which is to be retained and will assist in maintaining privacy and prevent overlooking for the occupiers of 18 Buckhurst Close and neighbouring properties.

Although the front window of the development faces the side windows of No. 1 Buckhurst Close, this window is obscure glazed as it serves the shower room and is a distance of approximately 21m away, which is acceptable.

Part of the delay to the commencement of the development, which led, inadvertently to the lapsing of the time limit under EB/2010/0279, was due, in part, to the application

and processing for a disabled facilities grant to fund the extension for the disabled son of the applicant.

The the development is being built in accordance with previously approved plans and there would be no detrimental impact to neighbouring properties.

Design issues:

The application is as previously approved and as such the design and impact issues have been assessed under that application.

Notwithstanding this it is considered that the single storey extension to the side of the existing dwelling is considered to be an acceptable addition. The materials being used match the existing dwelling in terms of type, style and design. As the development is single storey with a pitched roof, it does remain subservient to the host dwelling and is not out of keeping with the range of styles of properties within the immediate area.

Impacts on trees:

There are no trees on site that will be affected by this development.

Impacts on highway network or access:

An existing driveway area will be updated following the completion of the building works.

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 retrospective proposal for a single storey extension to the side of the existing dwelling is recommended for approval, subject to conditions as it is considered to have minimal impact in terms of scale, design, visual and neighbour amenity and therefore complies with policies B1, B2, C12, D5 & D10A of the Eastbourne Core Strategy Local Plan (2013), policies UHT1, UHT4, HO2, HO20 of the Eastbourne Borough Plan (Saved Policies 2007) and the guidance outlined within the National Planning Policy Framework (2012).

Recommendation: Approve, subject to conditions

Conditions:

1 The development hereby permitted shall be completed in accordance with the following drawings received on 10 June 2015.

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.

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.

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.**