

App.No: 150551 (HHH)	Decision Due Date: 16 July 2015	Ward: Ratton
Officer: Sally Simpson	Site visit date: 4 June 2015	Type: Householder
Site Notice(s) Expiry date: N/a		
Neighbour Con Expiry: 14 June 2015		
Press Notice(s): N/a		
Over 8/13 week reason: Deferred to Committee by Chair.		
Location: 61 Willingdon Park Drive, Eastbourne		
Proposal: Two storey extension at rear.		
Applicant: Mr & Mrs P. Ibbott		
Recommendation: Approve, conditionally		

Executive Summary:

Following a delegated meeting the chair deferred this application to the next available committee meeting in order for the those interested in the application to attend planning committee and witness the debate and would also allow for the committee to know and understand the full impacts of the development in terms of residential amenity.

Planning Status: Residential dwelling

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
US4 Flood Protection and Surface Water
UHT1 Design
UHT4 Visual Amenity
HO2 Predominantly Residential Areas
HO20 Residential Amenity

Site Description:

The application site comprises of a two storey detached residential dwelling with separate garage, located on the West side of Willingdon Park Drive. It is similar in style and design to other properties along this road, built in the mid 1950's.

There is an existing single storey flat roofed extension to the rear elevation.

Relevant Planning History:

EB/1976/0071

S/st rear extn & erection of partly enclosed porch at front
Approved Unconditional 1976-03-09

EB/1955/0399

27 det houses with dom garages
Approved Unconditional 1954-07-22

Proposed development:

The applicant is seeking planning consent to erect a two storey extension to the existing rear elevation.

An existing ground floor extension (extending from the rear elevation by approx. 3m) will be further extended by 1.14m from the rear of the existing house. This will provide an enlarged living room with bi folding doors accessing the rear garden and an enlarged kitchen space.

The proposed extension at first floor level will extend from the existing rear elevation by 4.5m and measure 8.36m across the full width of the house. This part of the extension will provide a master bedroom and a second bedroom. Together with internal alterations (which will be the subject of a building regs application) an ensuite bathroom will be provided for the master bedroom and a fourth bedroom will be formed.

The newly formed bedrooms at the rear will have windows that overlook the existing rear garden. The master en-suite bathroom will have a window in the north elevation which will be obscure glazed, matching the existing bathroom window, also in this elevation.

Existing windows in the west and south elevation will provide light for the third bedroom. The fourth bedroom, formed from internal alterations, proposes a window in the south elevation.

Consultations:

Neighbour Representations:

3 Objections have been received: 2 letters from one property and 1 from another

Their comments are summarised as follows:

- We object to the second storey extension due to the excessive elevation which will block natural light to the rear of our property.
- We object to the proposed new window on the North facing wall which will look directly into our property.
- The boundary on the south side (between no's 63 and 61) is subject to repeated flooding. We are concerned that further lack of sunlight resulting from the proposed extension will exacerbate this problem and cause further loss of shrubs, trees and foliage.
- Viewed from the rear of my property it appears that this extension will be dominant and overbearing where currently there is unrestricted light.
- a resident located to the rear of the application site, voiced concerns regarding any potential loss of trees between their respective boundaries, but no formal letter has been received.

Appraisal:

Principle of development:

The main issue to consider when assessing this proposal for a two-storey extension at the rear is the impact on visual and neighbour amenity.

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.

Overlooking and Loss of Privacy

Although there will be a proposed additional window in the north elevation, this will be to serve an en-suite bathroom for the master bedroom, adjacent to the existing bathroom. The window, therefore, will be obscure glazed and, should planning permission be granted, will be conditioned to be retained as such thereafter. This will retain privacy and prevent overlooking for current and future resident/neighbours at 63. Willingdon Park Drive.

The proposed new window in the south elevation will be to serve the fourth bedroom. The original plan submitted showed the window with one side opening and a one top opener. The issue raised with the agent was that this particular window, as proposed had the potential to overlook the neighbouring garden at No.59. This issue has been addressed with the submission of a revised plan that shows the window measuring up to 1.7m in height from floor level with a one horizontal top opener and an obscure glazed bottom panel.

Should the application be granted approval, this window will be conditioned to be retained as such thereafter, to permanently retain privacy and prevent issues of overlooking.

Overbearing relationship and loss of light

No. 59 has a large conservatory with a pitched roof at the rear of their property, whilst No. 63 has a two storey extension at the rear with a dormer at first floor level, granted consent last year. There is also a single storey extension with a pitched roof to the side, which is subservient to the main dwelling but forward of the garage of the application site. There are no flank windows to this addition at ground floor level.

An issue of potential loss of light to the rear of their property has been raised by the residents of No.63 Willingdon Park Drive. There is an existing measurement of almost 2.6 m from the corner of the proposed extension to the boundary shared with the neighbour, between which sits the single storey garage of the application site. The window of the ground floor room of No 63, located in the corner of this property, serves a utility room. It is considered that the size and scale of the development and the degree of separation between these dwellings and that they have wide plots and that the main window affected is a non-habitable room all contribute to the assessment that the degree of impact upon No63 is less than significant and would not substantiate a reason for refusal.

Design & Materials:

The materials for the proposed extension will be facing brick to match the host dwelling with the proposed new windows being upvc to match the existing windows of the principal dwelling.

Impacts on trees:

There will be no loss of trees which currently provide a full and natural screening between the application site and the neighbour sharing a boundary at the rear of the site.

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 proposal for a two storey extension to the existing rear elevation is considered to be acceptable in terms of scale, bulk and design. The impact on visual and neighbour amenity is considered to have no detrimental impact and meets the criteria of policies B1, B2, C12, D5 & D10A of the Core Local Strategy (2013), policies UHT1, UHT4, HO2 & HO20 of Eastbourne Borough Plan (saved policies 2007) and the guidance outlined in the National Planning Policy Framework (2012)

Recommendation: Approve, subject to conditions

Conditions:

1. Time Limit

2. The development hereby permitted shall be carried out in accordance with the following drawings:

- Drawing number 243300-01 received on 19 May 2015
- Drawing number 243300-03 Revision b received 29 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.

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 without planning permission obtained from the Local Planning Authority.

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

5. The proposed flank window in the South elevation of the development hereby permitted shall be obscure glazed on the bottom panel, with a horizontal top opener and shall be instated more than 1.7 metres above the floor of the room in which the window is installed, and thereafter permanently retained as such (as detailed on the approved plan - 243300-03 Revision b received 29 June 2015).

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

6. The proposed bathroom window in the North elevation of the development hereby permitted shall be obscure glazed and be permanently retained as such thereafter.

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

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.**