

App.No: 150646	Decision Due Date: 7 th August 2015	Ward: Devonshire
Officer: Thea Petts	Site visit date: 23 rd July 2015	Type: Householder
Site Notice(s) Expiry date: 16 th July 2015		
Neighbour Con Expiry: 16 th July 2015		
Press Notice(s): N/A		
Over 8/13 week reason: N/A		
Location: 199 Seaside, Eastbourne		
Proposal: Erect single storey extension and first floor addition at rear		
Applicant: Mr Carlos Dantas		
Recommendation: Refuse		

Executive Summary:

This application is an amended scheme to one which was refused in June's Planning Committee Meeting.

Amendments to the refused scheme include the reduction in height of the rear first storey element and the subsequent inclusion of a dual pitched roof to replace the mono-pitched roof.

Planning Status:

Mid-terrace two storey residential property

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
C3: Seaside Neighbourhood Policy
D1: Sustainable Development
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:

Seaside runs through the centre of Devonshire Ward from north west to south east. The road is lined predominantly with residential properties, however there are groupings of mixed use and solely commercial properties along the stretch. In addition, there are some recreational areas along the road. Archery Recreation Ground and Seaside Recreation Ground lie on the west side of the road and Princes Park can be accessed to the east.

199 Seaside stands on the east side of the road, it is one of the houses opposite Seaside Recreation Ground. The property is mid-terrace and benefits from small front and rear gardens. To the sides the property shares boundaries with nos. 197 and 201 Seaside. There is a twitten to the rear which runs along the rear of the terrace on Seaside and the rear of the adjacent terrace on Taddington Road.

All of the properties fronting Seaside between Bardon Road and Beamsley Road have two storey additions to the rear. These additions are of different sizes, but are similar in design (having tiled mono-pitched roofs with side facing roof slopes). The full height of all of these two story additions (with the exception of 213 Seaside) sit at the same height of the eaves of the principal dwellinghouses. Most pair with an adjoining property to create a dual pitched roof between the pair. 213 Seaside, the northernmost property at the end of the terrace, would appear to benefit from the largest of these additions which maintains the full height of the original building and extends further back than any of the other properties in the terrace. Most of the other properties in the terrace have extended beyond the two storey extensions with a single storey on the end of the rear projection. This is the case with 199 Seaside and its adjoining neighbours.

In the case of no. 199 and adjoining properties nos. 197 and 201, windows in the two storey additions are located in the side elevation, not the rear.

Relevant Planning History:

150424

Erection of first floor rear extension and single storey rear extension to side of rear projection

Householder – Refused, 10/06/2015

Proposed development:

The applicant seeks permission to extend the dwellinghouse by way of a single storey ground floor extension to the side and a first floor addition to be constructed over the existing single storey rear extension. This is an amended version of a scheme which has been previously submitted and refused at Planning Committee on 2nd June 2015.

Approximately, the proposed side addition would extend 1.35m beyond the side wall (less than 0.1m from the boundary shared with no. 201), 3m beyond the inside rear wall, would have an eaves height of 2.5m and a full height of 3.35m. The structure is to have a mono-pitched roof (side facing roof slope) with two roof lights. As part of the alterations on this elevation, the window furthest from the principal dwellinghouse is to be blocked-up. Tiles are to be used for the roof (these are to match the existing) and the walls are to be rendered (to match existing).

The first floor addition will not increase the footprint of the dwellinghouse. The rear wall of the extension is to line-up with the rear wall of the single storey extension (approximately 2.1m from the rear wall of the two storey projection), as is the side wall (facing 201 Seaside). The side wall of the first floor addition (facing 197 Seaside) is to be approximately 0.3m away from the boundary. Approximately, the addition is to have an eaves height of 4.55m and a full height of 5.5m with a dual pitched roof. The addition is to be clad in Eternit wall treatment. The existing triple aspect casement window at ground floor level is to be replaced with uPVC framed glazed double doors and a triple aspect casement window is to be installed on the rear elevation at first floor level.

Consultations:

Neighbour Representations:

Three objections have been received and cover the following points:

- Loss of natural light to adjoining neighbour
- Loss of privacy to rear amenity spaces of adjoining properties
- External appearance of alterations would not be in character with the area
- Proximity of ground floor side addition to adjoining neighbour would create problems with regards to noise
- Weight of addition would put strain on foundations set on shingle

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.

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.

The proposed side extension is atypical of any extension made to properties along the row. And although acceptable in principle, the extension would enclose the limited space available to the rear of these properties.

The first floor addition over the existing single storey ground floor element raises a number of concerns in this scheme as it did previously. Although the overall height of the addition has been reduced in the conversion from a mono-pitched roof to a dual pitched roof, the full height of the structure will still be approximately 5.5m (0.8m lower than the refused scheme). Whilst the height reduction is noted, it is considered that the first floor extension would result in a considerable loss of light to adjoining property, 201 Seaside. Primarily, light is received to this property via windows in the side elevation (with the exclusion of a window to the rear at ground floor level). This is typical of most of the properties along the terrace. This being the case, any extension at first floor level at 199 Seaside has the potential to negatively impact the level of light received to no. 201. The amended scheme is considered to cause such a loss of light. The application property is positioned to the south of no. 201, as such it is likely to have a considerable impact on no. 201 all year round. In addition, the proposed extension to the rear of no.199 is likely to result in some overshadowing of no. 201 due to its position.

The loss of light and overshadowing which would result from the first floor rear extension is considered to be significant enough to be in contravention of Policy HO20 of the Eastbourne Borough Plan Saved Policies 2007 and as such, the scheme will be recommended for refusal.

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.

It is considered that seen in isolation the design of the extension incorporating a pitched roof represents an enhanced design over that which was previously refused. Notwithstanding this the terrace of which 199 Seaside is a part has been subject to alterations to the rear since the houses were first built. The character of the rear of these properties is, therefore, varied. However, there are some unifying characteristics which give the terrace some continuity at the rear.

Typically, the two storey additions are set in from one side boundary by approximately 1m, have mono-pitched tiled roofs, are treated with render and the full height of the additions are set below the eaves level of the main dwellinghouses. Additionally, the rear walls of the existing two storey additions are 'blind walls' and do not have windows inserted; the windows appear in the side elevations. Many of the two storey additions have further single storey ground floor additions attached on the end of the rear projections. Again, these additions do vary along the terrace, but generally they have tiled roofs and rendered external walls.

The proposed single storey ground floor extension is considered acceptable as the materials used on the external surfaces will match those of the existing dwellinghouse. Visually, the extension is likely to further reduce the limited rear amenity space as the void between nos. 199 and 201 is to shrink. Although this is not to great detriment in relation to design as this side alteration is to be at the rear of the property.

The first floor addition to the rear is to have a dual pitched roof. The scale of this roof will appear generally out of keeping as other dual pitched roofs along the row are of a greater scale and usually span two properties. In addition, this extension is to be clad in Eternit wall treatment. This material is not in character with the properties in the immediate area and is not considered ideal in this situation, neither is the small scale dual pitched roof. However, the rear of no. 199 is not visible from the public realm. As such, harm caused to the established character and appearance of the area is considered minimal.

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 the submitted scheme would have an unacceptable impact on the amenity of adjoining neighbours, no. 199 Seaside in particular. The proposed development (first floor element) would result in loss of light received by no. 201 and would subsequently overshadow this property due to its position south of no. 201. In addition, the rear windows proposed for the first floor would result in potential overlooking of the adjoining properties (nos. 197 and 201 Seaside). As such, it is found to be discordant with Policy HO20 of the Eastbourne Borough Plan Saved Policies 2007 and is recommended for refusal.

Recommendation:

Refuse

Reason for refusal:

Policy HO20 of the Eastbourne Borough Plan Saved Policies 2007 requires proposals to demonstrate that they do not cause unacceptable overshadowing and/or loss of light or they will be refused. By virtue of its position, the proposed first floor addition to the existing rear projection of the property would detrimentally impact the amenity of the adjoining property, 201 Seaside due to loss of light and overshadowing. In addition, the rear amenity spaces of both adjoining properties are not currently overlooked. The proposed first floor window would introduce a level of overlooking, which would also threaten residential amenity.

The first floor element of the proposal does not negate loss of light and overshadowing sufficiently, nor does it remove potential for significant overlooking to the rear. As such the scheme is not considered to respect residential amenity and is found discordant with Policy HO20.

Informatives:Statement of positive and proactive action

The Council has published its saved policies of the Borough Plan 2007 and the Core Strategy Local Plan 2013 on its website together with advice about how applications are considered and the information that needs to be submitted to ensure timely consideration of an application. The Council also offers a pre application advisory service which applicants are encouraged to engage with prior the submission of any application.

Applicants are advised that planning law requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.