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| App.No: 150653 | Decision Due Date: 20 August 2015 | Ward: Sovereign |
| Officer: Mr Toby Balcikonis | Site visit date: 31 August 2015 | Type: Householder |
| Site Notice(s) Expiry date: 22 July 2015 | | |
| Neighbour Con Expiry: 22 July 2015 | | |
| Press Notice(s): N/A | | |
| Over 8/13 week reason: The application is over the 8 week period to allow for first available listing at Planning Committee following receipt of request to speak at committee. | | |
| Location: 8 Wellington Quay, Eastbourne | | |
| Proposal: Addition of new side /rear single storey ground floor extension with two storey element to incorporate new person lift on West facade from Ground to First Floor. Replacement of all existing windows with new high energy efficient windows with some window opening to be enlarged and removal of the first floor window of the West facade and replacement of existing front and rear roof dormers with new enlarged bronze cladded dormers. | | |
| Applicant: Mr& Mrs Paul & Winifred Hohn | | |
| Recommendation: Approve with conditions | | |

Executive Summary:

The current application relates to a large detached waterfront property located in Sovereign Harbour North where certain Permitted Development Rights in respect of an increase in footprint or additional plot coverage by any outbuildings, walls or fences would require planning permission.

The applicant's aims are to future proof the property for the elderly residents and to maximise the amount of natural light penetrating through to the main habitable rooms, as presently due to the relatively small size of the existing openings, the use of electric lighting is common due the daytime to supplement for low levels of natural light internally.

The current application, recommended for approval, has been revised following concerns detailed by nearby residents and the case officer.

The current scheme, proposes to mitigate concerns through minimal alterations to the front elevation, and keeping the visible aspects of the

building from the streetscape/public highway in the style of the existing building and making the following amendments:

- All windows in the front facade ground and first floor to remain unchanged
- Dormers front (North) facade have been reduced in width from previous submission (still an enlargement on existing) and designed in the style of the existing dormers
- Dormers rear (South) facade have been reduced in width from previous submission (still an enlargement on existing, and will introduce new window and dormer style to rear elevation).
- Lift shaft design formally in line with the existing chimney stack on neighbours flank elevation.
- The side/wraparound extension has been moved away from the boundary line with number 7 Wellington Quay (not visible from the streetscape / public highway).
- The two windows in the East facade ground floor have been changed into the style of the existing building (an enlargement on existing).

The application property is approximately 11 years old, and has been designed to be of a style not reflective of its age, and it is accepted that additions / adaptations more modern in style can be incorporated.

Despite a large proposed addition to the rear, at single storey, it is not considered to result in any significant loss of amenity to either of the adjoining occupiers and would not have an unacceptable impact to the streetscene when viewed from the public realm either to the front of the building (from Wellington Quay) or from the rear when viewed across the harbour.

Aside from the proposed alterations to the dormers on the front roof slope, changes to existing glazing, including that of the rear dormers do not fall within the removed Permitted Development, and therefore can be carried out without the requirement of planning permission.

Planning Status:

The application property is a detached single private dwelling (C3 Planning Use).

Relevant Planning Policies:

National Planning Policy Framework 2012

6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities

Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods
C14: Sovereign Harbour Neighbourhood Policy
D5: Housing
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development
UHT4: Visual Amenity
HO17: Supported and Special Needs Housing
HO18: Wheelchair Housing
HO20: Residential Amenity
US5: Tidal Flood Risk

Site Description:

The application property comprises a large detached property with habitable rooms on 3 levels.

Approximately 11 years in age, the property has an appearance of a building which is considerably older, designed with farm house styling incorporating distressed brick, wooden beams, doors and windows frames with leaded light windows.

A detached double garage is located to the front of the property towards the property boundary shared with no. 7 Wellington Quay to the West.

Other neighbouring properties include, 9 Wellington Quay located next door to the East 6 Wellington Quay, in relatively close proximity to the North West with a residential Block comprising numbers 6 - 16 (Evens) Christchurch Place, located to the North.

Two of the property's 6 bedrooms are located on the second floor level (within the roof space) with natural light reaching the bedrooms at either side of the property achieved through relatively modest dormers located at front and rear (4 in total).

Despite the large footprints of the detached waterside properties, the spacing between neighbouring buildings is relatively minimal. Boundary treatments to the either side are formed of 2 metre closed board fences.

The rear garden of the property, approximately 20 metres in width and almost 16.5 metres in length has a level paved patio area adjacent to the house, before sloping relatively steeply down towards the water of the North Harbour.

Relevant Planning History:

050302 - 9 Wellington Quay(next door)

Two-storey extensions to front and side of house (revised front elevation) and lean-to extension and dormer to front of garage.
Planning Permission - Approved conditionally - 21/07/2005

060688 - 9 Wellington Quay(next door)

Variation to planning permission EB/2005/0349 to replace Velux with dormer on north elevation and excavation of rear garden for provision of below ground garden and boating equipment storage in former bank behind retaining wall
Planning Permission - Approved conditionally - 05/12/2006

080049 - 9 Wellington Quay(next door)

Retrospective application for the increase to the height of chimney stacks, with new pots and corbal design
Planning Permission - Approved unconditionally - 01/04/2008

090361 - 9 Wellington Quay(next door)

Erection of one timber gazebo and one verandah in rear garden
Householder - Approved unconditionally - 10/08/2009

130364 - 9 Wellington Quay(next door)

Proposed first floor bay window addition to rear, along with garden summer house.
Householder - Approved conditionally - 22/08/2013

EB/2011/0541 - 7 Auckland Quay (next door)

Single Storey extension at rear (projection 3.4 m x 11.75 m wide)
Approved Conditionally 10/11/2011

950295

Proposed use of land for residential development comprising houses and flats and construction of north harbour.
Outline (some reserved)- Approved conditionally - 13/08/1997

990996

Phase 1 of residential development of two and three-storey dwellings (33 no.), access roads and garages.
Reserved Matters - Approved conditionally - 23/03/2000

010666

Residential development comprising 66 flats and 45 houses (2 to 5 storeys high) together with associated garages, parking spaces and landscaped open spaces.
Reserved Matters - Approved conditionally - 13/06/2002

Proposed development:

Permission is sought for alterations to the subject property which will be lived in by the parents of the applicant.

Despite the property being fairly well fenestrated in terms of number of windows, many of the existing windows (primarily to the rear) are sought for enlargement in order to increase the levels of natural light entering the property which is considered to be insufficient at present by the applicant.

Proposed development at the property includes a number of elements which in summary are listed below:

- Enlarged dormer windows

Dormers front (North) facade enlarged in width by approximately 0.4 metres to allow in more natural light through the addition of an extra matching window to match the existing. The design of the enlarged dormers would be in the style of the existing arrangement.

Dormers rear (South) facade would be enlarged by approximately 0.8 metres (to 2.15 m) with and have a flat roof, rather the existing sloped roof which currently exists on the dormer. The dormer would be finished in bronze finish.

- Modified Windows

In addition to the proposed changes to the rear dormers, the first floor rear elevation windows will all be altered, involving the enlargement of the existing openings and installation of triple glazed units with projecting window surround. The proposed window height would be approximately 2 metres in height (from 1.3 metres as existing)

The two existing openings in the East facade ground floor are proposed to be enlarged from 1.1 metres in height and 0.5 metres in width to 1.30 metres in height and approximately 1 metre in width and installed with similar style glazing to the existing.

- Rear Extension

Full width single storey flat roofed rear extension which would wraparound to the Western flank elevation (adjacent to the boundary shared with 7 Wellington Quay) to adjoin a proposed lift shaft (detailed below). The rear/side addition would measure approximately 17.4 metres in width and 2.8 metres in height and would project approximately 3.5 metres from the rear elevation of the host property.

4 Sets of bi-fold doors are proposed to the rear elevation serving the living, dining, kitchen and ground floor bedroom / study respectively.

Internally, the rear extension can be sectioned off with sliding partitions to form separate the aforementioned areas, which can also form an open plan area comprising of the living and dining spaces and the kitchen.

The extension would also comprise multiple roof light windows across the entire width to maximise levels of natural light in to the main habitable spaces on the ground floor.

- External Person Lift Shaft

Installation of a lift facilitated through the proposed construction of an enclosed external lift shaft located to the West flank elevation to be finished in brick to match the existing property and designed to partially resemble the existing chimney stack situated on the East flank elevation of the property removing the existing first floor side elevation window. The lift shaft would project approximately 1.75 metres from the West flank elevation and measure approximately 2 metres wide externally.

Consultations:

Neighbour Representations:

8 Neighbouring properties were sent consultation letters in respect of the current application, in addition to the display of site notices in prominent locations around the site.

Two written representations have been received, covering the following points:

- 6 Wellington Quay
 - Visual Amenity
 - Original proposed dormers too large and not in-keeping
Officer Comments: Revision, reduces size and retains existing style
 - Replacement windows should reflect style of original design or be similar to neighbouring properties
Officer Comments: Revised scheme removes majority of changes to fenestration to front elevation
 - Lift shaft housing intrudes visually above eaves height and is close in proximity to no.7 disrupting rhythm of properties and is unsympathetic to its surroundings

- Residential Amenity
 - Front dormers directly overlook apartment of Christchurch Place. Enlargement of dormers increases impact by way of loss of privacy to opposite and adjacent neighbours. **Officer Comments:** Size of dormers subsequently reduced.
- Noise and Vibration
 - Original submission does not clearly demonstrate operational impact of lift in terms of noise and vibration. Recommends requirement of independent report. **Officer Comments:** Lift Specification provided and noise / vibration information sheets now submitted.
- Energy Efficiency
 - Use of high efficiency glazing is welcome, although heat loss from larger openings is likely to exceed any savings in energy demand. **Officer Comments:** Enlarged windows now limited to South facing elevation to maximise benefits from direct sunlight through increased light and heat.
- General comment

Applicant's desire to future proof new home is supported in principal. Hoped that the design as originally submitted be modified to achieve stated objectives without destroying the integrity and vision of the development's original design. **Officer Comments:** It is considered that the character of Wellington Quay in front of the property and the residential close it forms is very different and separate from than that of the rear.

In revising the scheme to remove many of the proposed changes to the front of the elevation, but to pursue the ultimate aims of the scheme the retaining and amending many of the other elements, concentrated mainly to the rear, the current submission better retains the character of the residential close in front of the property.

- 7 Wellington Quay
 - No objection in principal
 - Lift in relatively close proximity to lounge
 - Concerns as to whether there would be disturbance by way of noise

Appraisal:

Principle of development:

Despite the removal of Permitted Development Rights for any increase in footprint or additional plot coverage, there is no objection in principle to the enlargement of a building in the location providing the resulting development would be designed to a high standard, and whose appearance would respect the character of the area.

Furthermore, any development should not have any unacceptable impact on the amenities of any nearby residential occupiers.

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 and Policy B2 of the Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

Rear/side extension:

The latest proposal has seen a reduction in the width of the extension to bring it in by 0.5 metres from the Western boundary to limit the impact of the extension on the adjacent neighbour.

Impact to the neighbour to the East (9 Wellington Quay) is also considered to be limited resulting in a development which would not impact significantly on the amenities of the neighbour to this side.

The existing closed board boundary treatments help to mitigate the potential for any unacceptable impact in terms of the potential for loss of residential amenity.

Lift / Lift shaft:

Located to the side of the property, it is acknowledged that the resulting addition (with the rear / side extension) would be in relatively close proximity to the shared boundary, and dwelling of 7 Wellington Quay.

Impact to side elevation secondary windows are considered to be acceptable, and the introduction of the shaft, results in the removal of the first floor side elevation window at the property which provides the potential for significant opportunity for loss of privacy to both 7 and 8 Wellington Quay through mutual overlooking, and the removal of this issue/window is welcomed.

The proposed lift, housed within the new lift shaft would be sufficiently insulated to provide little issue for impact to the adjacent neighbour despite its close proximity. Additionally, the lift would directly serve one of the bedrooms, and is not intended for use to access other rooms or other floors,

resulting in low frequency of use, which should not be problematic in terms of noise or vibration.

Front Dormer Alterations:

The proposed enlargements of the front dormers at only 0.4 metres in width are not considered to present a significant increase in levels of overlooking to surrounding properties located at distances which are not insignificant and are therefore considered appropriate.

Alterations to rear windows and dormers:

It must be noted that the proposed enlargement and alterations to the size and styling of windows located on the rear of the property can be carried by the householder under Permitted Development.

Notwithstanding this fact, the proposed alterations to rear first floor windows and dormer are not considered to present significant concerns as to any loss of amenity to either of the adjoining occupiers whose rear gardens are overlooked by existing windows.

The proposed projections around the windows will help frame views and limit any additional overlooking which the new windows might present.

Design issues Policy:

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy D10a of the Eastbourne Core Strategy and Policy UHT1 of the Eastbourne Borough 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, setting, alignment and layout.

Design issues Impact from front and flank alterations to the elevations:

Proposed alteration to the property visible from the public realm to the North of the property include the limited enlargement of the two dormers located on the front roof slope of the subject dwelling.

In addition, the proposed lift shaft would be also be visible, although much of its potential visual impact would be limited due to the presence of the existing double garage located in front of the host property.

The external lift shaft and enlarged dormers have both been designed to be respect the appearance of the existing property, constructed of a palette of materials in-keeping with those used in the construction of other properties within Wellington Quay and Christchurch Place and is considered to be acceptable.

Design issues Rear Elevation:

Single storey ground floor extension:

Although, substantial in its overall footprint, the proposed extension, is relatively modest in terms of its height and depth for a detached property of this size which is considered to reflect the obvious constraints of the high density development of the Sovereign Harbour area.

Design issues Alterations to rear windows and dormers:

It must be noted that the proposed enlargement and alterations to the styling of windows located to the rear of the property could be carried out by the householder under Permitted Development.

Notwithstanding this fact, the introduction of new materials and modern design is not considered to detract from the appearance of the property or the North Harbour area which itself draws upon different styles, and use of external finishing materials reflective of the differing developers across the various plots each with their own vision for the area.

It is important also to define that the application property is itself modern in terms of its age (built approximately 11 years ago), and therefore modern additions and alterations should not be restricted and on balance, the proposed alterations to the rear elevation of the property is considered to be acceptable.

Design issues Sustainable development implications:

The proposed introduction of a lift and downstairs room with the potential to be converted to a bedroom, help ensure the property would be suitable for residents with decreased mobility, and increasing the longevity of the dwelling for the current and future occupiers in to old age, and for those with limited mobility.

In addition, the proposed window alterations, introducing triple glazing, and enlarging the openings will help ensure the home does not become less heat efficient as a result of the larger windows, and will ensure there is substantially less reliance on electronic lighting during the day, due to substantial increases in the amount of natural light which will now be able to enter through the proposed rear elevation.

Other matters:

The property is classified by the Environment Agency as being at risk of flooding, but which also benefits from ongoing flood defence.

As the proposed internal floor levels would be no lower than those of the existing property there is no undue concern with respect of increase flood risk or risk of flooding as a result of the proposed alterations.

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 development is not considered to result in any significant loss of residential amenity by way of impacts through loss of privacy, loss of light or overshadowing or by way of disturbance through noise or vibration from the proposed lift and would be in-keeping with the host property and the character of the area and would therefore accords to policies UHT1, UHT4 and HO20 of the Saved Policies of the Eastbourne Borough Plan and Policies B1, B2, D10a of the Eastbourne Core Strategy Local Plan.

Recommendation:

It is recommended to approve the application with the following conditions:

Conditions:

- 1) Time 3 Years
- 2) BAF - Approved drawings
- 3) Materials

Informatives:

N/A