

<b>App.No:</b> 150682 (PPP)	<b>Decision Due Date:</b> 24 August 2015	<b>Ward:</b> Upperton
<b>Officer:</b> Sally Simpson	<b>Site visit date:</b> 30 July 2015	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 31 July 2015		
<b>Neighbour Con Expiry:</b> 31 July 2015		
<b>Press Notice(s):</b> N/a		
<b>Over 8/13 week reason:</b> N/a		
<b>Location:</b> Rivendale Lodge, 14 Prideaux Road, Eastbourne		
<b>Proposal:</b> Single storey extensions at side and rear to form conservatory, laundry, one additional bedroom and enlarged bedrooms on the ground floor, together with the conversion of the roof, including dormers, to provide three additional bedrooms.		
<b>Applicant:</b> Mr Sunjay Rai		
<b>Recommendation:</b> Approved conditionally		

### **Executive Summary:-**

Application seeks approval to extend and adapt an existing residential care home to provide 1 additional bedroom at ground floor and three further bedrooms with the roof space.

The size, location, design and appearance of the extension is considered acceptable for the host property and does not materially affect the character of the site and surrounding area.

There are no substantive impacts upon residential amenity of the occupiers of the adjacent and nearby properties, not is there any material highway concerns.

The application is recommended for approval.

### **Relevant Planning Policies:**

#### **National Planning Policy Framework 2012**

Paragraphs 7-14 (General)

Paragraphs 56-65 (Design)

#### **Eastbourne Core Strategy Policies**

Eastbourne Core Strategy Local Plan 2006-2027

B1 Spatial Development Strategy and Distribution

B2 Creating Sustainable Neighbourhoods

C2 Upperton 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 comprises of a large three storey building, located on the north side of Prideaux Road.

Previously a single private dwelling the property is now a privately run care home which specialises in the care of the elderly suffering with mental health conditions.

The property is situated on a large plot with access and parking to the front and a landscaped area to the rear.

**Relevant Planning History:**

EB/1973/0450  
PT1 AND PT2/ST REAR EXTN AND ENLARGE CAR PARK AT FRONT  
Approved Unconditional 1978-08-23

EB/1973/0235  
PT 1 AND PT2/ST REAR EXTN TO REST HOME - Approved Conditional 1973-04-19

EB/1964/0393 - DET GARAGE - Approved Unconditional 1964-07-23

EB/1963/0265  
HOUSE AND CARPORT (WITHIN THE CURTILAGE) - Refused 1963-07-04

EB/1962/0143  
ADDL BATHROOMS AND C ONV TO REST HOME  
Approved Unconditional 1962-04-26

EB/1956/0225 - GARAGE Approved Unconditional 1956-07-19

EB/1954/0003  
SINGLE PRIVATE DWELLING AND GARAGE (WITHIN CURTILAGE NO. 14)  
Approved Conditional 1954-01-07

141061

Ground floor, single storey extensions to front and both sides to form conservatory, enlarged laundry and bedrooms with roof conversion to form 3 extra bedrooms with the installation of 2 dormer windows. Along with internal reconfiguration works.  
Planning Permission Withdrawn 23/10/2014 in order to seek revisions to the scheme.  
These revisions for the content of the current application.

### **Proposed development:**

The applicant is seeking planning permission for a single storey extension to the side and rear to form a conservatory to the east elevation, enlarge the existing laundry to the west elevation, one additional bedroom and one enlarged bedroom on the ground floor; together with the conversion of the roof, including dormers, to provide additional bedrooms.

In total an additional 4 rooms will be created with two being enlarged. The development also includes the provision of a new driveway and a purpose built bin storage area near the front boundary wall.

#### Single storey extension/Conservatory to side (east) elevation

The main reason for the element of this application is to create a larger communal area.

#### Single storey extension to side (east) and rear elevation

The internal alterations and extension to the side of the existing bedrooms on the east elevation would allow the formation of one additional bedroom and create 2 enlarged bedrooms to the rear on the ground floor.

#### Extension to Existing Laundry

The extension to the laundry room will be formed at the rear of the existing building. It will extend from the existing rear wall by 2.5m with a width of 3.1 which will create an additional internal floorspace of 7.83m<sup>2</sup>. It is to be constructed in red stock facing brickwork to match existing and has a grey single ply flat roof to look like faux lead as per the existing laundry roof.

#### Alterations to roof space/Provision of Dormers

The installation of 2 dormers at the rear on the plane of the original dwelling house to form 2 extra bedrooms with ensuite facilities and lift access to the second floor. The dormers are flat roofed and identical in size and style. They are 2150mm in width, with a height of 1790mm and a maximum depth of 1880mm and equally spaced on the roof plane. The flat roofs are grey single ply membrane to look like lead as per the laundry room extension. The elevations are constructed in plain clay hanging tiles with white timber windows on the rear elevation only.

### **Consultations:**

#### Internal:

#### **Highways ESCC**

The officer has commented on the bin store in that the proposed doors should not be outwardly opening over the public highway. This would be an offence under the Highways Act 1980. A revision to the submitted plan for this element of the proposal is currently under negotiation with the agent and will be reserved by condition, should approval be granted.

Revisions to the access arrangements should be provided to mitigate any highways congestion and this should be controlled by planning condition.

There should not be any adverse highway/parking issues in relation to this proposal

### **Specialist Advisor (Arboriculturist)**

Following a site visit the officer has confirmed that the proposal would have little impact on the remaining trees adjacent to the site and has suggested a landscaping/planting scheme condition be attached, should approval be granted.

### **Specialist Advisor (Planning Policy)**

Responded by email but had no comments to make on this proposal.

#### Neighbour Representations:

3 letters of objections have been received and cover the following points:

#### Traffic

- Increased service traffic
- Residents have difficulty accessing their own driveways
- Dangerous junction with Ashburnham Rd – visibility poor
- Emergency services have difficulty negotiating this area
- Increased traffic, not just during building period, will increase noise level generated by more vehicles coming in and out of No. 14 as well as more visitors

#### Amenity

- 14 Prideaux Rd has previously been extended and a further extension will not be 'in keeping' with the area.
- There are already 5 homes in this area (care homes)
- The proposed conservatory is unnecessarily large and would dominate the outside space between 14 and 12B, reducing the distance from 9m to 3m towards the boundary
- The proposed conservatory would result in the loss of the only tree in the front garden between 14 and 12B
- Any noise and smell from the conservatory, laundry would come directly through the first floor window at No 12B
- The proposed extension would overlook the bedroom (Of 12B) facing No 14, affecting privacy
- The loss of the boundary wall, leaving only a pillar between 14 and 12B would make the use of the garden gate at No 12B potentially dangerous, especially for young children and elderly residents

### **Appraisal:**

#### Principle of development:

There is no objection in principle to the proposed development and 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 and is in accordance with the policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

The main issue to consider when assessing this application is the impact of the proposal on the visual and residential amenity of adjacent properties.

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

Policy HO20 of the Eastbourne Borough 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 for existing and future residents.

The proposed conservatory, as measured from its south east corner to the closest point on the west elevation of No.12B, shows a distance of 5.71m.

A measurement from the mid point of the proposed conservatory to the north west corner of the neighbouring property measures 6.90m. The main window of 12b located on their west elevation is a large stained glass feature window that serves the stairs and landing in this property rather than any habitable room.

It is my opinion that this degree of separation between the properties and the fact that the main window on this elevation is not serving a habitable room would not give rise to any loss of visual or have a negative impact on neighbour amenity.

The ground floor bedrooms located to the rear in a modern extension are to be extended. There are currently 4 bedrooms on the east side separated by a long corridor with 2 bedrooms on the west side. By extending the bedrooms by 1.7m on the east side one additional bedroom can be formed with all rooms on this side being provided with an en-suite toilet facility. The internal floor space of each room will increase from 9.81m<sup>2</sup> to 13m<sup>2</sup> approx.

This measurement does not include the toilet facility and the internal floor space of each room may vary slightly.

A further extension at the rear of the property will form two new bedrooms, although the actual increase of bedrooms on this ground floor level will be 1, whilst others are enlarged. The extension to the bedrooms on the east side will improve the living accommodation for residents and comply with guidance outlined with Care Quality Commission.

The proposed extension to the laundry is acceptable in terms of its scale and location. Located, as existing, on the west elevation any impact to adjacent properties is likely to be minimal. Despite comments from the prospective purchaser of 12b Prideaux the laundry is unlikely to have a significantly detrimental impact on their amenity due to the location of the laundry, which is on the opposite elevation to their dwelling.

The internal alterations on the second floor that will provide two dormers at the rear are considered to be acceptable in terms of scale and design. The dormers, located at the rear are, in my opinion, unlikely to have any impact on visual amenity nor would it affect the neighbours located in Kings Close as there is substantial natural screening all along the north boundary that protects visual amenity, retaining privacy for all.

#### Design issues:

In accordance with policy D10A of the Local Core Strategy the proposed conservatory makes a more positive contribution to the building in particular and the streetscene in general. It is set back slightly from the front elevation, by approx 2.81m, therefore respecting the existing character and façade of the host dwelling.

The proposed use of matching materials, red stock brick will manage the additions to the host dwelling in a sympathetic way making the addition blend with the host dwelling.

The additions and conversions proposed make effective use of the site without creating a sense of being overbearing or unneighbourly to adjacent properties.

The overall design of the development supports the Upperton Neighbourhood Policy as it protects the distinctive character of the area and is neutral to this policy in all other aspects.

Impact on character and setting of a listed building or conservation area:

Although the application site is not a listed building nor located in a Conservation area it is a property of significant character, as viewed from the front elevation, that should be retained as much in its original form, specifically as viewed from the public realm. Any additions should be subservient to the front elevation, which the proposed conservatory is.

Impacts on trees:

There is existing natural screening between the application site and the neighbouring property at No. 12B Prideaux Road. As this assists with the prevention of overlooking and retaining privacy for residents of both properties, it is an important natural feature that should be retained. Should the proposal be granted permission a condition will be placed on the decision notice for the protection of trees along the boundary before and during any development takes place.

A further condition for the submission of landscaping details to be submitted will also be attached, should permission be granted.

Impacts on highway network or access:

Should approval be granted the details of the proposed access to and from the site will be reserved by condition to be discharged with the submission of a further application. There are no substantive concerns with the highway implications of the proposal

Sustainable development implications:

The proposal forms extra bedrooms for residents at the care home which are in high demand. Although there is no expected increase in staff associated with a small increase in residents, the employment on the site is maintained.

The location of the site is within a primarily residential area, however there are a number of care home conversions that have taken place which have extended the properties to meet the standards required by the Department of Health and these are not unreasonable additions to a site this size.

**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 proposed single storey extension, additional bedroom, bedroom extension and loft conversion are 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, C2, 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:** Approved conditionally

**Conditions:**

1. Time Limit

2 Approved drawings

3. The external finishes

4. Tree protection

5. At no time shall the bin store hereby approved be permitted to have its doors opening out – onto/over the public footpath/highway.

Reason: To ensure a satisfactory appearance to the development in the interests of public highway safety and the visual amenities of the area.

6. The development hereby approved shall not be occupied until space has been laid out within the site for 7 cars to be parked and for vehicles to enter and leave the site in a forward gear to and from one enlarged access and egress point.(++)

Reason: To enable vehicles to enter and leave the site in a forward gear in the interest of highway safety.

**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**.