

App.No: 141403	Decision Due Date: 29 March 2015	Ward: Upperton
Officer: Anna Clare	Site visit date: 14 September 2015	Type: Planning Permission
Site Notice(s) Expiry date: 2 March 2015		
Neighbour Con Expiry: 2 March 2015		
Press Notice(s): N/A		
Over 8/13 week reason: To negotiate improvements to the scheme and bring to planning committee.		
Location: 28 Gorringe Road, Eastbourne, BN22 8XL.		
Proposal: Extension of existing bungalow to form new storey and 2 level side extension incorporating one existing three bedroom unit, two new 2 bedroom units and a new 1 bedroom unit.		
Applicant: Mr Ramachandran Rajalatheepan		
Recommendation: Approved conditionally		

Executive Summary:

The application proposes the extension of the existing bungalow to provide an additional 3 self-contained residential units, with 4 off street parking spaces. There have been previous applications in relation to the site, the latest was allowed on appeal in 2010 and proposed a link with the property to the rear 39 Lewes Road.

On balance, for the reasons set out in the report the proposed extension is considered acceptable and therefore it is recommended that planning permission is granted subject to conditions.

Relevant Planning Policies:

National Planning Policy Framework 2012

- 4. Promoting sustainable transport
- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design

Core Strategy Local Plan 2013 Policies

- B2 Creating Sustainable
- D5 Housing
- D10A Design

Eastbourne Borough Plan Saved Policies 2007

UHT1 Design of New Development

UHT4 Visual Amenity

HO2 Predominantly Residential Areas

HO20 Residential Amenity

Site Description:

The site refers to a single storey detached bungalow situated on the western side of Gorringe Road close to the junction with Tutts Barn Lane. The existing building is a three bed bungalow, partially raised from road level with a raised front garden, and two lower garages attached to the north of the site.

To the north-west of the site is Tutts Barn which is partially residential and partially a Dance School, to the south-east are residential properties. To the rear of the site is a residential care home which is under is also the Applicants Ownership fronting onto Lewes Road.

The site is not listed, nor is it situated within a conservation area. To the north-east the site overlooks the Gorringe Road Allotment Site.

Relevant Planning History:

EB/1972/0075

Erection of a detached bungalow, with garage at side.

Granted (Five years).

1972-02-24

080705

Demolition of bungalow at 28 Gorringe Road and erection of a two-storey building for use as a residential care home; and erection of a two- storey extension to rear elevation of 39 Lewes Road to provide a lift, staircase and replacement office

Planning Permission

Refused

06/02/2009

100046

Demolition of existing bungalow at 28 Gorringe Road and erection of a two-storey building to be used as an enlargement of the existing care home at 39 Lewes Road, and construction of a single-storey link building; and a two-storey extension to rear elevation of 39 Lewes Road

Planning Permission

Allowed on Appeal

30 November 2010

Proposed development:

The application proposes the extension of the existing bungalow to form a new storey (first floor) and a two storey side extension to provide 1No.2 Bed

Flat, and 2No.1 bed flats in addition to the existing three bed bungalow (which becomes ground floor flat).

Together with excavation of the front garden area, which is currently raised to provide 4 off street parking spaces, bin and bike storage.

Consultations:

External:

Highways ESCC

Amendments to the scheme have improved the parking provision and layout. Four units are proposed with four off-street parking spaces. Therefore it is not considered that a refusal on the grounds of demand for on-street parking could be justified as the residual impact would need to be considered severe. Conditions requested in relation to layout of parking spaces, stopping up of existing access, provision of parking areas and provision of cycle parking.

Neighbour Representations:

Objections have been received from the following properties;

- 26 Gorringe Road
- 27 Gorringe Road
- 28 Gorringe Road
- Tutts Barn

Covering the following points;

- Increase in demand for on-street parking given close proximity of St Thomas A Beckett School and the adjacent Dance School;
- Impacts on highway safety for children and their parents travelling to the nearby school;
- Over development of the site;
- Impact on the wall between NO.27 and 28 given the excavation of the raised front garden;
- Loss of light/overshadowing/privacy to Tutts Barn adjacent;
- Bulk of proposal dwarfing the adjacent properties;
- Incongruous design;
- Unsuitable location;
- How the road will cope with additional construction traffic.

Comment from Flat 5, Tutts Barn Court, Tutts Barn Lane, in relation to impact on light into first floor flat.

Appraisal:

Principle of development:

There is no objection in principle to the proposed development or the provision of additional residential units in this location providing there would be no significant impact on the amenity of the surrounding properties and the design was appropriate for the setting in accordance with relevant sections of

the NPPF 2012, policies of the Core Strategy Local Plan 2012 and saved policies of the Borough Plan 2007.

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

The existing property is detached from either adjacent property.

In terms of the impact on the adjacent property No.27 Gorringe Road to the south-east, it is not considered there would be significant impacts to warrant the refusal of the application. The adjacent property is slightly set forward of the existing bungalow, the proposal is to retain the existing footprint to this boundary maintaining the set back from the boundary of approximately 1.2m. The height of the eaves of the property would be raised by 0.8m, the height of the ridge by 1.4m as the angle of the roof is raised and the ridgeline brought forward. Dormers have been used to minimise the increase in the ridge height whilst maintaining internal headroom. Given the building is not extended to this boundary it is considered the impact on the adjacent property would be acceptable.

There would be increase overlooking to rear garden areas from the proposed first floor, however this is considered acceptable in a predominantly residential area.

An objection has been received to the proposal from the adjacent property to the north-west Tutts Barn. The proposal consists of a two storey extension, set back just over 1m from this boundary, the adjacent property is also set back by approximately 1m as there is a side access passage. The two storey element of the extension, is 5.3m in height to eaves level, 7.6m to ridge height. A barn hip is proposed to the rear to reduce the bulk of the roof.

The biggest impact from the proposed development will be the side windows at upper ground and first floor level (the adjacent property is raised from the application site. The lower ground floor has a garden adjacent to the application site and windows to this front elevation. Given the height of the building is raised to this boundary from the existing single storey garages, it is considered there would be an impact on this garden area given the bulk and scale of the proposed extension, however on balance this impact is considered acceptable.

There would also be an impact on the side elevation windows given the increased bulk adjacent to this boundary. This would reduce outlook and light to the existing side windows, specifically the upper ground floor windows. However the bulk of the extension is to the front of the site and therefore there would be some outlook to the rear. Careful consideration has been given to the impact on the occupiers of Tutts Barn adjacent however on balance the impact is considered acceptable.

The original proposal included a projecting dormer extension at first floor level to provide an additional window to the side elevation (facing forward to minimise overlooking/privacy impacts), however this was removed following advice in relation to the design and increase in bulk visually from this element of the extension. Two windows are proposed to the side elevation of the building, both are proposed to be obscurely glazed, this can be controlled by condition, as can making these non-openable or non-openable above 1.7m to minimise overlooking impacts.

The site is set lower than those properties to the rear which face onto Lewes Road. A comment has been received from Flat 5 (first floor) of Tutts Barn Court which is to the south-west of the site. It is not considered that there would be significant impacts on this building from the proposed development.

The site to the rear NO.39 Lewes Road, is owned by the Applicant and is currently in use as a care home. In terms of impact on this building there would be increased overlooking to the rear from the additional storey to the existing bungalow, however this is not over and above what is considered normal in residential areas with properties in close proximity to each other and is therefore considered acceptable.

A previous application was allowed on appeal in 2010 which sought to demolish the bungalow at 28 Gorringe Road and erect a two storey building to be used as an enlargement to the care home, with an extension to 39 Lewes Road and a single storey link building. The proposal the subject of this application is considered more sympathetic to the site and the surrounding residential properties.

Amenity of future occupiers

Whilst we do not have adopted policy in relation to sizes of residential accommodation the Department for Communities and Local Government have published Technical Housing Standards - Nationally Described Space Standards March 2015. These set recommendations for internal floorspace for 1 bed, 2 person flats (double bedroom) at 50m², and 2 bed 3 person (one double, one single bedroom) flats at 61m².

Flat 1, 3 bed ground floor flat, is the footprint of the original bungalow and is therefore considered acceptable.

Flat 2, 1 bed unit has a proposed floorspace of 52m² and provides a small rear walled garden of 20m².

Flat 3, 1 bed unit has a proposed floorspace of 60m².

Flat 4, which is proposed at first floor level above the existing bungalow with two dormer extensions to the front and rear elevation roof slopes to provide additional headroom has an internal floorspace of 62m². As this flat is within

the roof space, there is restricted headroom to parts, however the floorspace is considered acceptable as a two bed unit.

The flats as proposed are considered to provide a good standard of accommodation in terms of internal floorspace and provision of natural light and ventilation and therefore are considered acceptable in principle.

Design issues:

The proposed building retains the existing bungalow increasing the eaves and ridge height, incorporating dormer extensions to the front and rear roof slopes. The dormer windows are proposed to be pitched roof which is considered acceptable in terms of design. This has been proposed to reduce the overall bulk and scale of this element of the proposal.

The two storey element sits slightly higher in ridge height, with a front section providing a main entrance for the additional units. The surrounding properties are a variety of design, bulk and scale with a mix of materials. Giving no overall design character to the area.

In terms of materials the extension is proposed in brick to match the existing bungalow with a grey slate look tile with white framed upvc windows. Given the context of the site the proposed materials are considered acceptable.

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

The site is not listed, nor is it situated within a conservation area.

Impacts on trees:

There are no impacted trees on the site.

Impacts on highway network or access:

The application proposes 4 off street parking space. The layout has been altered during the life of the application to achieve more useable parking spaces. The 4 spaces are a minimum of 4.5m in depth in line with requirements.

There have been a number of objections to the application on the basis of the impact on parking. It is acknowledged that the adjacent school and dance school have an impact on the demand for on-street parking. However given the type and tenure of proposed accommodation the provision of 4 off street spaces is considered acceptable. East Sussex County Council Highways have confirmed they would raise no objection to the proposal on highways grounds. It is considered that the impact on demand for on-street parking would not be severely increased by the proposed development given the level of parking provision to warrant the refusal of the application.

Cycle parking is proposed to be provided, both to the front of the site and within the rear garden of the ground floor three bed flat. Details of which will be required by condition.

Planning obligations:

Given that the proposal provides 3 additional residential units, below the threshold of 10 currently set by central government in relation to the requirement to provide affordable housing no provision or commuted sum in lieu of a provision is required. Additionally as the proposal provides residential flats, there is not requirement for a Community Infrastructure Levy payment. Therefore there are no planning obligations in relation to the proposal.

Other matters:

There is limited space available for bin storage, space for three bins is provided adjacent to the common entrance for the proposed units. Adjacent to this is a bike store. With a further space proposed at the raised level for the three bed ground floor flat. This is less than ideal, a condition/informative will be included to require details of the proposed bin and bike storage to be provided, with a view to providing additional bin storage to adjacent to the front path, and cycle parking provided in the space of the bin storage on the raised level.

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:

Careful consideration has been given to the proposed development, with amendments made to the scheme to improve the proposal in design terms and in relation to provision of off street parking. On balance the proposal is considered acceptable and will provide 3 additional good sized residential units in this sustainable location. Therefore it is recommended that planning permission is granted subject to the following conditions.

Recommendation:

Approve conditionally subject to conditions.

Conditions:

1. Time for commencement
2. Approved drawings
3. Windows proposed to the side (north-west) elevation shall be obscurely glazed and non-opening unless over 1.7m in height from the internal floor level.
4. Details to be submitted of stopping up of existing access, and kerb and footway reinstated in accordance with details.

5. New access shall be in position shown on the submitted plan
6. Submission of details in relation to provision of parking spaces, areas shall be retained for that use and shall not be used other than for the parking of motor vehicles.
7. Submission of details in relation to cycle parking.
8. Submission of details in relation to covered bin storage.
9. Notwithstanding the details shown on the approved drawing, the provision for bin storage shall be increased/amended to the front path area, with cycle parking moved to the site of bin storage 2 of the approved drawing.

Informatives:

1. Highways dropped curb informative.
2. Informative in relation to bin/cycle parking as required by condition 9.