

App.No: 150192 (HHH)	Decision Due Date: 21 April 2015	Ward: St Anthonys
Officer: Anna Clare	Site visit date: 18 March 2015 and 15 May 2015	Type: Householder
Site Notice(s) Expiry date: n/a Neighbour Con Expiry: 17 September 2015 Press Notice(s): n/a		
Over 8/13 week reason: Awaiting amendments to scheme, re-consultation and referral to planning committee.		
Location: 51 Woodgate Road, Eastbourne, BN22 8PB.		
Proposal: Proposed part single and part two storey extension at rear together with associated patio and steps.		
Applicant: MR AND MRS THOMPSON		
Recommendation: Approve conditionally		

Executive Summary:

The proposed scheme has been amended to reduce the impact on the adjoining/adjacent properties. A similar extension has been approved and built at 45 Woodgate Road in effect setting a precedent for the principle of extensions of this type.

Given the property is semi-detached and the two storey extension is proposed to the detached side of the property with reasonable separation between this detached neighbour the impact of the two storey extension is considered acceptable.

The ground floor extension is large at 4m in depth and height, however on balance this is considered acceptable and therefore it is recommended that planning permission is granted subject to conditions.

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C6: Roselands & Bridgemere Neighbourhood Policy

D5: Housing

Eastbourne Borough Plan Saved Policies 2007

HO2: Predominantly Residential Areas

HO20: Residential Amenity
US5: Tidal Flood Risk

Site Description:

The site is comprised of a two storey semi-detached single dwelling house on the southern side of Woodgate Road, close to the junction with Baillie Avenue. The property has a walled front garden with access down the eastern side of the house to an approx. 35m rear garden which is approx. 0.5-0.6m below the ground floor level of the existing building at the rear elevation.

The rear of the property itself is staggered, with a single storey protrusion (2.7m deep x 2.9m wide, lean-to style roof) at the eastern side. There is a change of levels down from the floor level of the dwelling to the rear garden.

Relevant Planning History:

141607

Demolition of existing rear conservatory and small kitchen extension, and construction of single storey rear extension

Approved conditionally

04/03/2015

120070

Erection of single storey extension to the rear (4m in depth)

Householder

Refused – on grounds of impact on adjoining property.

16/03/2012

060314 – 45 Woodgate Road

Erection of a part single, part two storey extension at rear

Householder

Approved conditionally

26/06/2006

Proposed development:

The applicant is seeking permission to replace the existing lean-to with a two storey and single storey extension comprised of:

- A ground floor element (continuation of the finished floor level of the ground floor level of the main building) 4m deep across the full width of the building, eaves height 3.6m, max height 4m. The extension is proposed with a flat roof, with roof light, elevation to the east would include two high-level windows in the eastern side elevation (approx. 1.9m from floor level), a triple paned fully glazed door to the rear elevation. Steps down are shown from the rear extension without any platform area.
- A first floor element with hipped roof over, 3.1m in width, 3m depth with window in the rear elevation only.
- The proposal also includes new door at ground floor level in the side, eastern elevation.

Consultations:

Neighbour Representations:

Objections have been received from the adjacent property NO.49 to both the original and revised scheme and cover the following points:

- Loss of natural light,
- Loss of privacy from increased overlooking to rear garden.

No.57 Woodgate Road objected to the scheme on the following grounds;

- Increased risk of localised flooding in heavy rain due to reduced soak away of water,
- Risk of precedent being set for this scale of development locally.

Appraisal:

Principle of development:

There is no objection in principle of making alterations to the building provided it would be designed to a high standard, not have an adverse effect on the amenity or the character of the area where it is situated, 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.

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

Inevitably there will be some impacts from an extension of this size on the adjoining and adjacent occupiers.

To the east No.49 will unavoidably suffer a degree of overshadowing from both the two storey element, and the ground floor extension. At the furthest point the two storey extension would extend 3m, and the single storey ground floor extension 1m beyond this. However, given the property is detached on this side the extension would be set back just over 1m from the boundary, and the adjacent property is also set back from this boundary. Therefore reducing the impact of the first floor extension.

The new windows in the east side elevation are approximately 1.9m above floor level and therefore overlooking would be minimal towards the adjacent property. There are steps down from the extension to the patio with no proposed platform which restricts overlooking to both neighbouring properties. The adjacent property No.49 have objected to the proposal on the grounds of increased overlooking from first floor windows to the rear garden area. Given that there is considerable existing overlooking from first floor windows, and from dormer extensions in the wider area, it is not considered that the proposed bedroom window would increase overlooking to an extent to warrant a refusal of the application.

To the west no.53 will suffer a degree of overshadowing, but the greater part of this will be the immediately adjacent single storey extension extending 4m from the rear elevation (which would be close – approx. 0.8m – to the window of a habitable room), and the two storey section which would be 3.2m from the boundary. The applicant has proposed to extend the extension maintaining internal floor level which results in an extension at a height of 4m from garden level. The adjoining property has a rear door and windows at ground floor level however these are raised with steps down to garden

level which reduces the impact of an extension of this size in terms of overbearing impacts.

Design issues:

The extension would add bulk to the existing property, particularly with the drop from ground floor level to garden level. The extension is proposed to be rendered, the existing property is brick however many in the immediate vicinity are rendered and therefore this would not be considered out of keeping.

Other matters:

A similar extension has been approved and built at 45 Woodgate Road in effect setting a precedent for the principle of extensions of this type.

The increased risk of flooding (as raised by objection) is considered to be negligible as the area proposed for development is currently paved.

There has already been an application for a rear extension refused at this property under application 120070. This was a 4m, full width ground floor extension maintaining the ground floor level of the existing house, which would have had a maximum roof height (excluding roof light) of 3.5m (4m above garden level). This was refused due to the proximity of a 4m extension close to the boundary with (and window of a habitable room of) no.53. However, it is considered that given permitted development rules have altered since 2012 that the size of the extension on balance is considered acceptable.

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 scheme should have a fairly innocuous impact on the surrounding area as it is confined to the rear of the property with limited visibility from public viewpoints.

The precedent for two storey extensions has been established by application 060314. Given the two storey element of the proposal is to the west, the semi-detached side of the property, the impact on the adjacent property is reduced and on balance considered acceptable.

Careful consideration has been given to the ground floor extension, the height and length and therefore impact on the adjoining property. On balance this is considered acceptable and therefore it is recommended that planning permission is granted.

Recommendation:

Approve conditionally

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.)

2. The development hereby permitted shall be carried out in accordance with the following drawings (except where stated in conditions 4 and 5):

- 202000.02 Revision D – Proposed plans
(Received by EBC on 25 August 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. 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, roof light or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority to any elevation or roof slope of the approved extension.

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

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**.