

<b>App.No:</b> 150951	<b>Decision Due Date:</b> 26 <sup>th</sup> November 2015	<b>Ward:</b> Meads
<b>Officer:</b> Thea Petts	<b>Site visit date:</b> 22 <sup>nd</sup> October 2015	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> N/A		
<b>Neighbour Con Expiry:</b> 29 <sup>th</sup> October 2015		
<b>Press Notice(s):</b> 4 October 2015		
<b>Over 8/13 week reason:</b> N/A		
<b>Location:</b> 6 Holywell Close, Eastbourne		
<b>Proposal:</b> First floor addition over garage and single storey side extension		
<b>Applicant:</b> Mr Mark Bird		
<b>Recommendation:</b> Approve Conditionally		

**Executive Summary:**

The application proposes side extensions; one at first floor level above the garage, in addition to a single storey ground floor extension (in the form of a conservatory) to the same side of the property. 6 Holywell Close is located in the Meads Conservation Area.

This application has been referred to the Planning Committee from delegated by given the level of representations received.

**Planning Status:**

Detached residential property in a predominantly residential area and a Conservation Area

**Relevant Planning Policies:**

National Planning Policy Framework 2012

- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 12. Conserving and enhancing the historic environment

Core Strategy Local Plan 2013 Policies

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C11: Meads Neighbourhood Policy
- D1: Sustainable Development

D10: Historic Environment  
D10a: Design

Eastbourne Borough Plan Saved Policies 2007

HO2: Predominantly Residential Area  
HO20: Residential Amenity  
UHT1: Design of New Development  
UHT4: Visual Amenity  
UHT15: Conservation Area

**Site Description:**

Holywell Close is a cul-de-sac located to the north of Dukes Drive on the south east edge of Meads Ward and adjoins Holywell Road to the east; the Close is sited in the Meads Conservation Area. The properties in the Close were all built as part of the same development in the 1950s and have a very distinctive character, which is unique in Eastbourne. All of the properties are two storey dwellinghouses, rendered and painted in white. The close ascends from the ground level at Holywell Road as it runs west to a much higher point at its end.

The built environment of the close could be said to be made up of a number of sets. To the south flank, a row of detached dwellinghouses stand, linked by attached garages and a standalone detached dwellinghouse located at each end. To the west at the highest point of the close stand an enclave of detached dwellinghouses with integral garages. The north flank of the close is typified by a row of small terraced houses (without garages). Again, this short row of houses is accented on either end by a detached dwellinghouse.

**Relevant Planning History:**

EB/1956/0307

REVISED PLAN & ELEV OF PROPOSED HOUSE

Approved Unconditionally, 1956-09-20

EB/1955/0247

8 DET HOUSES WITH GARAGES & 4 PAIRS OF S/D, 2 PAIRS WITH GARAGES & CONSTRUCTION OF CUL-DE-SAC ROAD

Approved Unconditionally, 1955-07-07

EB/1955/0163

8 DET HOUSES WITH GARAGES & 4 PAIRS S/D HOUSES, 2 PAIRS WITH GARAGES

Approved Conditionally, 1955-04-28

EB/1955/0064

DEM 'HOLYWELL PRIORY' & ERECT 16 HOUSES

Approved Conditionally, 1955-02-24

020527

First-floor side extension and conservatory to side  
Planning Permission - Approved conditionally, 20/12/2002

110217

Retrospective application under section 73a for the alteration of a window on  
the first floor side elevation  
Householder - Refused, 14/10/2011

110471 (5 Holywell Close)

Single storey side and rear extension  
Householder - Approved conditionally, 11/10/2011

**Proposed development:**

The applicant seeks permission to extend the dwellinghouse at first floor level over the attached garage in addition to extending it at ground floor level to the side by way of a single storey addition (conservatory). The scheme had previously been approved in 2002, but as the development had not begun, the permission expired.

The first floor addition is to have a pitched roof (apex to match existing) and will extend approximately 4.1m beyond the side wall with a lower ridge height than that of the existing dwellinghouse by approximately 0.3m. Most of the addition will be built on top of the existing garage, however a small portion will be two storey which will extend approx. 1.2m beyond the side wall of the garage. There is to be a parapet wall between the addition and the existing dwellinghouse as well as a similar, but slightly smaller parapet wall on the outer side wall. The front elevation of the development is to be stepped, with a portion of the extension set back from the principal elevation of the dwellinghouse. This is due to the restriction on the site caused by the small amount of space between the dwellinghouse and the side boundary of the property. There is a small casement window proposed for the front elevation and a wider casement window proposed for the rear with none proposed for the side elevation.

Approximately, the single storey ground floor extension is to extend 3.15m beyond the side wall of the dwellinghouse and with a mono-pitched roof (full height of 3.9m and an eaves height of 2.4m). The conservatory will be partially obscured from view from the public realm by a wall (in keeping with the parapet walls of the dwellinghouse) which runs diagonally from the front elevation backwards at an angle of approximately 45 degrees.

The proposed development is to allow for additional habitable space, including: a conservatory to the ground floor and an additional bedroom and bathroom to the first floor.

**Consultations:**

Internal:

Specialist Advisor (Conservation) – response dated 4<sup>th</sup> November 2015:

*As a renewal of an existing permission, there has been little change in heritage legislation since the previous approval, to warrant a refusal of the current application based on conservation grounds.*

*Recommend Approval*

### **Neighbour Representations:**

Five objections have been received and cover the following points:

- Proposed scheme would be disharmonious with the other buildings in Holywell Close and out of keeping and unsympathetic in terms of design
- Scheme would negatively impact the Conservation Area
- Proposal would be detrimental to the established character and appearance of the area
- This type of development would set a precedent for Holywell Close that could result in erosion of character
- Concern that planning rules are more laxly applied to this property than others in Holywell Close
- Rhythm of the built environment would be interrupted
- Integrity of Conservation Area protection potentially threatened
- Will give a 'closed-in' appearance
- Inaccuracy of content of Heritage Statement

### **Appraisal:**

#### Principle of development:

There is no objection in principle to the proposed development 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.

#### 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. 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. Proposals within Conservation Areas will be required to preserve the character and appearance of the area as specified in Policy UHT15 of the Eastbourne Local Plan.

Overall, the scheme is considered to be suitably sympathetic to the host building and immediate area. There are a number of design features contained within the proposal which mimic those found in Holywell Close, such as the parapet walls, the matching materials and the addition of a wall to obscure the conservatory from view of the road.

The position of no. 6 is set back from the other houses along the southern flank of the road. As such, alterations to this property will be less visible from the wider street scene. In addition, the property is not linked to the other houses by the outer wall of the garage, nor does it follow the building line. Therefore alterations to this detached property, which punctuates the end of the row, are less impactful to the rhythm created by these buildings. As the alterations are to the west side of the property, interruption to the established character and appearance of the area is mitigated.

Legislation protecting Conservation Areas has not been changed to a great extent since the scheme received planning permission in 2002. As such, it is not considered that the proposed scheme is discordant with current policies informing planning decisions.

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. As an extension to this, Policy D10 states that all significant heritage assets will be protected and where practicable there is a

presumption in favour of protection of all heritage assets from inappropriate change, including both designated and non-designated assets. Proposals within Conservation Areas will be required to demonstrate the direct and indirect effects of development proposals in Conservation Areas and their settings as specified in Policy UHT15 of the Eastbourne Local Plan.

The proposed alterations are to affect the side of the property which is adjacent to the road. Therefore, the development will not have an impact on any adjacent properties with regards to overlooking or overshadowing.

It is not considered that the proposal will have a detrimental impact on the wider Conservation Area, and as such there is not anticipated to be any associated threat to amenity.

**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 development is considered appropriate in terms of design and the development will not have a detrimental impact on the residential amenity of the occupiers of the surrounding properties. The scheme is considered to be in keeping with the area and will not compromise the integrity of the wider Conservation Area.

In addition, there have been no dramatic legislative changes which would deem this scheme to be inappropriate since it was first approved in 2002.

Therefore, the proposed scheme is considered to work in line with the aforementioned policies and as such, is recommended for approval.

**Recommendation:**

Approve conditionally

**Conditions:**

- 1) Time
- 2) Approved Drawings
- 3) Matching Materials

**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**.