

App.No: 151149 (HHH)	Decision Due Date: 28 December 2015	Ward: Ratton
Officer: Sally Simpson	Site visit date: 13 November 2015	Type: Householder
Site Notice(s) Expiry date: N/a		
Neighbour Con Expiry: 10 December 2015		
Press Notice(s): N/a		
Over 8/13 week reason: Over 8 weeks given timetable of Planning Committee		
Location: 6 Wedderburn Road, Eastbourne		
Proposal: Two storey extension at side, and single storey extension at rear		
Applicant: Mr & Mrs I. Allcorn		
Recommendation: Approve conditionally		

EXECUTIVE SUMMARY

It is considered that the proposed development is acceptable in terms of scale and design and would not be visually intrusive given the mixed character of the area. The proposed design preserves the overall character and appearance of the area and would not be detrimental to the amenities of adjoining residents by way of loss of privacy, light and outlook.

Relevant Planning Policies:

National Planning Policy Framework 2012

Paragraphs 1-5 (Introduction)
Paragraphs 6-16 (Sustainable Development)
Paragraph 17 (Core Planning Principles)
Paragraphs 56-66 (Design)
Paragraphs 126-141 (Conservation/ Heritage/ANA)

Eastbourne Core Strategy Policies

Eastbourne Core Strategy Local Plan 2006-2027
B1 Spatial Development, Strategy & Distribution
B2 Creating Sustainable Neighbourhoods
C12 Ratton & Willingdon Village Neighbourhood Policy
D5 Housing High Value Neighbourhoods
D10 Historic Environment Archaeological Notification Area

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:

Application property is a detached two storey family dwelling house located on the northern side of Wedderburn Road. The plot rises left to right (viewed from the front), the property contains a detached garage to the site and incidental out/garden buildings within the plot.

The plot has traditional boundary treatments (walls and fences) and mature planting to the rear of the plot.

There are no parking restrictions with the public highway.

Relevant Planning History:

EB/1991/0493

Single storey extension to provide a sunroom.
Approved Unconditional 1991-12-23

EB/1963/0030

Erect brick garage & front porch
Approved Unconditional
1963-02-07

980495

Retention of conservatory at rear.
Planning Permission Approved unconditionally
20/04/1998 00:00:00

Proposed development:

The applicant is seeking planning permission to erect a single storey rear extension to replace the existing conservatory, together with a two storey side extension to the West elevation.

Rear Extension

The rear extension will extend for the full width of the original property and also to the rear of the proposed two storey side extension. It will provide an enlarged kitchen diner within the main property and a lounge to the rear part of the side addition.

The maximum depth of the rear extension beyond the rear wall of the original property is 4.3m. This extension proposes a flat roof with the insertion of rooflight.

Two Storey Side Extension

Extends approximately 4.5 m from the existing side wall of the house and provides accommodation at ground floor level to an integral garage, WC shower and lounge and on the first floor a further bedroom, study and additional bathroom.
study.

Consultations:

Neighbour Representations:

There have been two rounds of consultation on this application. This has resulted in 1 letter of support stating that as their property is located on the other side of the road then their property is unlikely to be affected and 6 letters of objection being received commenting in the main on the following issues:-

- Unneighbourly development
- Would enclose gap between site and neighbouring properties
- Loss of light
- Overshadowing
- Out of character with the area
- Extra pressure for parking in the area
- May impact upon the free flow of traffic
- May inhibit emergency vehicles
- Loss of privacy
- Front extension may impact usability of the parking spaces
- Buildings are well spaced in the area
- Would set an undesirable precedent
- Increase in noise from increase in activity
- Extension would double the size of the property
- Over dominate surrounding properties
- Out of scale in the area
- Would hem in and reduce the views to and through the plot
- Lack of maintenance space
- Construction issues given proximity to the boundary
- Ground stability issues given rising land
- Potential increase in localised flooding
- To accommodate necessary parking there may be a requirement to enlarge the opening to the front of the plot.

Appraisal:

Principle of development:

There is no objection in principle to home owners wishing to adapt and alter their properties to meet their changing family needs and requirements. Any extension however should be designed to a high standard respect the established character of the area and should not have an adverse effect on the amenities of neighbours.

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.

When seen in isolation the proposed single storey extension would be permissible under the prior approval regime. Notwithstanding this it is considered that given the depth of the extension and the width of the application and neighbouring plots and the siting and

scale of existing neighbouring dwellings there would not be any material loss of amenity that would result from this element of the scheme.

It is accepted that the flank window in the side extension is a high level window however given the changes of levels across the site and the potential for overlooking it is considered that it would be prudent to control the glazing of this window. A condition is recommended outlining that this window should be fitted with obscure glazing and fixed shut.

The proposed two storey side extension is not an uncommon design feature across the borough. In this instance the applicants are proposing to broadly maintain the front and rear building lines of the host property. It is considered that given the proposed siting of this element of the scheme and with the neighbouring plot having a garage outbuilding on the common boundary with the application plot it is considered that this element will not give rise to any material harm to the residential amenity of the occupiers of the adjacent property.

It is accepted that the side extension does extend close to the common boundary with the neighbouring plot, the applicants have acknowledged this in their design by proposed to construct the flank wall in facing brickwork; this method of construction can be undertaken and completed from the applicants side of the boundary without the need to enter their land.

Design issues:

D10A seeks to ensure that new development respects local character and distinctiveness, is appropriate and sympathetic to its setting in terms of scale, massing and design, making a positive contribution to the overall appearance of the area.

It is accepted that the proposed extensions/additions whilst quite significant do propose elements of local vernacular (pitched tiled roof, projecting bays, brick and render and leaded style windows). It is considered therefore that these design features would help to integrate the development into the local street scene. Especially where the existing properties in the immediate vicinity are very mixed in terms of the design, appearance and size.

Issues raised by neighbours in relation to the construction and drainage issues will be resolved at the Building Regulation stage.

Impacts on trees:

There are no trees affected by this proposal.

Impacts on highway network or access:

Given the internal size of the proposed garage and that it will be approached on an angle from the existing driveway it is unlikely to be used for the parking of a vehicle and as such should not be counted as an off street parking space, but as additional storage for domestic purposes.

The agent for the applicant has confirmed that the site retains sufficient space to the front of the plot to accommodate two vehicles without encroaching or overhanging the public highway. Given this, and added to the fact there are no highway restrictions a

refusal based on the lack of off-street parking or the displacement of parking on to the local highway network could be justified.

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 side and rear extension is 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, C10, 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:

Grant permission

Conditions:

1. Time Limit.
2. matching materials
3. No PD windows
4. Construction times
8:00 a.m. and 6:00 p.m. on Mondays to Fridays
8:00 a.m. and 1:00 p.m. on Saturdays
and that no works in connection with the development shall take place on Sundays or Bank/Public Highways.
5. Highlevel window to ground floor extension fitted with obscure glazing and fixed shut.

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.**