

App.No: 151200 (HHH)	Decision Due Date: 31 December 2015	Ward: Upperton
Officer: Sally Simpson	Site visit date: 4 December 2015	Type: Householder
Site Notice(s) Expiry date: 10 December 2015		
Neighbour Con Expiry: 10 December 2015		
Press Notice(s): N/a		
Over 8/13 week reason: N/a		
Location: 12 Carew Road, Eastbourne		
Proposal: Erection of an upper ground floor extension above existing lower ground floor extension.		
Applicant: Mr Tony Wright		
Recommendation: Refuse		

EXECUTIVE SUMMARY

This current application relates to a rear extension.

Given the change of levels that exist across the site when viewed from the rear of the plot the proposed location of the extension is at first floor level.

The proposed extension is identical in form, scale and siting to the two previous submissions that have been refused at delegated meetings.

Given this history this case has been referred to Planning Committee at the discretion of the Senior Specialist Advisor in order to seek/establish members views on the applicants proposals.

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)

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

HO2 Predominantly Residential Areas

HO20 Residential Amenity

NE14 Source Protection Zone

Site Description:

The application site comprises of a three storey semi-detached property located on the east side of Carew road, close to the junction with Enys Road. The property has a lower ground floor level at the rear of the premises where the ground level slopes significantly away from the property and the public highway of Carew Road.

This property was originally used a nursing home but has been converted to a single private dwelling with the addition of extensions to the rear, the ground floor of which provides accommodation for the applicants relative.

There is approximately a 3m change of levels down from the front to the rear of the site.

Relevant Planning History:

EB/1971/0182

Change of use and conversion from a single private dwelling to an Old People's Home, and additions to driveway to form parking spaces with turning area.

Granted, subject to conditions. 1 971-05-06

EB/1972/0498

Alterations to approved parking area for old people's home.

Granted, subject to conditions. 1972-07-06

EB/1973/0672

Demolition of existing dwellings, and erection of 8 houses with garages.

Refused, one reason. 1973-08-23

EB/1973/0727

Demolition, and erection on the sites of 7 houses with garages.

Granted, subject to conditions. 1973-09-13

EB/1974/0190

Change of use from an Old People's Home to ground floor flat, and 6 bed-sitting room flats on first and second floors. Granted, subject to conditions. 1974-05-14

EB/1975/0319

Erection of a two-bedroom bungalow, and garage. Granted, subject to conditions. 1975-09-02

EB/1977/0002

Single-storey extension at rear to provide 2 bedrooms, a toilet and lobby to proprietor's accommodation. Granted (Five years) 1977-01-25

EB/1977/0450

Part one and part two-storey extension at rear to provide 2 bedrooms, a toilet and a lobby to proprietor's accommodation with a kitchen extension over.

Granted (Five years) 1977-11-22

EB/1982/0139

Formation of dormer window at front and rear. Granted (Five years) 1982-05-07

EB/1988/0142

Part first floor addition and part two-storey extension at rear, to provide lounges and dining room, with lift shaft. Refused, two reasons. 1988 - 05-04

EB/1988/0143

Three-storey extension at side to provide 3 bedrooms, with car-parking space under. Refused, three reasons. 1988-04-28

EB/1988/0475

Erection of a sun lounge and lift shaft at rear. Granted, subject to conditions. 1988-08-17

EB/1993/0189

Change of use from a residential care home to a single private dwelling.

Granted (Five years) 1993-06-22

940421

Change of use of lower ground floor to offices. Approved conditionally 17/08/1994

980171

Single-storey rear extension to form office. Approved 27/07/1998

000170

Change of use of lower ground floor to residential. Approved 30/05/2000

141235

Rear extension at ground floor level, above existing lower ground floor extension.

Householder Refused 20/11/2014

150491

Erection of upper ground floor rear extension above existing lower ground floor extension. (Amended description).

Householder Refused 20/07/2015

Proposed development:

The applicant is seeking planning consent for the erection of an extension to the rear of the property, to be sited on top of an existing lower ground floor extension.

The proposed extension would measure 7.94 wide, 4.29 in depth and 5.9m to the top of the parapet, as measured from the natural ground level at the rear.

The construction of the extension would be rendered brick to match the existing ground floor addition, with a flat felt roof and white upvc windows.

Consultations:

Neighbour Representations:

No objections have been received and 1 letter of support has been submitted from the neighbours who occupy a first floor flat at the adjacent property which states the following:

- I would like to support this application as I feel that it is not detrimental to the outlook and amenities of our home.

Appraisal:

Principle of development:

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

This exact same scheme has been submitted under reference 141029 and 150491 which were subsequently refused.

The current scheme, being identical to previous schemes, has not proposed any changes to mitigate/overcome the previous reasons for refusal which related to issues such as scale, bulk, being an unneighbourly form of development due to its size, resulting in an overdevelopment of the site and being obtrusive to neighbouring 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 extension does not respect the visual or neighbour amenity as it will be overbearing by virtue of its height, depth and its proposed location, above an existing lower ground floor extension. It therefore fails to comply with policies B2 of the Core Strategy and HO20 of the borough plan, having no respect for the amenity for existing or future residents.

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.

This proposal would not be in keeping with the host dwelling in that it fails, to make a sympathetic addition to the host dwelling. The scale, bulk and design would not contribute to the principal dwelling and does not protect the distinctive character of the host dwelling or the neighbourhood and would be contrary to policy C2 of the Core Strategy.

The scale and design of the proposal are unacceptable in that it fails to respect the character of the principal dwelling and the local character of the area.

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

The application site is not listed, nor is it located in a conservation area.

Impacts on trees:

There are no trees within that would be affected by this proposal.

Impacts on highway network or access:

There is an existing driveway and off-road parking that would not be altered or form part of this appraisal.

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 extension above the existing lower ground floor extension is recommended for refusal as it is considered to have a detrimental impact for existing and future residents and is therefore contrary to policy B2.

This application has still failed to address the impact in terms of bulk and scale and would result in overdevelopment of the site and, therefore, in terms of design it is contrary to policy D10a.

The failure to submit an improved design has resulted in the proposal not complying 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) leaving no option but to refuse the application for the following reasons:

Reasons for refusal:

1. The proposed development, by virtue of its height, size, scale and bulk, as well as being sited in close proximity to the boundary with No. 14 Carew Road would present an overly large and unneighbourly form of development that would be overbearing on and detrimental to the outlook and amenities of the occupiers of the ground floor, first floor and second floor flats to the rear/north-eastern corner of 14 Carew Road contrary to saved policy HO20 of the Eastbourne Borough Plan and Policy B2 of the Core Strategy Local Plan 2013.
2. The proposed development would result in an undesirable overdevelopment of the site and the further closing of the gap between the buildings to the detriment of the local amenity. The design fails to harmonise with the appearance and character of the host building and local environment and would appear incongruous and overbearing taking into account the existing

extensions contrary to Policy D10A of the Core Strategy and Saved Policy UHT1 of the Borough Plan 2007.

INFORMATIVE:

For the avoidance of doubt this decision is based upon the following drawings received on 4 November 2011:

94241/004/ – proposed elevations

94241/003/ – proposed floor plans

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.**