

App.No: 151140 (HHH)	Decision Due Date: 18 January 2016	Ward: Ratton
Officer: Jane Sabin	Site visit date: 7 January 2016	Type: Householder
Site Notice(s) Expiry date: 18 December 2015 Neighbour Con Expiry: 18 December 2015 Press Notice(s): N/A		
Over 8/13 week reason: Referred to Committee by Chair		
Location: 23 Walnut Tree Walk, Eastbourne		
Proposal: Two storey extension at rear to provide open kitchen/living area and two additional bedrooms.		
Applicant: Mr & Mrs N Oliff		
Recommendation: Approve conditionally		

Executive summary:

The proposed development would not have an adverse impact on the character and appearance of the building or the wider area, nor on the amenities of nearby residents. Scheme is therefore recommended for approval subject to conditions.

Planning Status:

Residential area
Area of High Townscape Value
Archaeological Notification Area

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B2: Creating Sustainable Neighbourhoods
C12: Ratton & Willingdon Village Neighbourhood Policy
D10: Historic Environment
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development
UHT4: Visual Amenity
UHT16: Protection of Areas of High Townscape Value
HO20: Residential Amenity

Site Description:

This detached 1950's dwelling is located on the south side of Walnut Tree Walk, close to the junction with Manor Way in the Ratton Area of High Townscape Value. In common

with other dwellings in the street, it is of an individual design, but with an Arts & Crafts influence, displaying exposed timbers to the front façade, prominent clay roofs with bonnet hips and a large chimney stack .

The dwelling is situated on higher ground than the road, although the rear garden is flat. The road rises from east to west, so that the application site is higher than 21 Walnut Tree Walk, but lower than 25 Walnut Tree Walk.

Relevant Planning History:

None. The property remains as built, save for UPVC windows.

Proposed development:

Permission is sought to construct a two storey full width extension to the rear of the dwelling, measuring 4m in depth and 7.75m in height. The extension would have a double pitched roof, 1m lower than the existing ridge, and eaves 600mm lower. The materials would be brick, tiles and tile hanging to match, with UPVC windows, and a glass balustrade to a first floor Juliette balcony; two roof lights are proposed on each side, and these are high level with the cills set at 1.7m above floor level.

Consultations:

Internal:

County Archaeologist - does not consider any archaeological remains are likely to be found, therefore no recommendations are made.

Specialist Advisor (Conservation) - The mass and scale of the proposed extension, whilst large, would result in limited harm to the character of the surrounding area, due to its siting. Furthermore, the design of the extension, reflects that of the host building, its immediate and wider setting. In summary, siting and design of the proposed extension, allows for a visually comfortable addition, which would result in little or no harm to the identified character and appearance of the immediate and wider area. Requests a condition to control materials.

External:

Neighbour Representations:

One objection has been received from the occupiers of 1 Manor Way, who consider that the development would be out of character with the area, and overbearing to their property (height and design), detrimental to their outlook & light, and resulting in loss of privacy.

Appraisal:

The main issues to take into account in determining this application are the impacts on the character and appearance of the building and wider area, and on residential amenity.

Character and appearance

I concur with the Conservation Officer that the design and siting of the extension has minimised the impact of the development on the character and appearance of the building and the Area of High Townscape Value; this aspect will need to be carefully controlled, however, through a materials condition, since the gap between the dwellings is sufficiently wide to provide views of the flank elevations.

Residential amenity

With regard to the impact on residential amenity, the orientation and projection of the extension, together with its reduced eaves and ridge heights has minimised the impact on the closest neighbour (21 Walnut Tree Walk) to a degree which is considered to be acceptable. The gap between the two buildings is 3m, and the angle of the projection of the extension is well below the benchmark of 45° (it is closer to 30-35°). The gap between the application site and the other neighbour at 25 Walnut Tree Walk is 11.75m, and it is considered that this distance would offset any potential impact.

The objectors garden in Manor Way is currently 27m deep and at right angles to the application site; this property has permission for a part single, part two storey extension also 4m deep and with a raised patio (being on higher ground), but this would still leave a distance of 23m to the boundary with the application site. It is not considered that the proposed extension could have any impact on loss of light, outlook or privacy, and would not have an overbearing impact on this property.

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 would not have an adverse impact on the character and appearance of the building or the wider area, nor on the amenities of nearby residents. It therefore complies with local and national policies.

Recommendation: Approve, subject to the following conditions

Conditions:

1. Commencement within three years from the date of permission.
2. Development to be carried out in accordance with approved plans
3. Samples of bricks, roof tiles and hanging tiles
4. Details of the roof windows, doors and windows.
5. Restriction of permitted development rights (windows in flank elevations)
6. Hours of building operations

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.**