

App.No: 151115 (HHH)	Decision Due Date: 17 December 2015	Ward: Hampden Park
Officer: Toby Balcikonis	Site visit date: 08 December 2015	Type: Householder
Site Notice(s) Expiry date: 10 January 2016 Neighbour Con Expiry: 10 January 2016 Press Notice(s): N/A		
Over 8/13 week reason: The application has been amended to reduce the bulk of the proposal and a request to address planning committee by a local resident.		
Location: 21 Glynde Avenue, Eastbourne		
Proposal: (Amendments to size and design) - Erection of two storey side extension to northern elevation, creation of hard standing and vehicular access to front garden area.		
Applicant: Mr A Mechan		
Recommendation: Approve with Conditions		

Executive Summary:

The current scheme has been amended reducing its size scale and appearance.

Recommended for approval, the proposed development is considered acceptable in terms of impact on the residential amenities of the adjacent and surrounding occupiers, and on visual amenity in terms of design, size scale and impact on the street scene.

Relevant Planning Policies:

National Planning Policy Framework

Paragraphs 1-5 (Introduction)

Paragraphs 6–16 (Sustainable Development)

Paragraph 17 (Core Planning Principles)

Paragraphs 56-66 (Design)

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C7: Hampden Park Neighbourhood Policy

D5: Housing

D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

UHT5: Protecting Walls/Landscape Features

UHT8: Protection of Amenity Space
HO2: Predominantly Residential Areas
HO20: Residential Amenity
TR11: Car Parking
US4: Flood Protection and Surface Water

Site Description:

The application property is a detached, 2 storey, property located in the Hampden Park area of the town. Constructed in the early 1900s, the property comprises 3 upstairs bedrooms, and has been extended to the rear on ground floor level.

21 Glynde Avenue, like other properties in the vicinity, benefits from a relatively generous plot size, culminating in large rear gardens approximately 33 metres in length.

Sited on the beginning of a bend, the application property and its neighbour at 23 Glynde Avenue are oriented at slightly different angles from each other to transition the contour of the road resulting in the rear corners of the aforementioned properties being sited approximately 0.5 metres further away than at the front corner at 3.7 and 3.2 metres respectively, with the closest point between the 2 properties equalling 3 metres due to the arrangement of the projecting chimney stack at number 23.

Relevant Planning History:

950379 – 19 Glynde Avenue

Part single, part two-storey extension at side to provide a garage, utility room and bedroom.

Planning Permission – Refused - 13/09/1995

960455 – 19 Glynde Avenue

Two-storey extension at side to provide garage, utility room and bedroom.

Planning Permission

Approved conditionally

21/02/1996 00:00:00

140744 – 27 Glynde Avenue

Two Storey extension to side elevation to enlarge existing utility room at ground floor level and form office and enlarged bathroom at first floor level.

Approved Conditionally 03/07/2014

Proposed development:

The applicant seeks permission for the erection of a 2 storey extension to the side of the property where it is proposed to create a 4th bedroom in the property's North East corner, and a family bathroom both at first floor level, along with an enlarged kitchen / dining room space, with a dedicated space for utilities, along with a downstairs toilet with shower.

A new office space, with the potential to double for a guest bedroom would be located at ground floor level below the new 4th bedroom.

Consultations:

Neighbour Representations:

Consultation by letter and display of a site notice has resulted in the receipt of 1no. letter of objection (for both the initial and revised submissions) from the owner of 23 Glynde Avenue, the property in closest proximity to the proposed works. Objecting strongly to the proposed scheme, the following concerns have been raised:

NOT APPROPRIATE FOR LOCATION:

- Loss of space between buildings / inappropriate infilling creating terracing of detached properties
- Does not respect the character and ambience of the area, considered attractive to existing residents
- Not architecturally sympathetic to the neighbouring property (no. 23
 - Resulting development would overwhelm and visually dominate
- Does not respect the original visions of the architect
 - Sun and air all around the dwellings
 - Space between properties required for maintaining architectural integrity between the contrasting architectural styles

GROUND INSTABILITY:

- Proposed location has experienced historic subsidence
 - S/E corner of 23 underpinned in 1990s
 - Jeopardy of subsidence and serious structural damage

STREET TREE:

- Mature Sycamore located adjacent to shared front boundaries of 21 / 23
 - Concerns that roots at risk from development

NOISE & DISTURBANCE:

- New entrance doorway proposed for North elevation
 - Close proximity to no. 23
 - Disturbance created throughout the day from human traffic
 - Noise from bins

LOSS OF PRIVACY & LIGHT:

- Upstairs rear (bathroom) window overlooking back garden
- Concerns of overlooking from side (bathroom) window
- Concerns to loss of privacy to sitting room from users of side access

OVERDEVELOPMENT OF SITE:

- Plot designed to accommodate 3 bed 1 bathroom property
 - Proposed 4 bed (+ 1 ground floor office / guest room) & 3 bathroom out of place with rest of street

PREVIOUS PERMISSIONS:

- Permissions for other permitted side extensions should not provide a precedence
 - Current application much larger and less sympathetic to spacing between buildings
- Current development is more stylistically disruptive

PARKING:

- Loss of potential space for driveway which could otherwise park between 1-4 vehicles lost
- Increased bedrooms typically mean increased no of vehicles
- Proposed parking considered insufficient for 2no. vans owned and used by applicant

APPLICANTS SUGGESTED CONDITIONS:

In the event that the current application is granted, the objecting party has requested the addition of the following proposed conditions to development:

- 1) Adjacent neighbouring flank wall (forming Southern boundary) to be underpinned prior to works commencing, at expense of applicant
- 2) That any and all damage occurring to no. 23 following commencement be undertaken by independent contractor and paid for in full by applicant
- 3) Advance notification of commencement of building works and provision of timetable of works
- 4) That any permission does not allow for the grant of an entrance doorways and gate on the North side of the building (between nos. 21 and 23 Glynde Avenue)

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 Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity and Policy B2 of the Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

Policy B2 of the Core Strategy seeks to protect the residential and environmental amenity for existing and future residents.

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 property not having any flank windows 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, which the applicants have acknowledged in their design by proposing to construct the flank wall in facing brickwork at ground floor and render at first floor to mirror the existing.

The scheme proposes a flank window at first floor level and a flank roof light and first floor rear facing window, these serve the landing and bathroom. It is considered that these will be controlled via planning condition to be fitted with obscure glass. Notwithstanding this it is considered that any over-looking that could be afforded from these flank windows would be no worse than that from the existing first floor windows.

The neighbour has raised issues over the noise and disturbance resulting for the use of flank access door to the utility/kitchen. It is considered this perceived loss amenity would be insufficient to substantiate a reason for refusal.

Design issues:

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy D10a of the Eastbourne Core Strategy and Policy UHT1 of the Eastbourne Borough 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, setting, alignment and layout.

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 'Tudor style boarding'). It is considered therefore that these design features would help to integrate the development into the local street scene and especially where the existing properties in the immediate vicinity are very mixed in terms of the design, appearance and size.

The proposed extension as amended/revised by this proposal is similar to the existing extension at No19 it immediate neighbour.

It is accepted that this proposal will enclose the area to the side of the property and in this regard it will be seen to be disrupting the street scene rhythm for this part of Glynde Avenue. However the property is not located in a Conservation Area nor an Area of High Townscape Value and as such a refusal based on this issue could not be substantiated, especially given the similar extension at No 19.

Impacts on trees:

The received objection identifies the adjacent street tree (sycamore), located the width of the footpath away from the property's front boundary, as being at potential risk by the development.

Positioned at distance of 6.5 metres inside the front property boundary, it is considered that there remains sufficient distance between the closest point of the new addition and the mature sycamore so as not to be directly affected by the development.

Notwithstanding this, it is acknowledged that there is potential risk to the tree as a result of any storage of materials within the root protection zone of the tree.

It is therefore recommended to condition the implementation of tree protection in-line with British Standards during construction to help ensure no damage is sustained within the root protection zone of the tree as a result of activities associated with the construction of any new extension as proposed.

Impacts on highway network or access:

Currently the property does not benefit from any off-road parking provision.

Representations received, indicate that granting permission for the development would

lead to a loss for the potential for parking to the side of the property, and restricting access to the rear preventing any future erection of a garage sited within the rear garden.

The current scheme proposes the creation of 2no. off-street parking spaces to the front of the property in the form of permeable hardstanding, compliant with current S.U.D.S. guidelines. As full specification has not been provided as to the its construction, the details would need to be secured by condition in the event of the application being granted approval by the Committee.

The formation of the opening, through the removal of a section of the existing closed board fence is not considered to have significant detrimental impact to visual amenity.

The hard-surfaced area, at a length of over 6 metres and just over 6.5 metres in width would provide adequate space for 2 vehicles to comfortably pass each, with sufficient pedestrian visibility splays being maintained within the site.

Parking to the rear/side of the property is not always the most convenient method of off-street parking, as often the arrangement would not allow sufficient width for one vehicle to pass another, as current parking guidelines require, rendering additional spaces inconvenient and often underused, leading to the utilisation of on-street spaces.

Sustainable development implications:

The applicant proposes a ground a new downstairs toilet and shower as part of their design, along with a new room to act as a study which could also be used as a ground floor bedroom which will help increase the potential longevity of the use of the home in the event that any of the occupiers have issues suffer from decreased mobility so as to make stairs too difficult to manage.

The new extension would be constructed to latest Building Regulations specification, helping to improve the thermal efficiency of the 100 year old building making it more ecologically sustainable over time.

Other matters:

Conditions Suggested by applicant: Officers have noted the conditions as recommended by the neighbour and these are not considered to pass the tests for planning conditions as outlined with/by The National Planning Practice Guidance.

Officers have outlined below those conditions that are considered to be relevant to this submission.

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 development is not considered to result in any significant loss of residential amenity by way of impacts through loss of privacy, loss of light or overshadowing to any adjacent or surrounding residential dwelling and would be in-keeping with the character of the host property and that of the locale and would therefore accords to policies UHT1, UHT4 and HO20 of the Saved Policies of the Eastbourne Borough Plan and Policies B1, B2, D10a of the Eastbourne Core Strategy Local Plan.

Recommendation:

It is recommended to approve the application with the following conditions:

Conditions:

- 1) TIME LIMIT**
- 2) APPROVED DRAWINGS (DWG. NO.: 1308.01 Rev: E)**
- 3) SUBMISSION OF DETAILS OF VEHICLE HARDSTANDING**
- 4) TREE PROTECTION TO BRITISH STANDARDS (Street Tree)**
- 5) NO PERMITTED DEVELOPMENT (New openings, new dormer)**
- 5) OBSCURE GLAZING TO SIDE FACING WINDOWS AT 1ST FLOOR**

Informatives

The applicant is reminded that they would need to apply to East Sussex County Council Highways for a licence to undertake works in relation to forming a dropped kerb outside of the property.

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**.