

<b>App.No:</b> 160398 (HHH)	<b>Decision Due Date:</b> 14 June 2016	<b>Ward:</b> Meads
<b>Officer:</b> Toby Balcikonis	<b>Site visit date:</b> 26 May 2016	<b>Type:</b> Householder
<b>Site Notice(s) Expiry date:</b> N/A		
<b>Neighbour Con Expiry:</b> 12 May 2016		
<b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b> Referred to Committee by Chair		
<b>Location:</b> 21 Granville Road, Eastbourne		
<b>Proposal:</b> Extension to the front of the existing dwelling and a roof raise loft conversion		
<b>Applicant:</b> Mrs ANTONETTE BOTTRILL		
<b>Recommendation:</b> Refuse		

### **Executive Summary:**

This application has been referred to Planning Committee by The Chair following presentation to Delegated Meeting to allow for wider debate from all planning committee members.

The application proposes a significant increase in the size of the property by raising the height of the roof of the existing dwelling by 2.5 metres to convert the loft space into habitable rooms, erecting a 2 storey front extension with pitched roof to match the new raised roof ridge in addition to associated alterations including the erection of a raised platform to rear to match height of first floor level, and alterations to windows in all elevations.

By virtue of the resulting increases in height, size and scale of the property, the development is considered to be unneighbourly and overbearing and out of scale with the neighbouring property and would lead to significant loss of residential amenity through loss of privacy to surrounding residential occupiers as a result of significant additional glazing to the flank elevations, and the construction of a raised decking platform to a height of first floor level located to the rear of the property.

Furthermore the resulting development would be visually dominant, whose appearance would be out of character within the Area of High Townscape Value and is therefore recommended to be refused.

### **Planning Status:**

The application property is a single private dwelling (C3 Planning Use)

**Constraints:****Area of High Townscape Value**

Area of High Townscape Value

**Relevant Planning Policies:**

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C1: Town Centre Neighbourhood Policy

C2: Upperton Neighbourhood Policy

C11: Meads Neighbourhood Policy

D5: Housing

D10: Historic Environment: Area of High Townscape Value

D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT2: Height of Buildings

UHT4: Visual Amenity

UHT16: Protection of Areas of High Townscape Value

HO20: Residential Amenity

**Site Description:**

The application property comprises a detached 2 storey single private dwelling with 3-bedrooms and use of 2 of a total of 3 existing garages within an adjacent block located in close proximity to the West.

Granted planning permission in 1977, the application property was constructed along with a matching adjacent detached property (23 Granville Road) sharing the application property's Southern flank boundary.

Separated by a distance of approximately 2 metres, the properties of 21 and 23 Granville Road are staggered, with the neighbouring property sited forward of the application dwelling by approximately 2.5 metres. Both properties have existing windows in flank elevations at both ground and first floor level.

The pair of dwellings are set back from Granville Road by a distance over 20 metres and are accessed via a shared driveway providing vehicular access to/from the aforementioned garage block.

Located within an Area of High Townscape Value, there are significant changes of level found around the location with the properties to the South fronting St Road being sited significantly higher than their counterparts to the North. Indeed the significant changes in level continues along Granville Road which slopes down from South to North resulting in the neighbouring property at 19 Granville Road sitting at a significantly lower level than number 21 despite its relative close proximity.

**Relevant Planning History:**

EB/1977/0445

Erection of 2 two-storey detached houses, a block of 3 garages and provision of 2 parking spaces.

Granted, subject to conditions - 1977-11-22

130170 – 19 Granville Road

Single storey rear extension with balcony.

Householder - Approved conditionally - 28/06/2013

**Proposed development:**

The applicant seeks permission for a substantial redevelopment of the property consisting of a two storey extension to the front of the existing dwelling and the works to the roof raising the height of the ridge by approximately 2.5 metres to facilitate a loft conversion to create additional habitable space within the roof.

In total, the footprint of the property would be increased to approximately 115 square metres, from approximately 67 square metres currently.

Proposed Full Height front extension:

- Additional width of 1 metre
- Projected depth of approximately 6.5 metres
- Roof pitch at 90 degrees to existing fronting Granville Road 2.5 metres higher than existing roof
- New full height glazed doors across almost full width of existing rear elevation opening out on to a proposed first floor balcony / raised platform
- Proposed glazing to front comprising of 3no. matching sliding sash windows at first floor level and 2 matching sliding sash windows either side of an entrance door and central covered porch canopy
- Formation of 2 dormer windows in front elevation roof slope
- Side elevation windows would be formed at both ground and first floor of to each of the flank elevations in addition to a single high level window to either side.

Proposed Rear First Floor Balcony:

A freestanding balcony providing an elevated platform at first floor level is proposed comprising of approximately 18 square metres of outdoor amenity space which would provide access to and from the property's rear garden via a staircase at the rear.

Proposed Ground and First Floor Layout:

The main habitable living space is to be re-located from ground floor level to first floor, with 3 bedrooms, along with a study, toilet and bathrooms and a bootroom/laundry.

A large open plan kitchen and family room would be formed within the footprint of the existing property whilst a sitting room, circulation area, toilet and staircase to the second floor would be located within the new part of the dwelling at the front.

No new windows are proposed to the Southern flank elevation within the body of the existing property at first floor level, which would see the current window (serving the existing ensuite bathroom to the property's front bedroom) removed. 2no. new windows are proposed on ground floor level. The Northern flank elevation would be fitted with

large full height glazed units on both ground and first floor levels in an attempt to take advantage of the views across the town that the elevated location affords.

**Proposed Second Floor Layout:**

Raised Roof of existing dwelling and extending into proposed front extension to form a master bedroom, with dressing area and En-suite.

Glazing would be installed into both flank elevation roof slopes, in addition to the formation of the aforementioned 2 small dormer windows in the front roof slope of the new façade fronting Granville Road. Rear facing glazing would include 1no. rooflight window as well as having the majority of the rear gable glazed in almost full height.

### **Consultations:**

Neighbour Representations:

No objections have been received following consultation by letter to neighbouring residential properties.

### **Appraisal:**

Principle of development:

There is no objection in principle to carrying out alterations and extensions to a dwellinghouse with an Area of High Townscape Value so long as it has been designed to a high standard, respects the established character of the area and would not lead to any significant and unacceptable loss of amenity to any surrounding residential properties.

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.

### **Impact to 23 Granville Road:**

Currently, the layouts of the application property and its identically sized and styled neighbour at number 23 are staggered so as to provide additional private amenity space to the front and the rear of each of the properties not directly overlooked the other as the existing body of the building acts as a visual screen.

In seeking to install windows within the extended roof space on the Southern flank elevation, albeit in a central location, it is considered that some of the privacy of the rear garden would be eroded adjacent to the rear of the neighbouring dwelling over which the rear elevation windows of number 21 do not afford a view currently. This would be eroded by an even greater extent by the proposed raised platform appraised a little later on in this report.

The proposed increase in both the height and the depth of the property is certainly not insignificant, and it is considered that the resulting development would have an overbearing impact on number 23 and also to the neighbour to the North (number 19) also leading to a loss of outlook in front of the resulting in a form of development considered to be unneighbourly, and which is considered would have an unacceptable

detrimental impact on the amenities of the neighbouring occupants leading to a greater sense of the feeling of enclosure, to the front garden particularly.

Being located to the North of number 23, the application property should not impact its Southerly neighbour in terms of increased overshadowing from for the majority of the day, the increase in the ridge height of the property is likely to lead to overshadowing to the garden of 23 in the Summer months when the sun is located higher in the sky in the very latest part of the day and early evening.

Impact to 19 Granville Road:

Sited substantially lower than the application property, the increase in size and height of the subject property in comparison to number 19 is also considered to be overbearing as a result.

Application reference 130170 granted permission at 19 Granville Road for the erection of a single storey infill extension to the rear, South Eastern corner of the property and the formation of a roof terrace positioned so as to retain privacy from properties to North, whilst also maintaining some privacy from the properties located on a higher level to the South, and the application property in particular.

In seeking to add additional windows glazing to the side elevation and in introducing a substantial amount of glazing to the rear elevation number 19 located much lower to the North would be considerable more overlooked that it is currently.

In seeking to assess the proposed alterations to glazing, it must be noted that as a single private dwellinghouse, the application property retains Permitted Development rights for certain alterations to windows and doors throughout the property, although this would preclude new windows being installed on flank elevations above ground floor level, unless they were obscurely glazed and non-opening above 1.7 metres in height.

The addition of a 3<sup>rd</sup> storey by raising the roof level of the existing property by 2.5 metres would add an even greater element of overlooking, with the additional height providing an opportunity to gain even further intrusive views to the rear of the its lower neighbour, including parts of their rear first floor roof terrace not readily overlooked at such close proximity.

Whilst it is acknowledged that the topography of the area means that properties located at elevated levels to the South, (such as those located along the ridgeline formed by nearby properties of St John's Road) can already overlook those properties which are lower down, the distance between properties substantially reduces the feeling of being overlooked and retains a feeling of privacy which the proposed development would negate.

Raised Platform:

In addition to the loss of privacy through the substantial alteration and reconfiguration of windows added to those associated with the roof raise loft conversion, the formation of a freestanding raised platform to first floor height is considered unacceptable in that it provides views to the rear of both adjacent neighbouring properties, which would

otherwise no be readily available, and which are considered to have a significant detrimental impact to privacy and is therefore considered to be unacceptable in this regard.

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.

Policy UHT 16 of the Borough Plan requires that proposals located within areas of High Townscape Value Development will be required to preserve the character and appearance of the area. Development should: a) use materials which respect and compliment the predominant traditional materials of the location, b) not allow the loss of traditional materials and features, c) retain amenity spaces where they form part of the established character of the area.

The established character of the area, is typically for buildings to be finished in dark coloured bricks or hanging tile, predominantly red, or brown in the case of the application property and that of number 23. Whilst some properties have painted or rendered parts of the front or side elevations in white, this is fairly limited, and restricted mainly to ground only on elevations which are visible from the surrounding street.

Although the current application seeks to form a new facade which would uphold this design trait, the side elevations of the property at both ground and first floor are sought to be rendered white.

Due to the topography of the surrounding area the subject property is sited in a highly prominent location making the finish highly visible, making the property stand out within the street scene and against the back drop of the steadily rising properties as they go up the slope towards those of St John's road above. It is therefore considered that both the level of glazing and the addition of a white rendered finish to the rest of the side elevations (North side in particular) which make the property appear over dominant in the context of the streetscene resulting in a discordant feature with the Area of High Townscape Value.

In increasing the size, scale height and mass of the building, and establishing a new roof pitch to the front elevation at 90 degrees to that which exists for both 21 and 23, the resulting appearance of the property is one out of scale with the adjacent neighbouring property and goes against the visual character of the streetscene whereby properties increase in height the further up Granville Road they are situated due to the change in levels in this part of the town.

This established rhythm would be interrupted by the lower height of number 23 sited to North, which would be of detriment to the overall appearance of the area.

Whilst it is accepted that an owner should have the right to alter and adapt their property to suit their changing needs, the resulting development should strike a balance with the established character of the area, resulting in a proposal with a greater degree of harmony with its surroundings.

Impacts on highway network or access:

Despite the fairly substantial increase in the size of the property, the resulting development only seeks to add 1 additional bedroom to the property (currently comprising 3 bedrooms).

The property, with 2 existing off street garaged parking spaces, in addition to additional off street parking out in front is considered to have adequate parking provision for the proposed number of bedrooms and there the proposal is not considered to have an unacceptable impact on the adjacent highway network in this respect.

**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 to be unneighbourly and overbearing and out of scale with the neighbouring property and would lead to significant loss of residential amenity through loss of privacy to surrounding residential occupiers as a result of significant additional glazing to the flank elevations, and the construction of a raised decking platform to a height of first floor level located to the rear of the property.

**Recommendation:**

It is recommended to refuse the application.

**Reason for Refusal**

1. By virtue of the resulting increases in height, size and scale of the property, the development is considered to be unneighbourly and overbearing and out of scale with the neighbouring property and would lead to significant loss of residential amenity through loss of privacy to surrounding residential occupiers as a result of significant additional glazing to the flank elevations, and the construction of a raised decking platform to a height of first floor level located to the rear of the property which does not accord with policies HO20 of the Eastbourne Borough Plan (Saved Policies) and the policy B2 of the Eastbourne Core Strategy Local Plan.
2. The resulting development would be visually dominant, whose appearance would be out of character within the Area of High Townscape Value and therefore would not accord with policies UHT1, UHT4 and UHT16 of the Eastbourne Borough Plan (Saved Policies) and Policies B2, D10 and D10a of the Eastbourne Core Strategy Local Plan.

**Informatives**

N/A

**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**.