

App.No: 160546	Decision Due Date: 12 July 2016	Ward: Ratton
Officer: Danielle Durham	Site visit date: 26 May 2016	Type: Householder
Site Notice(s) Expiry date: NA		
Neighbour Con Expiry: 9 June 2016		
Press Notice(s): NA		
Over 8/13 week reason: Cycle of planning committee meeting.		
Location: 16 Woodland Avenue, Eastbourne		
Proposal: Extension to side and rear, conversion of garage to office space, internal alterations and associated works.		
Applicant: Mr & Mrs Paul & Claudine Badawi		
Recommendation: Approved conditionally		

Executive Summary:

This application is reported to committee from delegated at the request of the Chair in order to allow for wider debate from Planning Committee Members with regard to the merits and issue arising from the proposal with specific reference to the rear balcony.

This is a householder application to extend the existing property. The application has been amended to mitigate some of the neighbours concerns.

Scheme is acceptable and is recommended for conditional approval.

Relevant Planning Policies:

National Planning Policy Framework

- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 11. Conserving and enhancing the natural environment
- 12. Conserving and enhancing the historic environment

Eastbourne Core Strategy Local Plan Policies 2013

- C12 Ratton & Willingdon Village Neighbourhood Policy
- D5 Housing
- D10 Historic Environment
- D10a Design

Eastbourne Borough Plan Saved Policies 2007

US4 Flood Protection and Surface Water

HO2 Predominantly Residential Areas

HO20 Residential Amenity

UTH4 Visual Amenity

Site Description:

The site consists of a detached two storey dwelling house in a road of properties with mixed/varied architectural styles/appearance. The property currently has a dropped curb entrance to the left hand side of the front garden, with drive way to the garage.

Relevant Planning History:

140127

Conversion of existing garage to a habitable room with external door on the east-facing side and replacing garage door at front with a window, together with the creation of an enlarged porch to the front elevation of the existing dwelling.

Householder

Approved conditionally

At the time of writing this has not been implemented.

Proposed development:

There are a number of elements to this application:-

- Conversion of garage to habitable room (office) with front canopy.
- Two storey Front extension (utility/bathroom) under hipped pitched roof
- Single storey rear extension (incorporating roof terrace)
- First floor rear extension under hipped roof (bedroom extension)
- Alterations to the front garden area (access and parking space)
- Covered canopy to the side providing access to the rear garden.

Conversion of garage to habitable room (office) incorporating front canopy.

The applicant is seeking planning permission to convert the garage into an office.

The existing 'cat-slide' roof over the garage will incorporate two roof lights to provide additional light to first floor bedrooms.

Two storey Front extension (utility/bathroom) under hipped pitched roof:

It is also proposed to build a two storey extension on the front elevation to create a lobby on the ground floor and a bathroom on the first floor. This is proposed to have a hipped roof. This two storey extension to the front would be 7.05m in height total height and 4.9m to the eaves and extending 2.2m forward from the main dwelling.

Single storey rear extension (incorporating roof terrace):

The proposed single storey extension to the rear is proposed to wrap around the side elevation to the proposed office room. The rear section would extend 5.5m from the existing rear elevation and be 7.5m in width across the rear. This rear section would have a mono pitched roof to the East elevation and a privacy screen 1.85m in height alongside a flat roof with balcony/terraced area 26.6m² with a glass balustrade 1m high facing directly down the garden/plot.

First floor rear extension under hipped roof (bedroom extension):

To the rear of the property a first floor extension to the existing bedroom. This would increase the depth of this room by approximately 2.2m. This extended room would have a hipped pitched roof over.

Alterations to the front garden area (access and parking space):

A raised parking area on the right hand side of the front garden for the use of 2 cars. The existing driveway will be turned into steps down to the property and a disabled access ramp and the proposed front door of the porch. The space between the steps and the drive way would be a planted area.

It is also proposed to block up the existing dropped kerb in order to improve the availability of on street parking.

Covered canopy to the side providing access to the rear garden:

It is proposed to have a small side extension on south west elevation that will be 3.4m in total height; it would be 2.05m in height to the eaves. It would extend 5.5m across the side elevation and extend 1.35m from the existing building. It would have an access door to the rear garden and is

Consultations:

External:

County Archaeologist –No objections subject to conditions controlling/protecting the archaeological remains at the site.

Highways ESCC- 'The proposed access is onto an unclassified road and as a result I do not wish to comment further. However, it should be noted that the new access should be constructed in accordance with ESCC specifications with any works carried out under the appropriate licence.'

Neighbour Representations:

Objections have been received and cover the following points:

1. Concerns that the introduction of a second dropped curb will remove all parking on the road outside the house and therefore causes concerns about safe exit from their drive.

2. The conversion of the garage to an office suggests a commercial/business use which would add to the parking problems.
3. The size and the position of the roof terrace would impact on the privacy of the surrounding properties.
4. There would be no access to maintain the exterior of the building.

1. The roof terrace would overlook the garden of number 18 and would impact the value of the property.
2. A second dropped curb would limit parking on the road.
3. The Velux window would overlook into the Velux window at number 18.
4. The construction works would take a long time and be noisy. A request also to restrict the hours of construction.

Appraisal:

Principle

There is no objection in principle to homeowners wishing to extend/adapt/alter their properties to meet their changing family needs, subject to these changes not adversely impacting up residential amenity of the occupiers of adjacent/nearby properties plots and also that the development is respectful to the character of the host property and also the predominate pattern of development in the wider area.

Visual Amenity

The proposal will not include any removal of any trees or hedging and there for there will be no impact of natural screening.

The design of the proposal to the front elevation and front garden visible to public areas is sympathetic with the design of the neighbouring properties. The proposed developments to the rear of the property would not be visible to any public areas but are also designed sympathetically to the original house.

It is considered that there will be no significant adverse impact to the visual amenity caused by the proposed developments.

Residential amenity

Overlooking/ privacy

In response to the concerns raised the scheme has been amended from that originally submitted with the roof lights be sited higher up the roof slope (now 1.7m above finished floor level). This has mitigated direct over looking into neighbouring windows. In addition the roof terrace has been amended by increasing the height of the mono pitched roof on the North East side elevation to 1.85m above the first floor finished floor level in the bedrooms. This would create a privacy screen between the roof terrace of number 16 and number 18 Woodlands Avenue to minimise any adverse impact caused by overlooking.

It is considered that the balcony balustrade looking directly down the garden would provide views over the neighbouring plots; however this would not be any more severe/acute than if bedroom windows were to be sited in this location. IN addition it is noted that the first floor windows to the rear of no 20 Woodland Avenue would afford a degree of direct overlooking.

It is accepted that elevated terraces can often increase the perception of being overlooked for the occupiers of neighbouring properties. However in this instance given the nature of the design of the terrace and the relatively generous plots it is considered that the occupiers of neighbouring properties would not be materially impacted by this element of the proposal sufficient to justify/substantiate a refusal of the application.

It is therefore considered that the amended proposal would not significantly adversely affect the residential amenity.

Loss of outlook/overshadowing

The proposed first floor extension would have a limited adverse impact to the outlook from windows at number 18 and given the existing rear building line of No 14 it would have limited impact upon the outlook from this property.

Given the orientation of the properties in this part of the street and the location and size of the proposed extension there should not be any material impact upon the occupiers of the neighbouring plots by way of overshadowing.

Design:

The proposed porch has been designed sympathetically to complement the area; the neighbouring property number 18 has a porch with a similar scale and design.

The Velux roof lights on the side elevations would fall under Permitted development rights if they were obscure glazed.

The development has been designed to use matching or similar materials. The roof tiles and brick will match the existing with matching render, the front garden will be changed from a variety of surfaces including pea gravel, concrete, tarmac and paving slabs to a uniformed block paving. The front door would remain timber and the back windows and doors would be powder coated aluminium.

In general terms the proposed extensions/alterations are also considered to be respectful to host property and also maintain the distinctiveness of the local area.

Parking and dropped curbs

The applicant has agreed to a planning condition to remove the existing and extra dropped curb as part of the works. This would mitigate against the concerns of neighbours in regards to the loss of on road parking.

The applicant has agreed to re-use the materials excavated to the side and rear of the property to infill the raised parking area so as to reduce the extent of commercial movements to and from the site.

In townscape terms the proposed works to the front garden area are considered to be acceptable and subject to conditions controlling surface water disposal there are no issues with this element of the proposal.

Other factors:

The value of properties is not a material consideration to be considered under a planning application.

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:

It is considered that the proposed development would not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to character and appearance of the area. The proposal therefore complies with the local and national policies.

Recommendation: Approve Conditionally

Conditions:

1. Time Limit
2. External Materials
3. Surface water disposal details to include down pipes and no encroachment onto neighbouring properties and to prevent localised flooding over the public highway.
4. Dropped kerb reinstatement
5. Approved Drawings
6. Notwithstanding the details of the application the waste materials excavated in the construction of the foundations of the rear extension shall be recycled where possible for use in the construction of the raised driveway to the front garden.
7. Archaeological works

Informative

- 1) You are advised to apply to East Sussex County Council's Highways department to apply for permission to install a dropped curb.

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**.