

App.No: 160757	Decision Due Date: 29 th August 2016	Ward: Old Town
Officer: Danielle Durham	Site visit date: 18 th July 2016	Type: Householder
Site Notice(s) Expiry date: 29 th July 2016		
Neighbour Con Expiry: 29 th July 2016		
Press Notice(s): N/A		
Over 8/13 week reason: Referral to Planning Committee Meetings		
Location: 21 Victoria Drive, Eastbourne		
Proposal: Proposed single storey extension at rear to replace conservatory, extension at rear of existing detached garage together with replacement of flat roof with a pitched roof		
Applicant: Mr J. Sprange		
Recommendation: Approve conditionally		

Executive Summary:

The application has been called to Committee by the Ward Councillor so that Planning Committee Members can assess the merits and impacts of the proposal with specific regard to proximity of adjacent development to the application proposal.

The proposed scheme includes a single storey ground floor rear extension and a rear extension to the detached garage which also to have an increase in height and a pitched roof.

The single storey ground floor rear extension is not contentious and has raised no objection (falling within the remit of permitted development), but the detached garage stands close to an adjacent property and has attracted an objection.

There are not considered to be any design issues, but it is noted that there may be some effect on the adjacent property due to the position of the ground floor windows on the elevation closest to the development. Nevertheless, this is not considered to be a significant loss of residential amenity to substantiate and sustain a refusal.

The proposed development is considered appropriate and is recommended for conditional approval.

Relevant Planning Policies:

National Planning Policy Framework 2012

7. Requiring good design

Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution

B2: Creating a Sustainable Neighbourhood

C4: Old Town Neighbourhood Policy

D5: Housing

D10a: Design

Eastbourne Borough Plan Saved Policies 2007

HO2: Predominantly Residential Areas

NE14: Source Protection Zone

UHT4: Visual Amenity

HO20: Residential Amenity

Site Description:

The site consists of a two storey mid-terrace dwelling house with good sized rear garden. The property shares boundaries with nos. 23 and 19 Victoria Drive (either side of the plot) and 20 St Leonard's Place to the rear.

The rear elevation of the dwellinghouse has a stepped configuration with common two storey rear projections; common feature of properties in the area.

The rear garden is approximately 31m long and has a double garage at its end. This garage is accessed via a twitten/lane that also provides access to numbers 19 to 27 Victoria drive and connects/links St Leonard's Place and Upwick Road.

The existing garage is situated adjacent to a detached dwelling, 20 St Leonards Place, which was converted from a former tool hire premises to a dwellinghouse in 1997. An outbuilding adjoins the side of 20 St Leonard's Place and the subject garage.

At the time of the officers site visit work construction work had commenced on an extension to the garage.

Relevant Planning History:

Now known as 20 St Leonards Place

970023

Change of use/conversion of former tool hire premises to single private dwelling and erection of single-storey extension at side.

Planning Permission - Approved conditionally, 24/06/1997

991189

Erection of a single-storey extension at side.

Planning Permission - Approved unconditionally, 17/01/2000

No relevant history for the application plot.

Proposed development:

The applicant is seeking planning permission for a single storey extension to the rear of the main property and a proposed extension and pitched roof to the detached garage at the far end of the rear garden.

Rear Extension

The proposed single storey extension would have a mono-pitched roof with roof light. Approximately, the proposed eaves height would be 2.2 and the overall height would be 3.6m. The width would be 2.5m and there would be no windows on the side elevation. The depth of the extension would be 3m. There would be glass doors extending 1.9m across the rear elevation of the extension.

Garage Extension

The proposed extension would extend 2m from the existing rear elevation of the garage into the garden of the application property and would be 2.9m in width. This will provide the garage with an approximate increase in floor area of 19.9m². The total height to the ridge line of the pitched roof over the extension would be 3.5m.

The addition of the pitched roof to the garage would approximately increase the maximum height from 3.15m (top of false pitch to front facing the twitten/lane to the rear of the plot) to 4.3m. The height of the eaves of the new garage structure would be 2.2m. Currently, the bulk of the flat roof is approx. 2.7m in height.

Neighbour Representations:

7 neighbour consultation letters were sent out and a Site Notice was displayed nearby.

Following consultation, one objection has been received from an adjacent neighbour, which covers the following points:

- Ground floor windows on facing elevation of adjacent dwellinghouse will be obscured by increased height of garage roof and light received into these windows will be reduced
- Proposed garage roof would impose on open character of the adjacent garage block
- Extended garage would dominate the side aspect of the adjacent property
- Drawing does not include measurements
- Construction may have a negative effect on the residents of the adjacent dwellinghouse (bedrooms overlook the garage).

- Working hours conditions should be applied

Appraisal:

Principle of development:

There is no objection to the proposed development as long as it would not have a detrimental effect on occupiers of any nearby properties.

Technically, the proposed extension to the rear of the dwellinghouse appears to fall within the remit of permitted development, therefore there are no concerns with regards to this element of the scheme.

The extension to the garage is also acceptable in principle as it would be in-keeping with the other buildings in the immediate area, but this is as long as it would not have a significant impact on neighbouring properties.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

Rear Extension

It is not anticipated that this element of the scheme will have a negative impact on nearby residents as the details of the extension fall within specifications of the General Permitted Development Order 2015 (Class A of Schedule 2, Part 1). In addition, the proposed extension is to be located where an existing conservatory stands. Therefore, there are unlikely to be any issues with a brick built extension in the same location.

Garage Extension

The garage is to be extended into the garden of the host property. This element is to have a pitched roof which will appear subordinate to the main body of the garage. The garden is of a good size and it is not considered that this extension would result in reduced residential amenity for any neighbours nor provide substandard retained amenity space for the current/future occupiers of the application property.

The extension to the roof and the proposed pitched roof will have some impact on the light received into the facing ground floor windows of adjacent 20 St Leonard's Place. However, this is not considered to be a significant impact on which the scheme could be refused. On the facing elevation, there are four windows. Two standard sized casement windows to the first floor and two smaller side hung windows to the ground floor. These ground floor windows serve an open plan kitchen, dining and living space. The windows are secondary as there are some windows on two other elevations serving this space.

The proposed roof ridge will stand approx. 0.5m below the cills of the first floor windows, therefore it is not considered that the outlook from these rooms will be affected, nor will the light received into the windows be affected.

The outlook from one of the ground floor windows is currently significantly obscured by the existing adjacent garage roof. Five brick courses and roofing felt along with leading makes up the view from the lower third of the window. This being the case, the amount of natural light received into this window is presently likely to be compromised. However, the proposed eaves height is to be 0.5m below the full height of the existing flat roof, and as the gable ends are to be to the front and rear of the garage, this side elevation would have a roof slope. The other affected ground floor window is positioned forward of the front elevation of the garage and as such, there is unlikely to be much of a decrease in natural light received into this window. Although the garage's front elevation is to have a gable end, the subject window currently is unlikely to receive any direct sunlight, being on the north west elevation.

Therefore, despite the increase in overall height, light would still be received by these ground floor windows and there is not considered to be a significant effect on the room that the windows serve. As such a refusal based on this residential impact could not be substantiated or sustained when the scheme is acceptable in all other respects.

A condition will be recommended to ensure that rainwater goods and run-off rainwater are kept within the application site to prevent any associated nuisance.

A condition controlling the use of the garage to be uses incidental to that of the host dwellinghouse is considered appropriate given the location and the proximity of another dwellinghouse.

Design issues:

Rear Extension

This element of the scheme is not considered to negatively affect the character or appearance of the property as it is well obscured from view from most nearby properties. In addition, the details of the extension fall within specifications of the General Permitted Development Order 2015 (Class A of Schedule 2, Part 1). Furthermore, the extension is to replace an existing conservatory in the same location.

Garage Extension

When viewed from St Leonard's Place in the south, the garage is obscured from view of the road by 20 St Leonard's Place. The site is more visible from close to the junction where St Leonard's Place meets Victoria Drive in the south east. At present, the existing garage roof is only just visible from this position due to its height (3.15m approx.), with the side elevation of 1 Upwick Road in the background and 20 St Leonard's Place standing prominently to its left.

As a result of the development, the proposed pitched roof would be visible from this position, but it is not considered to be out of keeping. In fact, as a

gable ended structure it would harmonise with these characteristics of the adjacent property, 20 St Leonard's Place, which also has gable ends and a pitched roof.

The extension to the rear of the garage is not likely to be very visible from the road or from nearby properties due to high boundary fences and walls. The gable end will be partially visible, but it is not considered to be out of keeping.

Therefore, in terms of design, the proposed scheme is not considered to detract from the established character of the area and there is no aesthetic reason to retain a flat roof on the garage building. Furthermore, it is not considered that the open space provided by the void above the flat roofs of the garages on this access lane would be significantly affected by the development as the ridge of the pitched roof would extend little more than a metre above the existing.

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 appropriate in this location as long as certain conditions are adhered to.

It is noted that the development of the garage may affect the occupiers of the adjacent property to some extent, it is not considered to be sufficient to warrant a refusal of permission when the scheme is acceptable in all other respects.

Recommendation:

Approve conditionally

Conditions:

- 1) Time Limit
- 2) Approved Drawings
- 3) Matching Materials
- 4) Notwithstanding the plans hereby approved, all water run-off from the new roof shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.

- 5) The extended garage hereby approved shall be used for purposes ancillary to the enjoyment of the principal dwellinghouse and shall be used for no other purpose in perpetuity.

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**.