

App.No: 160580	Decision Due Date: 20 July 2016	Ward: Ratton
Officer: Danielle Durham	Site visit date: 21 June 2016	Type: Householder
Site Notice(s) Expiry date: 23 June 2016		
Neighbour Con Expiry: 23 June 2016		
Press Notice(s): NA		
Over 8/13 week reason: Planning committee cycle		
Location: 46 Woodland Avenue, Eastbourne		
Proposal: Proposed part single, part two storey extensions to the side and associated alterations.		
Applicant: Mr & Mrs B Davidson		
Recommendation: Approved conditionally		

Executive Summary:

This application is reported to Planning Committee following referral from Delegated by the Chair given the unusual relationship between these properties and to give Planning committee the opportunity to discuss the merits/issues involved in this case.

A similar scheme was received in December 2015 but was withdrawn due to concerns over size and bulk of the proposal. However, this amended scheme has addressed the previously identified issues and is subsequently recommended for approval.

Relevant Planning Policies:

National Planning Policy Framework

7. Requiring good design

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

Archaeological Notification Area

Eastbourne Borough Plan Saved Policies 2007

US4 Flood Protection and Surface Water

HO2 Predominantly Residential Areas
HO20 Residential amenity
UHT4 Visual amenity

Site Description:

The site consists of a two storey dwelling house situated on the junction of Woodland Avenue and Willingdon Park Drive. There has been the addition of a porch on the N/W elevation facing onto Woodland Avenue. There has also been the addition of a two storey side extension on the South west elevation.

The predominant pattern of development in the immediate vicinity is characterised by properties possessing similar architectural features plot size and building lines; in this regard the application property does not conform to this general character.

Relevant Planning History:

040191

Two storey extension at side.
Planning Permission
Approved conditionally
04/05/2004

090784

Proposed internal alterations to dwelling and garage conversion
LD Certificate (proposed)
Issued
22/01/2010

151410

Demolition of garage and erection of a two storey extension at side.
Householder
Withdrawn
25/02/2016

Proposed development:

The applicant is seeking planning permission for the removal of the existing garage on the South East elevation to build a single storey and two storey side extensions.

This ground floor extension would extend approximately 12m in length along the South East elevation; it is proposed to have a width of approximately 3.2m from the existing side elevation of the property.

The first floor element (2 storey) is centrally located over the ground floor element and has an overall length of approximately 6.3m. The height to the top of the roof of the second storey of the extension would be 6.4m.

The proposed extension provides family room, WC and study on the ground floor and an en-suite bedroom on the first floor. The scheme proposes one ground floor flank window to WC and no flank windows at first floor.

Consultations:

External:

East Sussex County Council Archaeology-Although this application is situated within an Archaeological Notification Area, I do not believe that any significant below ground archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

Neighbour Representations:

No representations have been received.

Appraisal:

Principle

There is no objection to home owners wishing to extend/adapt/alter their properties to meet their changing family needs subject to the development not adversely affecting residential amenity or the character of the area.

Visual Amenity

It is considered that given the siting, design/detailing and appearance of the extension that it would not be visually intrusive into the local street scene and that the proposal will have no significant erosion of local distinctiveness.

It is considered that the design and proposal would not cause any significant adverse impact on visual amenity of the area.

Residential amenity

Impact upon No 25 Willingdon Park Drive:

It is accepted that the proposed development extends significantly along the common boundary the property No 25 Willingdon Park Drive.

The scheme proposes front facing windows at first floor level; the front elevation of the proposed extension is sited forward of the rear building line of No25 and as such this should not give rise to any material loss of residential amenity.

It is considered that given the reductions in the size of the first floor element from the previous application and that there remains separation by way of an existing garage on the boundary and a single storey extension to the rear and that there are no first floor flank windows that the application site lies primarily to the north that the likely impacts are deemed to be acceptable.

Impact upon the properties in Woodland Avenue:

There is a considerable distance between number 44 Woodland Avenue and number 46 and the high trees and shrubs will shield the view of the extension and would also mitigate any direct overlooking from the first floor rear window. It is considered therefore that the proposed extension would have minimal impact upon the properties to the rear.

This property is not a listed building or in a conservation area. It is considered that the proposed development would not significantly adversely affect the character of the building or the area.

Design

It is considered that the proposed design and detailing of the extension is such that the extension remains appropriate for the host property would be broadly in character with the predominant pattern of development in the wider area and as such it is considered to maintain the local distinctiveness.

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 will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the character and appearance of the area. Proposal therefore complies with local and national policies.

Recommendation: Approve Conditionally

Conditions:

- 1) Time Limit
- 2) Approved Drawings
- 3) Matching Materials

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**.