

App.No: 170759 (HHH)	Decision Due Date: 2 August 2017	Ward: Ratton
Officer: Danielle Durham	Site visit date: 27 June 2017	Type: Householder
Site Notice(s) Expiry date: 14 th August 2017		
Neighbour Con Expiry: 14 August 2017		
Press Notice(s): NA		
Over 8/13 week reason: Committee cycle		
Location: Ashridge, 26 Walnut Tree Walk, Eastbourne		
Proposal: Proposed rooms in roof with front dormers and rear dormers together with new front porch. (amended description)		
Applicant: Mr P Rogers		
Recommendation: Approve Conditionally		

Executive Summary: This application has been called to planning committee by the ward councillor in order to allow them the opportunity to address Members with their views/comments.

Applicaton relates to a front porch and the conversion of the existing loft space into a fourth bedroom with ensuite. The conversion of loft space is supported by two dormer windows and one rooflight to the front elevation and two dormer windows to the rear. It is considered that the proposed design and scale of the dormer windows are appropriate to the character of the host dwelling and would not materially affect the character of the site or surrounding area.

Scheme is recommended for approval.

Planning Status:

A residential property in a predominantly residential area

Constraints:

Area of High Townscape Value

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Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

C12 Ratton & Willingdon Village Neighbourhood Policy

D5 Housing

High Value Neighbourhoods
D10 Historic Environment
Archaeological Notification Area
D10a Design
Area of High Townscape Value

Eastbourne Borough Plan Saved Policies 2007

UHT16 Area of High Townscape Value
US4 Flood Protection and Surface Water
HO2 Predominantly Residential Areas
HO20 Residential Amenity
UHT4 Visual Amenity

Site Description:

The site consists of a large two storey detached dwelling house with garage protruding on the front elevation. The site has a large front garden and drive way. This area is characterised predominantly by large detached dwellings that have different designs and styles although there is some consistency in the palette of materials used.

Relevant Planning History:

No relevant planning history

Proposed development:

The applicant is seeking planning permission for a single storey extension to the front elevation to form a porch.

The applicant is also seeking permission to convert the roof space to habitable rooms with dormers to the front and rear and roof lights on the front elevation.

There is also proposed removal of a door on the side elevation of the main dwelling, along with the addition of a door on the side of the garage and a small window added on the side elevation of the main dwelling.

Consultations:

External:

County Archaeologist - *Although this application is situated within an Archaeological Notification Area, based on the information supplied, 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.*

Old Ratton Residents Association: There is no precedent for second floor front facing dormer windows or velux windows on the front elevation. Loss of privacy from the dormers to the rear. The front door should be wooden and the garage doors should also be replaced with wooden doors.

Neighbour Representations:

In response to two rounds of formal consultation two letters of objection have been received covering in the main the following points;

- *Inaccurate drawings (Officer comment – following this comment amended plans were requested from the applicants and now form the basis of the application before members)*
- *Wider public consultation should be undertaken. (Officer comment consultation has been undertaken (by letter) in accordance with the Councils normal procedure)*
- *The proposed alterations will make the property out of keeping with the other properties.*
- *Loss of privacy by the front and rear dormers.*

Support:

Three letters of support have been received commenting in the main that the development would be in keeping with the other houses in the road.

Appraisal:

Principle of development:

There is no objection in principle to the proposed development and making alterations to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

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

Dormers to the rear-

Dormers can be built under permitted development not requiring planning permission as such it is considered that the dormers proposed would not cause any additional overlooking than would be provided by dormers under permitted development. Due to the siting of the dormers there would be no overshadowing or loss of light. The views afforded from these windows would also be similar to those of the first floor windows. As such it is considered that there is no reasonable ground for refusal of the dormers on the rear elevation.

Dormers to the front-

It is considered that the proposed dormers to the front would not cause a significant adverse impact by way of loss of privacy for the following reasons. The views afforded from the rooms benefiting from the dormers are predominantly visible from the public domain. In addition there is a distance of over 40m between the proposed dormer and the front of the facing property. At a distance of 40m it is considered that there would be no significant overlooking in addition to this distance any view afforded from these windows would be similar to those afforded to the first floor windows of the property.

The proposed dormers would not cause any loss of light or overshadowing of neighbouring properties due to their siting on the roof.

Porch-

Porches can be built under permitted development however the proposed porch is too large to fall under this. It is considered that due to its location in the middle of the building that it would not cause an adverse impact to the neighbouring properties by way of loss of light or over shadowing. There is a window proposed on the side elevation, this

is considered to not cause a significant adverse impact of overlooking due to the fact that this room would not result in significant dwell time and it is a significant distance from the neighbouring property. In addition a smaller, fully glass porch could be installed under permitted development.

Associated alterations-

The proposed addition of a door to the garage, removal of door to the side elevation and addition of small window the side elevation is likely to fall under permitted development. However it is considered that the moving of a door would not increase loss of privacy or create a loss of light. The additional window is small and would also be afforded views similar to those available from the existing windows on the ground and first floor.

Design issues:

It is considered that the proposed developments are appropriate in terms of size and scale in relation to the host property and the surrounding area. All the properties in this area are designed to be different, some with hipped roofs, cat-slide roofs, some with pitched roofs, with different house sizes, some with garages protruding beyond the front elevation some with in the foot print of the main dwelling. Properties 24, 18, 12 and 19 Walnut Tree walk have dormers or dormer type windows on the front elevations of the property and are of similar design to that being proposed. It is accepted that the siting of the dormers at second floor level does not have precedent in the immediate vicinity however it is considered that in the wider context that dormer windows at this level are a common design features that are reflective of home-owners looking to meet/accommodate their changing family needs and requirements.

In summary the proposed developments although visible in the public realm are considered in keeping with the design of the dwelling and the surrounding area and it will not significantly adversely impact the visual amenity or the street scene such that the scheme should be refused.

Impact on character and setting of a listed building or conservation area:

The property is not a listed building and is not in a conservation area. It is at a sufficient distance from a conservation area that any development would be unlikely to significant adversely impact the Ratton Conservation area. The proposed works are minimal and elements of the proposal could be completed under permitted development.

Impacts on trees:

There are no trees in the location of the proposed porch as such there would be no loss of trees as part of this application as the other developments fall with in the foot print of the existing dwelling

Impacts on highway network or access:

The proposed developments would not result in the loss of parking spaces; it is considered that the proposals would adversely impact the public highways.

Other matters:

The applicants have proposed timber windows and doors to match 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:

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

Informatives

- 1) It is recommended to seek permission from the covenant holder, if permission is required under a covenant to perform alterations to 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**.