

App.No: 180360	Decision Due Date: 7 June 2018	Ward: Old Town
Officer: Danielle Durham		Type: Householder
Site Notice(s) Expiry date: 5 June 2018		
Neighbour Con Expiry: 5 June 2018		
Press Notice(s): NA		
Over 8/13 week reason: To enable the case to go to planning committee		
Location: 2 Burrow Down, Eastbourne		
Proposal: Proposed first floor extension		
Applicant: Mr Hoxha		
Recommendation: Approved Conditionally		

Executive Summary:

This application has been referred to planning committee due to the number of objections and that the previous application debated by the Planning Committee members.

Following the previously approved first floor extension the applicants noted that the internal roof height and window height on the approved plans was not sufficient to provide standing space in the first floor. This application varies from the previous application in that the internal ceiling height is higher, the window cill height is increased and the windows are partially dormer windows to allow for sufficient ceiling height internally without an overall increase in height of the building.

The proposed extension is considered to be an appropriate extension that respects the character, size and scale of those properties within the immediate vicinity of the site. It is considered therefore that the extension would not impact significantly on the character of the site and surrounding area.

Given the significant changes of levels across the site, no off street parking is proposed as part of this application, as this results in no change from the existing arrangement it is considered the reliance of street parking in area of limited parking stress would be acceptable.

As part of this application the applicant has provided details of the proposed external materials.

This application is recommended for 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 Sustainable Neighbourhoods

C4 Old Town Neighbourhood Policy

D5 Housing

D10a Design

Eastbourne Borough Plan Saved Policies 2007

US1 Hazardous Installations

HO2 Predominantly Residential Areas

NE14 Source Protection Zone

HO20 Residential Amenity

UHT1 Design of New Development

UHT4 Visual Amenity

Site Description:

The site consists of a bungalow on a corner plot. The property is close to the edge of the boundary with the South Downs National Park. This area is on a steep incline and the site itself is on a much higher ground level than the road. The site does not currently have vehicular access or off street parking. There is a variety of types of properties in this area, ranging from two storey houses on Burrow Down to a bungalow set back from the road with access from Priory Heights behind 2 Burrow Down.

The front garden to the property currently bordered with large and established hedging.

Relevant Planning History:

170902

Proposed two storey extension: First floor extension to cover entire ground floor and second floor comprised of rooms in roof with roof lights. Proposed garage to side elevation along with the provision of a new vehicle cross over, new porch and associated alterations. (amended plans submitted)

Householder

Refused

10/10/2017

171388

Proposed in-fill ground floor extension and porch to front elevation and first floor extension to cover the entire ground floor footprint along with associated alterations and new proposed driveway. (Revised application following refusal of PC 170902)

Householder

Approved conditionally

24/01/2018

180287

Application for approval of materials reserved by condition no.8. (PC/171388)

Approval of Condition

Proposed development:

The proposed development is identical to that approved under 171388 (above) save for changes to the external materials and window/cill location to facilitate sufficient internal headroom at first floor level

The building is proposed to be clad in smooth white render with charcoal grey roof tiles, grey UPVC windows and black plastic guttering.

Consultations:

External:

Southern Gas Networks

Southern Gas Networks

There is a high pressure pipeline in the vicinity of the works. The proposals would require the exact location of the pipeline and other SGN assets to be located before any works commences, either by electronic detection or by hand excavated trial holes as specified in document SW/2. The works must be supervised by a SGN representative.

Vehicle crossings over the pipeline must be kept to a minimum and must cross at 90 degrees. The crossing will require agreement with SGN and may require design and calculations, as evidence to prove there is minimal added stress to the pipeline. Method statements must be agreed before works commence.

Neighbour representations:

There has been six neighbour objections covering the following issues:

- Loss of privacy and being overlooked
- Loss of light to habitable rooms
- Highway safety and parking
- In sufficient parking provisions for a 4 bed property
- Impact on the environment and plants on The Downs
- Too many bedrooms for this area

- Too large and out of character with the size of other properties in this area
- The property is for commercial gains and not residential
- Proposed materials are plain and grey, without hung tiles it is unsympathetic to the area.
- The post rail fence around the property will prevent a line of sight for drivers
- The plans have no architectural merit
- The increase in height of the windows increases overlooking
- Dormers are out of keeping with this area.
- A fourth bedroom would allow for over occupancy of the site
- The proposed parking spaces is unsuitable due to the steep slope of the property and the high pressure gas main.
- If approved there should be a limitation to the operation house and building materials should be safely stored on site.

One neighbour has supported the proposal.

Appraisal:

Principle of development:

There is a presumption in favour of sustainable development and as such there is no objection in principle to the extension of the property 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).

The principle of extending the property to this extent has previously been accepted (see history above) and as such the merits of the bulk and mass of the scheme have been supported/accepted.

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

This proposal raises the height of the first floor windows; it is considered that these changes would not give rise to any material loss of residential amenity over and above that which would have been assessed as part of the previous scheme.

Design issues:

It is acknowledged that the proposed external materials do not follow those used in the prevailing pattern of development in the area. However whilst being different in colour, form and texture they are not objectionable in principle and a

refusal based on the visual impacts of the building upon the and surrounding area could not be justified.

Similarly it is considered that the proposal includes roof windows/dormers; this architectural form is not common in the immediate vicinity however in the Borough wide context they are a common form of householder development and in this wider context a refusal of planning permission could not be substantiated.

Other matters:

An objector has requested restricting building hours; this issue was assessed as part of the previous approval and given the scale of the development (essentially a householder extension) it is considered unreasonable to restrict the hours of operation by way of condition.

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:

- Time
- Approved plan
- For the avoidance of doubt this application promotes extensions to the existing property and does not sanction the demolition of the existing property and rebuild, this should for the content of a further application.
- No permitted development rights to loft space
- Obscure glazing to all rear first floor windows
- Removal of permitted development rights for windows on first floor rear elevation
- The location of the High pressure gas main must be located prior to commencement of works by electronic detection or hand excavation supervised by an SGN representative
- No mechanical excavations are permitted within 3m of the SGN's pipework at any time

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**.