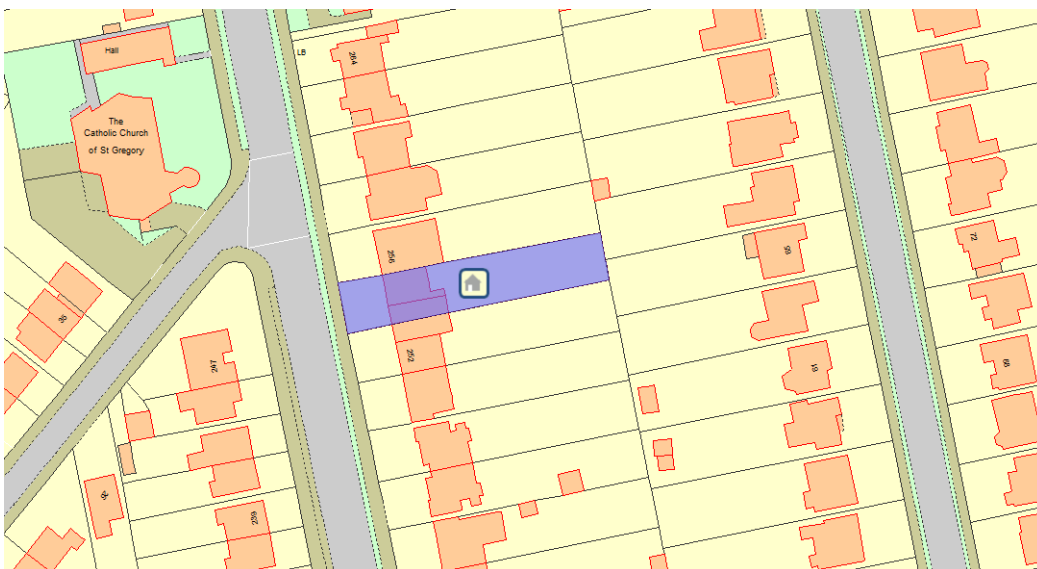


App.No: 180582	Decision Due Date: 1 August 2018	Ward: Old Town
Officer: Chloe Timm	Site visit date: 13 July 2018	Type: Householder
Site Notice(s) Expiry date: 4 July 2018		
Neighbour Con Expiry: 4 July 2018		
Press Notice(s): n/a		
Over 8/13 week reason: Planning Committee – Applicant related to Council Officer		
Location: 254 Victoria Drive, Eastbourne		
Proposal: : Proposed loft conversion to include hip to gable roof extension, dormer to the rear, 2no roof lights to the front and 1no window to the side.		
Applicant: Mrs Killeen		
Recommendation: full suite conditions should be added here		
Reasons for recommendation: Grant planning permission subject to conditions		

Contact Officer(s): **Name:** Chloe Timm
Post title: Senior Caseworker
E-mail: chloe.timm@lewes-eastbourne.gov.uk
Telephone number: 01323 410000

Map location



1 Executive Summary

- 1.1 The application is brought to committee due to the applicant being related to a council officer.
- 1.2 This proposal seeks permission for the extension and alterations to the roof of the dwelling house to include a hip to gable extension and dormer to the rear.
- 1.3 The proposed development provides an acceptable form of residential development that would be consistent with the site and surrounding area. Scheme is recommended for approval with conditions.

2 Relevant Planning Policies

- 2.1 National Planning Policy Framework
7 Requiring good design
- 2.2 Eastbourne Core Strategy Local Plan Policies 2013
B2 Creating Sustainable Neighbourhoods
C5 Ocklynge & Rodmill Neighbourhood Policy
D5 Housing
D10a Design
- 2.3 Eastbourne Borough Plan Saved Policies 2007
HO2 Predominantly Residential Amenity
HO20 Residential Amenity
UHT1 Design of New Development
UHT4 Visual Amenity

3 Site Description

- 3.1 The application site is a semi-detached two-storey dwelling house located on the eastern side of Victoria Drive in close proximity to St Elisabeths Church and The Catholic Church of St Gregory.
- 3.2 The site benefits from a garden to the front with off road parking, an attached garage to the side and a large garden to the rear.
- 3.3 The site is not listed, nor is it situated within a Conservation Area or an Area of High Townscape Value

4 Relevant Planning History

- 4.1 EB/1980/0561
SINGLE STOREY EXTENSION AT SIDE
Approved Unconditional
1980-10-14

5 Proposed development

- 5.1 The application is seeking permission for a hip to gable roof extension, a dormer to the rear roof slope, 1no window to the side elevation and 2no roof lights to the front roof slope.
- 5.1.1 The proposed hip to gable extension will extend the roof line approximately 4.34m and will increase the volume of the roof space by 25.38m². To the front roof slope will be 2no roof lights, equally spaced and centrally located which will service the new front bedroom.
- 5.1.2 The proposed rear dormer will protrude approximately 3.34m from the roof slope and be to a height of 2.93m and 6.03m wide. This will provide an additional volume of 29.51m. This will create space for a bedroom to the rear and a bathroom. It is proposed to have a Juliette balcony from the bedroom and a window for the bathroom to the rear elevation.
- 5.1.3 The existing first floor window will be relocated approximately 0.88m towards to the rear of the property to allow for alterations to the existing hallway to make way for the stairway to the second floor. To allow natural light to the new hallway a window will be installed at second floor level only to the side elevation.

6 Consultations

- 6.1 Due to the location of the application site and the type of application and development proposed no statutory consultations were required for this application.

7 Neighbour Representations

- 7.1 No representations have been received following neighbour consultations and the displaying of a site notice.

8 Appraisal

- 8.1 Principle of Development
There is no objection in principle to the proposed development 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 National Planning Policy Framework (2012).
- 8.2 Impact of proposed development on amenity of adjoining occupiers and surrounding area:

- 8.2.1 It is considered that the proposed development will not have a significantly adverse impact on residential amenity and the surrounding area. The proposed hip to gable roof extension is in keeping with the character of the area for which a precedent for this type of development has already been made from other similar approved developments.
- 8.2.2 There is existing outlook from the first floor of the host property into the gardens of the neighbouring properties and the property located to the rear of the site is set some distance away. Due to this the proposed Juliette balcony to the rear is not considered to cause any issues of overlooking to the adjacent properties. This is also considered to be the case for the front roof lights.
- 8.2.3 The proposed window to the side elevation will face the neighbouring property of 252 Victoria Drive. Due to the natural decline in ground level of Victoria Drive the proposed new window is not thought to be harmful in terms of overlooking to the neighbouring property.
- 8.2.4 Given all of the above and the distance between the rear adjoining properties it is considered that there would no adverse impact on the amenities of adjoining residents.

8.3 Design Issues

- 8.3.1 The proposed alterations to the roof space of the building have been designed to be sympathetic to the design of the building and are considered appropriate in terms of scale and bulk.
- 8.3.2 The adjoining property has not undertaken any roof extension at this time, and therefore the proposed extension will unbalance the pair of semi-detached properties. However, this is not an uncommon type of development and there are other properties in the immediately surrounding area with various roof extensions, most of which carried out under permitted development. As such it is not considered a reason for refusal based on the impact on the pair of semi-detached properties and the street scene could be justified. It will be conditioned that the hip to gable roof extension and rear dormer are tile clad to match the rest of the roof so as to minimise the impact.

9 **Human Rights Implications**

- 9.1 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.

10 **Recommendation (This must include the reasons for each condition).**

- 10.1 Grant planning permission subject to the following conditions;
- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved drawings submitted on **05 June 2018**:

- Drawing No. DWG2 – Pro S/F Plan
- Drawing No. DWG3 – Section A:A
- Drawing No. DWG4 – Pro F/F Plan
- Drawing No. DWG5 – Pro Rear Elev
- Drawing No. DWG6 – Pro Front Elev
- Drawing No. DWG7 – Pro Side Elev
- Drawing No. DWG8 – Pro Side Elev

Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates

- 3) The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

- 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, not shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining properties by way of localised flooding.

11 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

12 Background Papers

The background papers used in compiling this report were as follows:

- Case File