

1.	Executive Summary
1.1	The application is being presented to planning committee due to a member of Council staff being the applicant, in the interest of transparency.
1.2	The proposed development would not have any negative impacts on the amenities of neighbouring occupiers or the character of the surrounding area.
1.3	The application is considered to comply with national and local policy and the application is recommended for approval subject to conditions.

2.	Relevant Planning Policies
2.1	<p><u>National Planning Policy Framework</u></p> <p>2. Achieving sustainable development</p> <p>4. Decision making</p> <p>5. Delivering a sufficient supply of homes</p> <p>6. Building a strong, competitive economy</p> <p>8. Promoting healthy and safe communities</p> <p>9. Promoting sustainable transport</p> <p>11. Making effective use of land</p> <p>12. Achieving well-designed places</p> <p>14. Meeting the challenge of climate change, flooding and coastal change</p> <p>15. Conserving and enhancing the natural environment</p> <p>16. Conserving and enhancing the historic environment.</p>
2.2	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B1: Spatial Development Strategy and Distribution</p> <p>B2: Creating Sustainable Neighbourhoods</p> <p>C13: St Anthony's & Langney point Neighbourhood Policy</p> <p>D5: Housing</p> <p>D10a: Design.</p>
2.3	<u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u>

	<p>HO20: Residential Amenity</p> <p>UHT1: Design of New Development</p> <p>UHT4: Visual Amenity</p> <p>US4: Flood Protection and Surface Water Disposal</p> <p>US5 Tidal Risk.</p>
--	--

3.	Site Description
3.1	The property address of the application site is 6 Somerville Close. The building can be accessed from the west, via the public highway, Somerville Close, which provides vehicular access to a garage, and via a pathway on its eastern side, running between Drake Avenue, to the north, and Hood Close, to the south.
3.2	The site is a single storey [bungalow] semi-detached dwelling with a pitched gable ended roof.
3.3	The elevations are comprised of facing brick with upvc windows and door and the roof is concrete tiles with hanging tiles on the gable ends.
3.4	<p><u>Site Constraints</u></p> <p>Predominantly Residential Area</p> <p>Convenants- Trustees of The Chatsworth Settlement</p> <p>Environment Agency Flood Zones 2 and 3</p> <p>Tidal Models</p> <p>Environment Agency Flood Defence</p> <p>Areas Benefiting from Defences.</p>

4.	Proposed Development
4.1	The application proposes a single storey front extension.

5.	Relevant Planning History:
5.1	<p>040512</p> <p>Erection of flat roof garage at front of property adjacent to highway boundary.</p> <p>Approved conditionally</p> <p>08/11/2004.</p>

5.2	070780 Single storey extension to side of property Planning Permission 02/01/2008.
-----	---

6.	Consultations:
6.1	<u>Environment Agency</u> No comment received.

7.	Other Representations:
7.1	<u>Notification</u> Notification of this application has been undertaken in the form of: a. neighbour notification letters b. site notice displayed in road neighbouring the site.
7.2	<u>Neighbour Representations:</u> No comments have been received following neighbour notification and display of a site notice.
7.3	<u>Other Representations:</u> None received.

8.	Appraisal:
8.1	<u>Principle:</u> It should be noted that the application was submitted giving reference to single storey 'front' extension owing to the entrance being on the same elevation. However, the location of the extension could be conceived as a side elevation, given the arrangement of neighbouring dwellings. This dwelling and its neighbours have an unusual arrangement insofar as they are accessed via a footpath on the opposite side of Somerville Close, which gives the property its address. Access is provided via the northern elevation. For this reason and in the interest of clarity, the proposal description has been amended to refer to extension of the north elevation. This has further implications on the consideration of the application, as it is Officers' view that the front, or 'Principal' elevation is east facing. The northern elevation would therefore be the 'side' elevation. Taking account of this, and the provisions of the Town and Country Planning

	<p>(General Permitted Development) (England) Order 2015, as amended, the proposed extension would fall within the allowances of the Order and is permitted development, not requiring the formal grant of planning permission.</p> <p>Notwithstanding the above, there is no conflict with adopted policy in principle, that would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework 2021, policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.</p>
8.2	<p><u>Design, Character and Impact Upon Landscape:</u></p> <p>The proposed alterations to the building are considered to be in keeping with the character of the existing building.</p> <p>The proposed extension comprises a flat roof, which would not match the original pitched roof of the host dwelling. However, the dwelling has been extended with a flat roof and a number of neighbouring properties also comprise flat roof extensions. Therefore, the proposed extension would be sympathetic to the prevailing character and would be set down in height to reduce its visual impact.</p> <p>The extension would be faced in materials to match the existing dwelling and would therefore be sympathetic in terms of appearance in the context of the host building.</p> <p>The extension would not be widely appreciated from neighbouring land given the orientation of the building with its neighbours. The extension would be most prevalent in views from the access path on the eastern side of the building, which is not street facing and is not widely visible from the public realm. The east elevation is the 'public facing' elevation, but does</p> <p>The proposal would meet the requirements of policy D10a (Design) of the Eastbourne Core Strategy 2013, saved policies UHT1 (Design of New Development) and UHT4 (Visual Amenity) of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.</p>
8.3	<p><u>Residential Amenity:</u></p> <p>The proposed alterations to the existing building would not have any detrimental impact on the amenities of the adjoining occupiers or the surrounding area.</p> <p>The extension would be located betwixt the host dwelling and its adjoining neighbour, number 5. The extension would have no impact upon the amenity of the occupants of number 5 taking account of the location of neighbouring window apertures. Light, outlook and privacy would be protected.</p>

	The proposal would meet the requirements of policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.
9.	<p>Human Rights Implications:</p> <p>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.</p>
10.	<p>Conclusions:</p> <p>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. The Proposal therefore complies with local and national policies.</p>

11.	Recommendations
11.1	It is considered the proposal complies with local and national policy and is therefore recommended for approval subject to the following conditions.

12.	Conditions:
12.1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of permission. Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
12.2	<p>The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 28th June 2023 and 10 July 2023:</p> <ul style="list-style-type: none"> - Drawing: Proposed Block Plan - Drawing: Location Plan - Drawing: AW/6SOMCL/02 Proposed Plans (Amended) <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>
12.3	<p>The external finishes of the development, hereby approved, 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.</p>

12.4	<p>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.</p> <p>Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining property by way of localised flooding or encroachment.</p>
------	---

11.	Appendices
11.1	None.

12.	Background Papers
12.1	None.