

AGENDA ITEM NO:

Report to: PLANNING COMMITTEE

Date: 21 September 2016

Report from: Assistant Director of Housing and Built Environment

Application Address: **5 Lancing Close, Hastings, TN34 2PL**

Proposal: **Proposed single storey rear extension with rooms above and internal alterations.**

Application No: **HS/FA/16/00501**

Recommendation: **Grant permission**

Ward: ST HELENS
File No: LA30005
Applicant: Mrs Crousse per CHALLINOR HALL LIMITED
102A LONGSTONE ROAD EASTBOURNE
BN21 3SJ

Interest: CERT A Owner
Existing Use: Residential

Policies

Conservation Area: No
Listed Building: No

Public Consultation

Adj. Properties: Yes
Advertisement: No
Letters of Objection: 3
Petitions Received: 0

Application Status: Not delegated - More than 2 letters of objection received

Site and Surrounding Area

The site comprises a bungalow situated at the end of a cul-de-sac and neighboured by other bungalows in a quiet residential area.

The property has gardens to all sides that border onto neighbouring properties there being no rear access from the public highway. To the front of the property there is a dropped kerb and large driveway with parking space and a single side garage. The bungalow has previously been extended by a single storey flat roofed rear extension situated towards the west of the property that juts out beyond the original side elevation by some 0.7m and to the east by a conservatory extension running part way down the side of the property joined to a further side extension previously added.

Constraints

Badger Forage Area

Proposed development

The proposed development is single storey rear extension with rooms above and internal alterations:

The proposal will extend the property at the rear by 4m. The extension would fill in the area between the existing west extension and the east conservatory at ground level. The roof of the extension would be 0.69m above the existing roof ridge line and continue at that raised height to the new proposed rear elevation and then drop down creating two storeys at the rear. The rear elevation would comprise a gable end and the sides of the roof as extended would fall away at a 40° to match the angle of the existing front roof.

The proposed rear elevation would have three large windows each with three vertical panes at ground level and three windows each with two vertical panes at first floor level. A rooflight would be inserted into each 40° slope and two rooflights on top of the flat part of the proposed new roof.

Internally there would be two new bedrooms at first floor level. The new first floor would increase the internal floor space by some 33sqm.

The proposed external materials are plain clay roof tiles to match the existing; vertical tile hang to rear elevation above ground floor level; facing brick work to match existing; white UPVC windows to match existing.

The application is supported by the following documents

3D Drawings
Planning Statement

Relevant Planning History

HS/FA/01/00531 Granted 22.08.2001 Erection of single storey
HS/FA/62/00632 Withdraw 31.12.1962 Erection of Garage
HS/60/00450 Granted 14.06.1960 Construction and layout of cul-de-sac (Stage 2)
and construction of soil and surface water sewers.
HS/60/00433 Granted 14.06.1960 Erection of 92 bungalows and formation of
vehicular accesses.
HS/OA/58/00278 Granted 10.06.1958 Erection of Bungalows

National and Local Policies

Hastings Local Plan – Planning Strategy (2014)

FA2: Strategic Policy for Central Area

SC1: Overall Strategy for Managing Change in a Sustainable Way

SC2: Design and Access Statements

SC3: Promoting Sustainable and Green Design
SC4: Working Towards Zero Carbon Development
H2: Housing Mix

Hastings Local Plan – Development Management Plan (2015)

LP1 – Considering Planning Applications
DM1 – Design Principles
DM3 – General Amenity

Other Policies/Guidance

Supplementary Planning Document - Householder Development: Sustainable Design
Supplementary Planning Document - Parking Provision in New Developments

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

Consultations comments

None

Representations

3 letters of objection have been received raising the following concerns:

- Find the description of the development to be misleading in respect of 'single storey extension with rooms above' when the rear extension would be two storey.
- The proposed raising of the roof would be out of character with the area and street and set unsuitable precedent for area which is predominately a bungalow area.
- The proposed new first floor windows would impact on neighbouring privacy.
- Neighbour at 17 Parkway objects that the application garden level is 1m higher than their property so the windows of the proposed extension would overlook their garden and internal privacy.
- Neighbour at 15 Parkway objects that proposed physical appearance would be too

dominating to their bungalow.

- The new proposed raised roof height will impact on neighbour light.
- Noise nuisance during the building phase.
- While no trees would be removed require that trees and hedges on site should be preserved.

Determining Issues

Principle

The site is in a sustainable location and the application is therefore in accordance with policy LP1 Hastings Local Plan - Development Management (2015) in this respect and acceptable in principle subject to other local plan policies.

Impact on Character and appearance of the area

Policy DM1 of Hastings Development Management Plan sets out the Councils design principles as follows:

All proposals must reach a good standard of design, which includes efficient use of resources, and takes into account:

- a) protecting and enhancing local character;
- b) showing an appreciation of the surrounding neighbourhoods historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials;
- c) good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness;
- d) the layout and siting of buildings to make efficient use of land, the orientation of frontages to achieve attractive streetscapes and to best take into account the effects of solar gain;
- e) an assessment of visual impact, including the height, scale, and form of development that should be appropriate to the location, especially given the complex topography of the Borough and the need, in some instances, to consider the visual effect from key viewpoints. This is particularly important when there are potential impacts upon areas of heritage and/or landscape value as outlined in the Planning Strategy (this could include a landscape assessment where appropriate).

Supplementary Planning Documents provide further detail to this policy.

In this case there has been neighbour objection to the proposed raised height of the roof and the proposed extension of a second storey at the rear. The locality is characterised by residential low rise properties and bungalows but the proposed introduction of a two storey element would be set well back from the front street view. The increase in roof height as viewed from the front would not be out of keeping with the higher roof of neighbouring semi-detached dwellings at numbers 6 and 7 that have a higher shared roof ridge set behind two low pitched front gables.

The neighbouring property number 4 is a smaller scale property with lower roof height, but the set-back position of the proposed increase in roof height of the application property would not be too dominant to number 4 given the 9m distance between the dwellings and the 16m distance to the point at which the ridge would be raised. The increase in height of the main roof of the application property by some 0.69m would not have an adverse effect on the streetscene of Lancing Close.

The property has been previously extended at ground floor level. This proposed further extension increases the scale of the property turning the existing two bedrooms, lounge, dining room and conservatory dwelling into a 4 bedroom larger family dwelling. This would add to the mix of properties in the area in compliance with policy H2 of Hastings Planning Strategy that seeks to deliver a balanced mix of housing both within each site and across Hastings as a whole. The proposal takes account of existing local household characteristics of bungalow development suitable to older households. It would provide accommodation of a size suitable to allow for older people to have room for aged parents to live-in at ground floor level with ease of movement while providing separate bedrooms at first floor level for other family members or carers.

The rear elevation of the nearest property along Parkway is some 22m away and at that distance the additional roof bulk and height will not have an unacceptable impact. The property close to the rear boundary of the application property has no side windows and there is a high boundary hedge that screens the properties from each other. As such the increase in height would not have an unacceptable impact on the character of the area or surrounding properties.

The only significant difference in appearance of the building would be when viewed from the rear and sides. The rear elevation is enclosed by the large garden with high hedge boundary and as such the rear elevation would have no adverse design impact. The proposed 6.7m length of roof extension would alter the side profile of the property, but the small step in height is not considered to be unacceptable and overall the proposal is considered to enhance the design of the property by helping to bring together previous works of extension into a more cohesive architectural design.

The proposed external materials plain clay roof tiles; vertical hanging tiles to rear elevation above ground floor level; facing brickwork to match existing; white UPVC windows as stated on the application form are all planned to match the existing external materials. As no further details of materials have been submitted a condition would be attached to ensure that all materials must be a suitable match to the external materials of the existing dwelling. The hanging tiles on the rear elevation at first floor level to match the existing clay roof tiles would give the property some appearance of a chalet style property that would be sympathetic to the character of this predominantly bungalow area.

Impact on Neighbouring Residential Amenities

Policy DM3 of Hastings Development Management Plan sets out the Councils policy for general amenity including:

That the use of the scale, form, height, mass, and density of any building or buildings, reduces or avoids any adverse impact on the amenity (privacy, over shadowing, loss of daylight) of neighbouring properties.

The objections received include concern over loss of neighbour privacy and over-looking from the proposed second floor windows. The proposed windows in the rear elevation face the rear boundary in line with the side elevation of bungalow 13a Park Way some 14m away. 13a Park Way is stood at right angle to the application property and would shield neighbouring property from more direct lines of vision. There are no windows to any habitable rooms in the side elevation of number 13a and the approved planning permission for that bungalow had conditions attached to prevent new windows/rooflights being inserted. The small bathroom windows in the side elevation are situated low down and well screened by the high hedging and the bathroom windows may be obscure glazed or have blinds to ensure privacy. The oblique angle towards the garden of property 13a at 14m distance is considered acceptable as is the distance towards neighbouring property number 6. The degree of overlooking would be less than for many dwellings with windows above ground level and no greater than if a rear dormer were to be developed under permitted development. The distance to gardens of other properties along Park Way would be some 16m away and the high green shrubs and hedging to the application property help the degree of overlooking be acceptable and not detract from neighbouring privacy such that the application would need to be refused.

The proposed roof lights, one each in the roof extensions 40° side roofslopes would be inserted 1.3m above internal floor level and occupants would have a clear line of vision out of each towards neighbouring properties. These east and west facing rooflights would be conditioned to ensure that they were obscure glazed and non-opening to protect neighbouring privacy. The occupants of the application property would retain good visual amenity through the clear glazed bedroom windows in the rear elevation.

The proposed increase in height of the rear extension would not cause overshadowing or loss of light to any surrounding properties.

There has been objection regarding noise levels during construction and a planning condition would be attached to reasonably restrict work hours for external works to safeguard residential amenity.

Future Residential Amenities

The proposed extension would face south and increase the quality of natural daylight and sun received into the application property both for present and any future occupants thereby improving residential amenity. The increase in internal space would create two additional bedrooms that easily meet the National described space standards. The internal space at ground floor level would be improved and would not detract from the properties generous garden space which is of suitable size for a large family dwelling in line with policy DM3 of Hastings Development Management Plan.

Ecology

No trees would be removed for this proposal and though the site is recognised as a badger forage area as there would be no material change to the garden area there is considered to be no impact on ecology. The submitted Planning Statement states that existing trees and hedges are to remain as existing.

Highway Safety/Parking

The parking arrangements for the property remain unchanged and the front driveway parking, existing side garage with some available on-street parking are considered adequate to meet the calculated 2.37 parking space provision requirements of this proposed four bedroom dwelling.

Sustainable Construction

Policy SC1 of Hastings Planning Strategy requires change to be managed so that development meets sustainability objectives and supports the move to a low carbon economy and the SPD Householder Development - Sustainable Design provides guidance on passive solar gain for extensions to maximise the use of energy from the sun. The south orientation and number of windows in the rear elevation of the proposed extension would make the property more sustainable in terms of received natural light and sunlight and the works would be carried out at least to current building regulation standards improving the sustainability of this 1950s bungalow. The submitted Planning Statement states that the materials where possible will be from sustainable sources and ordered from local merchants to reduce transportation. The materials would have low embodied energy and low carbon input to accord with BREEMA standards.

Waste Minimisation

The submitted Planning Statement includes a section on Waste Minimisation detailing reasonable measures to be taken to recycle and reuse existing materials and any waste materials that need to be disposed of will be to a licensed waste contractor locally within East Sussex.

Conclusion

Recommend approval with conditions attached:

Given the above assessment the proposed rear extension with bedrooms at first floor level, roof extension and internal alterations would be acceptable development. The enlargement of the property from existing two bedroom dwelling to the proposed four bedroom dwelling suitable as larger family accommodation would be compliant with policy H2 of Hastings Planning Strategy regarding housing mix. The alterations and enlargement would not detract from the local character or unacceptably harm the amenities of neighbouring properties in compliance with policy DM3 (HDMP). The proposal will enhance the existing piecemeal architecture of the property that has evolved since first built in compliance with policy DM1 (HDMP) and improve the internal quality of the living spaces and natural light such that the property would be more sustainable development in compliance with policy SC1 (HPS) and the SPD on Sustainable Householder Development.

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The Human Rights considerations have been taken into account fully in balancing the planning issues.

Recommendation

Grant permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

2016-55-01,02,03,04,05,06,07,08
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.
4. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-

08.00 - 18.00 Monday to Friday
08.00 - 13.00 on Saturdays
No working on Sundays or Public Holidays.
5. The rooflights inserted in the east and west facing roof-slopes must be non-opening and fitted with high grade obscure glazing at all times and no further windows should be inserted into the roof without the approval of the Local Planning Authority.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of the visual amenity of the area.
4. To safeguard the amenity of adjoining residents.
5. To safeguard the amenity of adjoining residents.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Officer to Contact

Ms N Ranson, Telephone 01424 783253

Background Papers

Application No: HS/FA/16/00501 including all letters and documents