

**Report to:** PLANNING COMMITTEE  
**Date of Meeting:** 20 June 2018  
**Report from:** Assistant Director of Housing and Built Environment

**Application Address:** 9 Maplehurst Close, St Leonards-on-sea, TN37  
7NB

**Proposal:** Single storey extension to side

**Application No:** HS/FA/18/00205

**Recommendation:** Grant permission

Ward: ASHDOWN 2018  
Conservation Area: No  
Listed Building: No

Applicant: Mr Hysa per Inside Out Designs Ltd The Old Dairy  
New Lodge Farm Green Lane, Hooe, Battle.  
TN33 9HJ

**Public Consultation**

Site Notice: Yes  
Press Advertisement: No  
Letters of Objection: 5  
Petitions of Objection Received: 0  
Letters of Support: 1  
Petitions of Support Received: 0  
Neutral comments received 0

Application Status: Not delegated - 5 or more letters of objection  
received

**1. Site and Surrounding Area**

The application site consists of a single storey detached bungalow with a pitched roof with front gable, which is positioned on an elevated large corner plot in which Maplehurst Close runs down the south-eastern side and Maplehurst Rise runs down the south-western side. To the side (north-west) elevation of the bungalow there is an attached small single storey element positioned towards the rear boundary, this will be extended to form part of the proposed single storey extension. The property also features an attached single garage to the side of the property, this is to be removed and replaced with the extension. The property

consists of red facing brickwork, white UPVC windows and doors and Redland concrete tiles to the roof. The property benefits from a large driveway to the front with the gardens of the bungalow positioned to the front and side elevations. The property features sufficient boundary treatment to the rear (north-east) boundary of the property in the form of a high timber boarded fence and trees and hedging. The property also features timber fencing to the side (north-west) and front (south-west) boundaries of the property. It is important to note following a site visit it has been observed the topography of the land sees the land drop from the south-east of the bungalow to the north-west of the bungalow, and also from the south-west to the north-east.

The surrounding area is made up of Maplehurst Rise which is a quiet cul-de-sac with 6 bungalows positioned at the end of the turning circle. These bungalows are all of similar character and appearance with attached single garages with driveways. However, the application site, 9 Maplehurst Close and neighbouring property, 7 Maplehurst Close both form large corner plots where Maplehurst Rise meets Maplehurst Close. These properties differ in size and style to the bungalows towards the end of Maplehurst Rise. Both 9 and 7 Maplehurst Close add to the varying design found along Maplehurst Close, with an array of sizes and designs of single storey bungalows and two storey dwelling houses positioned along this cul-de-sac. Many of the properties feature off street parking in the form of garages or driveways. There are no parking restrictions to the roads which surround the application site, with plenty of on street parking available in close proximity.

### Constraints

SSSI Impact Risk Zone

High Pressure Pipeline 2km Buffer SGN

## **2. Proposed development**

The proposal is seeking permission for the extension of the existing single storey element to the side elevation (north-west) of the bungalow and the removal of the existing attached single garage to form part of the single storey side extension which will form the new kitchen area within the bungalow. The proposed extension will sit in line with the existing building line that runs along the rear of adjacent property number 11 Maplehurst Close. The extension will maintain the 1m gap between the property and the boundary of neighbouring property, 11 Maplehurst Close. The proposed extension will protrude a further 1.35m from the side of the existing single storey element and will run 8.753m in length. The extension will infill the side of the bungalow and forms an "L-shaped" addition. The extension will sit 0.2m back from the principle front elevation of the property and will measure 4.275m in width. The proposed extension will feature a flat roof and will measure 2.95-3.1m in height accounting for the land level changes on site. The front of the extension will feature a window, to the rear elevation the existing window will remain and to the side elevation there will be window and a set of double doors with a timber staircase to allow access to and from the garden. The proposal will also involve the removal of the chimney, the removal of the existing window and door to the rear elevation of the property to be replaced with two windows and the creation of a roof lantern to the roof of the extension. The materials to be used in the proposed extension will match the existing property, red facing bricks and white UPVC windows and doors. With the exception of the flat felt roof which will be the same as the existing roof to the single storey element and garage.

During determination of this application, amended plans were requested and received to reduce the height of the flat roof of the extension so the eaves would run in line with the eaves of the existing bungalow. Also the windows to the front and side elevations of the extension were modified, so the front window would run in line with the existing windows of that elevation and be more in keeping with the design and size of the windows of the property.

The application is supported by the following documents:

- Block plan (18/111/04C)
- Site location plan (18/111/03)
- Existing plans and elevations (18/111/01)
- Existing and proposed rear elevations (18/111/05)
- Proposed plans and elevations (18/111/02C)
- Site waste management

### **Relevant Planning History**

HS/FA/61/00910 Erection of two bungalows and garage.  
Granted 12/10/1961

### **National and Local Policies**

Hastings Local Plan – Planning Strategy (2014)

Policy FA1 - Strategic Policy for Western Area

Policy SC1 - Overall Strategy for Managing Change in a Sustainable Way

Hastings Local Plan – Development Management Plan (2015)

Policy LP1 - Considering planning applications

Policy DM1 - Design Principles

Policy DM3 - General Amenity

### Other Policies/Guidance

Supplementary Planning Document - Householder Development: Sustainable Design

### 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.

### **3. Consultations comments**

Scotia Gas Networks / UK Power Networks - **No Objection**

Safe digging practices in accordance with HSE publication HSG47 should be observed.

### **4. Representations**

Two site notices were erected in close proximity to the application site, one along Maplehurst Close and the other along Maplehurst Rise, allowing members of the public to comment on the proposal. 5 letters of objection have been received raising the following concerns:

- Lack of parking
- Access
- Flooding
- Design of extension out of keeping with the area

1 letter of support has also been received raising the following points:

- Plenty of parking
- Design of extension in keeping with the area
- Larger houses needed in the area

### **5. Determining Issues**

The main issues to be determined in this application are the impacts of the proposal on the character and appearance of the area, neighbouring residential amenities and highway safety and parking.

#### a) 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.

#### b) Impact on Character and appearance of the area

Policy DM1 of the Hastings Local Plan - Development Management (2015) states, all proposals must reach a good standard of design, which includes efficient use of resources, and takes into account:

- protecting and enhancing local character;
- showing an appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials.

The Supplementary Planning Document - Householder Development: Sustainable Design, make sure the proposal fits in with the surrounding area. The appearance and scale of the proposal should not detract from the surrounding building. The position and height of the extension will be subservient to and relate well to the bungalow. Maplehurst Rise comprises of 6 other bungalows, all with their own individual designs. The bungalow as extended would not be at odds with these and sufficient spacing would remain between the extended bungalow and number 6 Maplehurst Rise to the north. The proposal is in agreement with the Supplementary Planning Document - Householder Development: Sustainable Design and Policy DM1 of the Hastings Local Plan - Development Management (2015).

### c) Impact on Neighbouring Residential Amenities

Policy DM3 of the Hastings Local Plan - Development Management (2015) states, in order to achieve a good living standard for future users of proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes. Permission will be given for development where:

- 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 application site is positioned a significant distance from the surrounding neighbouring properties, with 11 Maplehurst Close being the closest property to the application site. Therefore, the impact of the proposed extension on this neighbouring property in terms of privacy, outlook and daylight levels will need to be assessed.

There will be no additional openings to the rear elevation of the extension, with the existing ensuite window to remain. The door and window positioned to the rear elevation of the bungalow are to be replaced with two windows. The openings already exist along this elevation with the sufficient boundary treatment reducing any possible views between the properties. It is therefore considered the current relationship between the application site and the neighbouring property, 11 Maplehurst Close will remain unchanged. The side elevation of the extension will feature a window and a set of double doors with the front elevation of the extension to feature a window. This is not considered to be an issue in terms of privacy with the existing elevations already featuring openings. The position and elevation of these openings and a distance of over 17m between the extension and the closest neighbouring property will avoid any additional overlooking. The proposal will also involve the installation of a roof lantern to the roof of the extension, this will allow natural light into the extension, but due to the position and elevation of this opening no views into the surrounding neighbouring properties or gardens will be achieved.

The single storey extension is considered to be a fairly minor addition to the existing arrangement on site, with a garage and a small single storey element already in place. The extension will sit in line with the existing building line to the rear. A gap of 2.5m between the rear elevation as proposed and the side elevation of 11 Maplehurst Close will allow for sufficient spacing, particularly noting the height of the extension, which increases approximately 0.4m above existing. Whilst the land levels of number 11 Maplehurst Close are slightly lower than the application site at the point where the extension is proposed, it is not considered that the resultant single storey extension will harm the neighbouring residential amenities in terms of privacy, outlook, light or overshadowing. The proposal is in accordance with the Supplementary Planning Document - Householder Development: Sustainable Design and Policy DM3 of the Hastings Local Plan - Development Management (2015).

### d) Highway Safety/Parking

A number of objections have been raised in regard to the parking arrangements and access to and from the site. The proposed works to replace the existing garage with an extension would result in the loss of one parking space and will result in an additional bedroom within the bungalow, increasing the property from a 3 bedroom to a 4 bedroom property. The East Sussex County Council Minor Application Guidance states in paragraph 3.6.1 that 'parking for individual dwellings that don't have a shared access or share parking car parking should be provided as follows: 1 or two bedroom dwelling: 1 space, 3 or 4 bedroom dwelling: 2 spaces'. Therefore the number of parking spaces required for this property will remain the same as before, with the property requiring 2 parking spaces. The bungalow benefits from a large driveway to the front of the property and there is ample space available on roads located nearby to the property, all of which is considered to be acceptable in this instance.

#### e) Environmental Impact Assessment

The National Planning Practice guidance (Paragraph: 017 Reference ID: 4-017-20170728) states that "Projects which are described in the first column of Schedule 2 but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

This development is not within a sensitive area as defined by Regulation 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and does not exceed the thresholds of schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

#### f) Screening of Application under Habitats Regulations 2017 - Impact of Development on Ashdown Forest Special Area Conservation (SAC)

The proposed development is located approximately 34.5 km from the Ashdown Forest Special Area of Conservation (SAC), 35.5 km from the Lewes Downs SAC and 11.5 km from the Pevensey Levels SAC. The proposal is not directly connected with or necessary to the management of the Ashdown Forest, Pevensey Levels or Lewes Downs SACs and therefore it is necessary to determine if the proposal has a likely significant effect on the conservation objective or special integrity of the SACs.

In this instance the extension will result an increase in living area and will create 1 additional bedroom, resulting in a 4 bedroom bungalow. It is considered the number of parking spaces required for this property is likely to remain the same with 2 parking spaces. The increase in living area that is proposed is not directly related to increasing the size of the household or the number of households and therefore it is considered that the development will not increase the traffic movements generated by the household. The impact on the Ashdown Forest SAC in respect of nitrogen disposition as a result of this application, in combination with other relevant development, will remain unchanged. Environmental Consultants AECOM has assessed development coming forward in this borough up to 2033 and concluded that no harm would rise in respect of the conservation objectives of the above noted SACs. As such an Appropriate Assessment to consider whether the development could give rise to nitrogen deposition on the SACs is not considered necessary in this instance.

#### g) Other

The site is within a SSSI IRZ. The scale of development does not fall within the threshold for consultation with Natural England and as such it is not considered that there will be any impact on SSSIs.

The development is within a High Pressure 2km Buffer SGN, so Scotia Gas Network was consulted on this application. They do not object to this proposal, but they have provided information and guidelines to follow during the development. An appropriate information note has been added to this permission.

An objection has been raised in relation to flooding, there is concern that the extension will increase the risk of flooding to the nearby properties. The existing proposal will be a fairly minor addition to the existing arrangement on site with most of the existing footprint to remain, with the existing flat roof to be replaced with another flat roof. Furthermore, no flooding related constraints affect the application site. In view of this, it is considered the proposed extension is unlikely to have a significant impact on any flooding already experienced within the surrounding area.

## 6. Conclusion

In view of the above assessment it is considered that, the proposed single storey side extension will not have an unacceptable impact on the character and appearance of the area, the neighbouring residential amenities and highway parking and safety. Therefore, the development is considered acceptable and is in accordance with the Supplementary Planning Document - Householder Development: Sustainable Design, policies DM1 and DM3 of the Hastings Local Plan - Development Management (2015) and the relevant sections of the National Planning Policy Framework, and therefore, it is recommended that permission is granted.

These proposals comply with the Development Plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which 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.

## 7. 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:

18/111/01, 18/111/02C, 18/111/04C and 18/111/05

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.

**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 and future 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.
3. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the gas mains, pipes, services and other apparatus on site before any mechanical plant is used. It is the developers responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working on or near gas plant and/or electricity assets. For more information please contact Scotia Gas Networks at 08009121722 and UK Power Networks at 08000565866 before works commence.

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**Officer to Contact**

Mrs L Fletcher, Telephone 01424 783261

**Background Papers**

Application No: HS/FA/18/00205 including all letters and documents