

Report to: PLANNING COMMITTEE

Date of Meeting: 26 July 2023

Report from: Planning Services Manager

Application address: 29 Langham Road, Hastings, TN34 2JE

Proposal: Proposed two storey side extension and single storey rear extension

Application No: HS/FA/23/00119

Recommendation: Grant permission

Ward: ST HELENS 2018
Conservation Area: No
Listed Building: No

Applicant: Mr and Mrs Carly Elliston per Blue Ridge Design
Box Cottage Bethersden TN26 3AD

Public Consultation

Site notice:	Yes
Press advertisement:	No
Neighbour Letters:	No
People objecting:	6
Petitions of objection received:	0
People in 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 relates to No. 29 Langham Road, a two storey, three-bedroom detached dwelling house. The dwelling house is brick built, forming an L-shape with a gable end to the side and front. The roof has brown interlocking tiles with white UPVC windows and doors throughout. To the front there is a small porch with a pitched roof, with a single detached garage to the side which is set back into the site within the rear garden, with a driveway in front with access from Langham Road. The application dwelling and No. 27 Langham Road, opposite the site, both occupy prominent corner plots at the gateway into Oakwood Close, thereby being clearly visible from the public realm.

Both properties largely mirror one another and form an attractive pair which positively contribute to the character of Langham Road and Oakwood Close. Both 'L-shaped' properties feature moderate sized porches and are considered to be sympathetic in scale set within their comparable plots and set considerably away from their boundaries which face onto Langham Road and Oakwood Close. The site is fairly level with green garden space found to the front, wrapping around the side with a good-sized rear garden. The property is enclosed by a low stone wall (approximately 0.32m in height) to the boundary, and mature and dense box hedging measuring 1.1m in height which increases in height to 1.65m alongside the rear garden to provide increased privacy. This form of boundary treatment positively contributes to the green character of the area.

In this part of Langham Road and Oakwood Close, the immediate setting is characterised by a mix of detached two storey dwellings and bungalows, whilst they differ in terms of design, there is consistency in architectural form with clear pairs found such as the application dwelling and No. 27 at the entrance into Oakwood Close. The area has a spacious, suburban character with Langham Road and Oakwood Close tree lined with verdant verges which contribute to the green and attractive character of the area. This can also be seen with many of the boundary treatments comprising of low-level walls and hedging which provide a soft and natural appearance which positively contributes to the green character of the immediate setting, with the boundaries of the application site being no different, with low level walls and mature and dense hedging in situ.

Constraints

SSSI Impact Risk Zone
GCN District Licensing Scheme IRZ - Green
Historic Landfill Site 250m Buffer

Background information:

This application has been submitted with a revised scheme following the refusal of application HS/FA/22/01020 which was for two storey front and side extension, single storey garage extension to the side, front porch, changes to the materials of the dwelling and boundary treatments with the installation of fencing. Application HS/FA/22/01020 was refused due to the position, siting, scale, design and proximity to the boundaries of the proposed two storey front and side extension and the harmful impact it would have on the character and appearance of the dwelling and street. The application was also refused due to the design, height and prominent corner position of the proposed boundary fencing and the harmful impact it would have on the character and appearance of the area. This application has been submitted with a significantly reduced scheme to overcome the reasons for refusal, the two-storey front and side extension has been amended to a much smaller scale two-storey side extension with spacing maintained to the boundaries. This revised application has also omitted the single storey garage extension to the side, front porch, changes to the materials of the dwelling and boundary treatments previously proposed under

application HS/FA/22/01020. It is noted this application proposes the creation of a single storey extension to the rear.

2. Proposed development

This application proposes a number of external and internal works to the site of No. 29 Langham Road. These works will include the creation of a two-storey side extension which will be integrated into the dwelling and will measure 2.5m in width by 5.225m in length to sit approximately 3.4m to 3.55m from the side boundary of the site. The side extension will maintain the existing L-shape and roof form of the dwelling with the eaves and ridge height to run in line, the proposed extension will measure approximately 4.95m in height to the eaves and approximately 7.25m in height to the ridge. The end chimney will need to be removed to facilitate these works but will be re-positioned at the end of the extension to provide the same appearance to this end elevation as existing. The extension will provide an open plan kitchen and utility at ground floor with an ensuite and walk in wardrobe at first floor, there will be two windows within the front elevation and a further four windows within the side elevation. The extension will be constructed of brickwork, white UPVC windows and a tiled roof to match existing.

The application is also proposing the erection of a single storey rear extension which will measure 7.045m in width by 2.7m in length to sit approximately 3.7m to 3.8m from the side (south-east) boundary with the road of Oakwood Close thereafter, 7.35m from the side (north-west) boundary and 11.289m from the rear boundary of the site. The extension will feature a flat roof with roof lantern, measuring 3.259m in height. The extension will provide an open plan kitchen and dining area, there will be a window within the side (south-east) elevation and a further window and bi-fold doors within the rear elevation. The extension will be constructed of brickwork, with white UPVC windows and doors to match existing. The proposed works will lead to an increase in the number of bedrooms within the dwelling house from three to four.

The proposed works will also involve the existing single garage being removed, and two doors and a window being blocked and made good to match existing within the side (north-west) elevation.

No other form of development is being proposed under this application.

The application is supported by the following documents:

- Planning Statement.
- Waste Minimisation Statement.

Relevant planning history

Application No.	HS/FA/22/01020
Description	Proposed 2 storey front & side extension, single storey garage to side, front porch, alterations to window and door openings, Cedral weatherboarding applied to first floor, new replacement roof tiles and new replacement boundary treatment to the front and side of site to include an increase in the width of the entrance with a new electric sliding gate.
Decision	Refused on 17/02/23

National and local policies

Hastings Local Plan – Planning Strategy 2014

Policy FA2 - Strategic Policy for Central 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

Policy DM4 - General Access

Revised Draft Local Plan (Regulation 18)

Policy DP1 - Design - Key Principles

Other policies/guidance

National Design Guide

Supplementary Planning Document - Householder Development: Sustainable Design

East Sussex County Council Minor Application Guidance (2017)

National Planning Policy Framework (NPPF)

Paragraph 8 sets out the three overarching objectives of the planning system in order to achieve sustainable development. Those are: 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 (to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;); and environmental (to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy)

Paragraph 9 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.

Paragraph 11 of the NPPF sets out a presumption in favour of sustainable development.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 of the NPPF states that the development plan is the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraph 47 of the NPPF sets out that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 120 of the NPPF states, amongst other things, that decisions should promote and support the development of under utilised land and buildings, especially if this would help meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 123 of the NPPF states that Local planning authorities should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and
- b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.

Paragraph 124 of the NPPF states that planning decisions should support development that makes efficient use of land.

Paragraph 130 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of
 - Layout
 - Architecture
 - Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to
 - Building types
 - Materials
 - Arrangement of streets

in order to create an attractive, welcoming and distinctive places to live, work and visit.

- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 of the NPPF states that decisions should ensure new streets are tree lined, that opportunities are taken to incorporate trees elsewhere in developments.

Paragraph 134 of the NPPF states that development that is not well designed should be refused but that significant weight should be given to development that reflects local design policies and government guidance on design and development of outstanding or innovative design which promotes high levels of sustainability and raises the standard of design in the area, provided they fit with the overall form and layout of their surroundings.

Paragraph 135 of the NPPF seeks to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

Paragraph 183 of the NPPF states that decisions should ensure a site is suitable for its proposed use having regard to ground conditions and risks arising from land instability and contamination.

Paragraph 184 of the NPPF sets out that where sites are affected by land stability or contamination, responsibility for securing a safe development rests with the developer and/or landowner.

Paragraph 185 of the NPPF states that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

3. Consultation comments

None required for this application.

4. Representations

In respect of this application two site notices were displayed near to the site one along Langham Road and one along Oakwood Close.

6 letters of objection were received from 6 different properties, raising the following concerns:

- The proposed two storey extension will be excessive, considered an overdevelopment of the site.
- Range of houses in area, but the application dwelling mirrors that of No. 27 Langham Road, these proposed two storey extension would totally alter this arrangement.
- Two storey extension will be out of keeping with surrounding area, and will dominate the area being built close to the boundary.
- Two storey extension will be clearly visible, works will spoil the appearance of the entrance to Oakwood Close.
- Concern that this will set a precedent with other extensions being proposed in the future.
- Single storey extension not very visible from the road or by people walking, this element considered acceptable.
- Single storey extension should have a pitched roof.
- The plans state 'garage' in the location of the previously refused garage extension between No. 29 and No. 31 Langham Road, concern is raised as it's not clear whether this is still proposed, objector has also included their objection comments submitted under application HS/FA/22/01020 which raised concern to this garage extension.

In relation to the concern regarding the 'garage' reference on the plans, this was an error left over on plan from the previous application HS/FA/22/01020 for which the agent has since removed from the plans. The works proposed under this application do not include any proposed garage extension.

2 letters of support have been received from 1 property raising the following:

- The application property and No. 27 Langham Road are badly designed and poorly built, the proposed works will modernise and enhance the property and surrounding area and will provide a better sized, better quality usable dwelling for families.

5. Determining issues

The main issues to be determined in this application are the impacts of the proposed works 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 of the Hastings Local Plan - Development Management Plan 2015 in this respect and acceptable in principle subject to other Local Plan policies.

b) Impact on character and appearance of area

Policy DM1 of the Hastings Local Plan - Development Management Plan (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.

Two storey side extension

The application site occupies a prominent corner plot at the gateway into Oakwood Close with Langham Road abutting the site to the front and Oakwood Close running along the south-east side of the site, as such the dwelling is clearly visible. This part of Langham Road and Oakwood Close, the immediate setting is characterised by a mix of detached two storey dwellings and bungalows, whilst they differ in terms of design, there is consistency in architectural form with clear pairs found such as the application dwelling and No. 27 Langham Road at the entrance to Oakwood Close. The application dwelling and No. 27 largely mirror one another, although it is noted No. 27 has a large rear conservatory. Both form an attractive pair which positively contribute to the character of Langham Road and Oakwood Close. Both of which being 'L-shaped' properties featuring moderate sized porches, considered to be sympathetic in scale set within their comparable plots and set considerably away from their boundaries which face onto Langham Road and Oakwood Close.

This revised application has been submitted following the refusal of application HS/FA/22/01020 which was for a two-storey front and side extension, single storey garage extension to the side, front porch, changes to the materials of the dwelling and boundary treatments with the installation of fencing. Application HS/FA/22/01020 was refused due to the position, siting, scale, design and proximity to the boundaries of the proposed two storey front and side extension and the harmful impact it would have on the character and appearance of the dwelling and street. The application was also refused due to the design, height and prominent corner position of the proposed boundary fencing and the harmful impact it would have on the character and appearance of the area. This application has been submitted with a significantly reduced scheme in order to overcome the previous reasons for refusal, the two-storey front and side extension has been amended to a much smaller scale two-storey side extension with spacing maintained to the boundaries. This revised application has also omitted the single storey garage extension to the side, front porch,

changes to the materials of the dwelling and boundary treatments previously proposed under application HS/FA/22/01020. It is also noted this application proposes the creation of a single storey extension to the rear.

The revised two storey side extension will be smaller in scale than the extension previously proposed and refused under application HS/FA/22/01020. The extension will take an integrated approach by providing a continuation of the dwelling house with the front and rear elevations being respected, measuring 2.5m in width by 5.225m in length by doing this the extension will maintain the existing L-shape and roof form of the dwelling with the eaves and ridge height to run in line with the host. Whilst the end chimney will need to be removed to facilitate these works, this is to be re-positioned at the end of the extension to provide the same appearance to this end elevation as existing. All of which will reduce the overall impact of this two-storey extension and will allow the host dwelling and the extension to read as one when viewed from Langham Road and Oakwood Close. The proposed extension is considered to be a proportionate to the plot and will provide a sympathetic addition.

The previous two storey extension refused under application HS/FA/22/01020 was proposed to sit around 1.5m from the side (south-east) boundary of the site, which was considered too close when compared to the existing spacing which is approximately 5.5m. The revised two storey addition submitted under this application has been significantly reduced, measuring a moderate 2.5m in width. As such the proposed extension will maintain sufficient spacing to the side (south-east) boundary with around 3.4m to 3.55m of space to be maintained. This is a welcomed improvement over refused application HS/FA/22/01020 with sufficient spacing maintained on site, it is also noted that other neighbouring sites nearby have similar arrangements to this in place. Whilst it is acknowledged that this two-storey side addition will alter the pair, the application site and No. 27 somewhat, due to its moderate width with sufficient spacing maintained and with the L-shape and roof form maintained it is not considered this change will cause significant harm. The extension is to be constructed of materials to match and complement the host dwelling which will provide further coherence between the existing dwelling and this addition. The proposed windows will be of the same sizing and style as existing to provide uniformity, with the side elevation to feature a chimney and four windows to mimic the existing elevation which will provide much needed detailing to this visible elevation facing onto Oakwood Close.

It is noted the area has a spacious, suburban character with Langham Road and Oakwood Close tree lined with verdant verges which contribute to the green and attractive character of the area. This can also be seen with many of the boundary treatments comprising of low-level walls and hedging which provide a soft and natural appearance which positively contributes to the green character of the immediate setting, with the boundary of the application being no exception. The site is enclosed by a low stone wall (approximately 0.32m in height) to the boundary, and mature and dense box hedging measuring 1.1m in height which increases in height to 1.65m alongside the rear garden to provide increased privacy. This existing boundary treatment positively contributes to the green character of the area, and this should be retained. Under this application the applicant is proposing for the existing hedging to be retained on site. During determination of the application concerns were raised due to the proximity of the proposed extension and this hedging, and that during construction works the hedging could possibly be damaged. As such the agent provided a proposed layout boundary plan (drawing No. P1008A) which illustrates the existing boundary treatments in place and that these are to be retained on site. Condition 5 has been agreed by the agent and has been attached to ensure that the hedging shall be retained on site in perpetuity, if it dies, or is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with another of similar size and species.

Single storey rear extension

The proposed single storey rear extension which will project 2.7m from the rear of the dwelling house and will sit approximately 3.7m to 3.8m from the side (south-east) boundary with the road of Oakwood Close thereafter, 7.35m from the side (north-west) boundary and 11.289m from the rear boundary of the site. The extension will feature flat roof and roof lantern and will measure moderate 3.259m in height. Due to the extension's position, siting and moderate height and scale it is considered proportionate to the site and will create a subservient addition. The existing boundary wall and hedging provides good screening with around half of the proposed extension to be concealed. Condition 5 has been attached to ensure this hedging is retained on site in perpetuity, if it dies, or is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with another of similar size and species. Given the moderate depth and height of the extension, together with the good boundary which is in place and the degree of separation from the boundaries it is not considered that this addition will be overly prominent or harmful to the character and appearance of the dwelling house or surrounding area. The extension will be built of materials to match and complement the host dwelling with the windows to be of the same style all of which will help the extension integrate, further reducing its prominence.

Given the above assessment, it is not considered that the proposed development will significantly harm the character and appearance of the property or the area, therefore it is considered the proposed works are acceptable in this regard and comply with the aims of Policy DM1 of the Hastings Local Plan - Development Management (2015) and the Supplementary Planning Document - Householder Development: Sustainable Design.

c) Impact on neighbouring residential amenities

Policy DM3 of the Hastings Local Plan - Development Management Plan (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.

Two storey side extension

The dwelling house currently sits approximately 5.5m away from the side (south-east) boundary of the site, following the proposed two storey side extension the dwelling will sit approximately 3.4m to 3.55m from this boundary. Whilst the proposed works to the side of the dwelling house will alter the appearance of the host dwelling somewhat by bringing the dwelling closer to the side boundary, the proposed extension will sit in line with the front and rear elevations which it will adjoin and will sit approximately 20m from the property of No. 2 Oakwood Close which is set beyond the rear boundary of the site, and approximately 23m from the property of No. 27 Langham Road which is set to the south-east of the site with the road of Oakwood Close positioned between. Given the degree of separation, which is to remain in place, any impact upon the amenity of these neighbouring properties is considered to be negligible. As the proposed extension is to be located on the south-east side of the dwelling, the opposite side to neighbouring property No. 31 Langham Road, the proposed extension will be sufficiently distanced from this neighbouring property and will have no harmful impact upon the amenity of these occupants as a result.

Single storey rear extension

The proposed single storey rear extension will project 2.7m from the rear of the dwelling house and will sit approximately 3.7m to 3.8m from the side (south-east) boundary with the road of Oakwood Close thereafter, 7.35m from the side (north-west) boundary and 11.289m from the rear boundary of the site and will measure 3.259m in height. Given the siting, position and moderate size of the single storey extension together with the sufficient distance to the boundaries there will be no harmful impact upon any of the neighbouring properties in terms of outlook and daylight and sunlight levels as a result. The proposed extension will serve as an open plan kitchen and dining area, there will be a window within the side (south-east) elevation and a further window and bi-fold doors within the rear elevation, similar views are already achievable with views being directed towards the garden and boundaries of the site (and the road of Oakwood Close and the neighbouring boundaries on the south-east side), as such there are no concerns that the privacy of the neighbouring properties will be harmfully impacted as a result of these proposed works.

The development is also proposing the removal of two doors and a window within the side (north-west) elevation with these being blocked up and made good to match existing, the removal of these openings will reduce the number of openings and will reduce available views from this elevation directed towards No. 31 Langham Road.

Condition 3 has also been attached to limit the hours of construction, to help control the impact from the works and safeguard neighbouring properties in terms of noise and disruption.

Taking the above into account, it is not considered that the proposed works would significantly harm the amenity of Nos. 27 and 31 Langham Road and No. 2 Oakwood Close, and therefore the proposal is considered acceptable in this respect and in accordance with the aims of Policy DM3 of the Hastings Local Plan - Development Management (2015) and the Supplementary Planning Document - Householder Development: Sustainable Design.

d) Impact on Great Crested Newts

The development falls within the green impact risk zone for great crested newts and as the application is a Household one, there is no requirement to consult NatureSpace in respect of Great Crested Newts. An informative is added should Great Crested Newts be found on site at any stage of the development works.

e) Highway safety/parking

The East Sussex County Council Minor Application Guidance (2017) 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 2 bedroom dwelling: 1 space, 3 or 4 bedroom dwelling: 2 spaces'.

It would appear that the dwellinghouse currently has three bedrooms with this to increase to four bedrooms if the proposed works were to go ahead, in light of the above it is likely the number of parking spaces required on site would remain the same, with two being required. The site benefits from a good-sized driveway which provides ample of space to accommodate the resident's vehicles on site.

The scheme will also see the removal of the existing single garage. East Sussex County Council Minor Application Guidance (2017) states a single garage should measure 6m by 3m, with a 2.4m wide garage door, with garages only accounting for 0.3 of a parking space. As such, the existing garage is below the required dimensions for modern day standards so there will be no loss in parking spaces on site on this occasion.

Given the above in which the number of parking spaces required on site is likely to remain the same and that the site features a large driveway which can more than accommodate the requirement, it is not considered there will be any impact upon highway safety and parking as a result of the proposed development.

f) Site Constraints

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 property is located within an historic landfill site 250m buffer. As the property is located within a landfill buffer, an appropriately worded information note has been added to this permission to inform the applicant of their responsibilities.

6. Conclusion

In light of the above assessment, it is considered that the proposed development is in line with the aims of Policies DM1 and DM3 of the Hastings Local Plan - Development Management Plan (2015), Supplementary Planning Document - Householder Development: Sustainable Design and the relevant sections of the National Planning Policy Framework. Therefore, it is recommended that permission is granted subject to the attached conditions.

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:

P1003C, P1004D, P1007C and P1008A

3. 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.
4. The materials to be used in the construction of the external surfaces of the extensions hereby permitted shall match those used in the existing building.
5. The existing Buxus Sempervirens (box hedging) located at points A to E on drawing No. P1008A shall be retained on site in perpetuity, if it dies, or is removed or becomes seriously damaged or diseased it shall be replaced in the next planting season with another of similar size and species.
6. The flat roof of the rear extension hereby approved shall not be used as a balcony, roof garden or similar amenity area at any time, and access to the roof shall be for purposes of maintenance only.

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. To safeguard the amenity of adjoining and future residents.
4. In the interests of the visual amenity of the area.
5. To ensure a satisfactory form of development in the interests of the character of the area.
6. 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 paragraph 38 of the National Planning Policy Framework.

3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

More details on the district licensing scheme can be found at www.naturespaceuk.com

Contact details: info@naturespaceuk.com

4. If during development and excavations any suspicions become evident or are aroused as to the potential or presence for any contaminated land, then works should immediately cease and a contaminated land assessment / ground investigation report be carried out which should then be submitted to and approved in writing by the Local Planning Authority prior to the work, associated with the permission hereby granted, commencing.
5. The applicant is advised that if the proposed patio to the rear of the dwelling house is to be any higher than 0.3m from ground level then planning permission will be required to be obtained prior to these works being carried out.

Officer to Contact

Mrs L Fletcher, Telephone 01424 783261

Background Papers

Application No: HS/FA/23/00119 including all letters and documents