

Report to: PLANNING COMMITTEE

Date: 04 March 2015

Report from: Head of Housing and Planning Services

Application Address: 63 St Helens Park Road, Hastings, TN34 2JJ

Proposal: Single storey flat roofed rear extension together with front facing dormer window

Application No: HS/FA/14/01008

Recommendation: Grant permission

Ward: ST HELENS

File No: XH65063

Applicant: Mr & Mrs Brown per Mr & Mrs D R & J M Bailey
Crossways The Roundel St Leonards on Sea TN37 7HD

Interest: Prospective purchaser

Existing Use: Single private dwellinghouse

Policies

Hastings Local Plan 2004: DG1, DG3

Conservation Area: No

National Planning Policy Framework: No Conflict

Hastings Planning Strategy: SC1

Hastings Local Plan, Development Management Plan, Revised

Proposed Submission Version: DM1, DM3

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

Summary

The application seeks planning permission for a flat roofed rear extension and a front facing dormer window.

The Site and its Location

The application site comprises a substantial detached period property with an existing flat

roof garage which is built on the boundary to the side (south). There is a very deep rear garden of about 90m length. The properties on both sides are similar in nature, although some have smaller gardens, 61 St Helens Park Road is set at lower level.

Details of the Proposal and Other Background Information

Dormer window: The previous application also included a front dormer which was unacceptable and was one of the reasons for the refusal of HS/FA/14/00744. Initially, the dormer forming part of this planning application was also unacceptable but amended plans have now been received amending this dormer, siting it in the centre of the house, reducing its size and changing the roof to a pitched roof with a width of about 1.7 metres and a total height of 2 metres.

Rear single storey extension: The proposed rear extension would cover the full width of the dwellinghouse and also the space behind the existing side garage, bringing the extension up to the boundary wall with 61 St Helens Park Road. The extension would have a width of 12.25 metres with a depth of 3.9 metres. The plans show a height of 3.25 metres, increasing in height to 4 metres for the two metres nearest to the boundary wall due to changes in ground levels. The rear extension would have a flat roof with two lantern style rooflights. The extension is to match the existing white painted rendered brickwork.

Previous Site History

HS/FA/14/00744 Single storey side extension, single storey rear extension, recreational room to rear of property & front and rear dormer
Refused 02 December 2014

HS/PR/15/00037 Rear and side dormer, rooflight on side hip over staircase, relocate rear window back to its original location.
Granted 09 February 2015

Details of Consultations

Subsequent to neighbour consultation letters, letters of objection from 3 individual properties have been received. Objections include:

- Adequate space in the existing property and extension not necessary
- Extension would bring noise and light into the garden
- The additional garden building (not subject to this application) would bring noise and light into the garden and could impact upon trees
- Visual impact of the dormer
- Dormer not necessary
- Party Wall agreement would be required for the removal of the garage
- Risk of subsidence

Planning Considerations

Visual impact

Subsequent to negotiations with regard to the front dormer window, amended drawings have been received. The dormer is now sited in a more central position, reduced in width and with a pitched roof. The visual impact on the existing dwellinghouse, the surrounding area and the streetscene is now considered to be acceptable.

Impact on the living conditions of adjoining properties

Although the extension will abut the boundary and there is a difference in ground levels between the application site and 61 St Helens Park Road, it is not considered that the proposed extension will have a negative impact on the neighbouring property. Given its orientation, with the proposed extension being north of the neighbouring property, there will not be an unacceptable loss of sunlight. The extension will also appear tall along the boundary, but again because of the orientation and because of its depth and the distance from any neighbouring windows, the proposed extension is not considered to result in the unacceptable loss of daylight or be overbearing. The extension is considered to be acceptable on balance.

The other adjoining property of 65 St Helens Park has a garage to the side and the proposed extension is set at a distance of one metre from the boundary. This relationship is considered to be acceptable.

The proposal would not result in any overlooking.

The previous application was refused for three reasons: impact of the side extension, front dormer and insufficient tree information with regard to a proposed outbuilding. The side extension and the outbuilding do not form part of this application. The front dormer has been revised. As such the previous reasons for refusal are not relevant for this application.

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".

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

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:

Site Plan; and 1601 (110)-1, 2, 9, 10B, 12 & D
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. (Hastings Local Plan 2004 - Policy DG1)
4. In the interests of the amenity of the neighbouring residential occupiers. (Hastings Local Plan 2004 Policy DG1)

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. Please note that the approval relates only to the single storey rear extension and front dormer window.

Officer to Contact

Mrs E Collins, Telephone 01424 783278

Background Papers

Application No: HS/FA/14/01008 including all letters and documents