

Delegated Officer Report

App.No: 240296 (HHH)	Decision Due Date: 24 July 2024	Ward: Langney
Officer: Chloe Timm		Type: Householder
Site Notice(s) Expiry date: 28 June 2024 Neighbour Con Expiry: 28 June 2024 Press Notice(s):		
Over 8/13 week reason:		
Location: 14 Oulton Close, Eastbourne		
Proposal: Erection of single storey rear extension		
Applicant: Turner		
Recommendation: Approve Conditionally		

Constraints:

Eastbourne Borough Council Covenant
Willingdon Levels Catchment Area

Relevant Planning Policy:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan 2006-2027

C9 Shinewater & North Langney Neighbourhood Policy
D5 Housing
D10a Desing

Eastbourne Borough Plan 2001-2011

HO2 Predominantly Residential Areas
HO20 Residential Amenity
NE16 Dev within 250m of former landfill site
UHT1 Design of New Development
UHT4 Visual Amenity
US4 Flood Protection and Surface Water

Site Description:

The application site is a mid-terrace property located on the southern side of Oulton Close, the property is comprised of white painted render, whit uPVC fenestration and tiled pitched roof. The front gardens of the terrace of properties is open plan with hardstanding for off road parking and smaller pockets of soft landscaping.

Relevant Planning History:

230714

Erection of Single Storey Rear extension

Householder

Approved conditionally

13/03/2024

Proposed development:

The application is seeking permission for the erection of a single storey extension to the rear elevation.

A similar proposal was approved under 230714, this proposal will keep the existing single storey rear extension and the new extension will be an in-fill extension.

Consultations:**Neighbour Representations:**

Public notification regarding the application has been undertaken in the following ways:

- Letters have been sent to all registered properties adjoining the application site;
- A site notice has been displayed in the vicinity of the application site;
- An advert has been published in the local newspaper.

No representations have been received.

Appraisal:**Impact upon the amenity of neighbouring occupants**

Relevant policy: Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.

The extension proposed will have no significant impacts on the amenity of surrounding occupiers, the extension will not cause any overshadowing or loss of light to those adjoining due to the orientation and layout of the terrace and any outlook from the extension will be into the application sites own private rear garden area.

Design quality and impact upon the street scene and visual amenity of the area:

Relevant policy: 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 paragraph 135 of the NPPF

The proposal is for a single storey extension to the rear with a flat roof and parapet, a single door with side window to the rear and no windows to the side elevations. The extension will be comprised of facing brickwork, white uPVC doors and windows to match the host property.

The extension is proposed to the rear elevation of the property and will have no visual impact upon the character of the street scene.

Human Rights Implications:

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.

Conclusion:

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.

Recommendation:

Approve Conditionally

Appeal:

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.