

Report to	<b>Planning Committee</b>
Date	<b>8 August 2013</b>
By	<b>Director of Planning</b>
Local Authority	<b>SDNPA (Wealden District Area)</b>
Application Number	<b>SDNP/13/02235/HOUS</b>
Applicant	<b>Mrs J Wenham</b>
Application	<b>Proposed alterations to replace existing dormer with enlarged flat roof dormer.</b>
Address	<b>2 Peakdean Close, East Dean, Eastbourne, East Sussex, BH20 0HZ</b>
Purpose of Report	<b>The application is reported to Committee for a decision.</b>

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**Recommendation: That planning permission be granted for the reason and subject to the conditions set out in paragraph 10.1 of this report.**

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### **Executive Summary**

The application is for a flat roof dormer window on the western side of 2 Peakdean Close to replace a smaller pitched roof dormer window. It would face towards no.3 Peakdean Close. The window would be obscure glazed. The new dormer window would not significantly impact upon the character of the dwelling or the amenities of the neighbouring property.

The application is presented to the SDNPA Planning Committee at the request of Charles Peck as the recommendation is to permit.

#### **I. Site Description**

- I.1 East Dean is situated within open downland (the Ouse to Eastbourne open downland character area) in the eastern end of the National Park, which is characterised by a mosaic of arable and permanent pasture land with a strong sense of remoteness and tranquillity. The majority of East Dean is located on a hillside which rises northwards from the A259.
- I.2 Peakdean Close is part of a post war development located in the northern part of East Dean. The land rises steeply through the Close from the south east to the north west and as a result there are significant differences in levels between properties. In this area there are detached chalet style and two storey dwellings which are of a similar character set back from the road. Some front gardens are planted with a variety of trees and shrubs whilst others are more open.
- I.3 No.2 Peakdean Close is a detached chalet style dwelling which is set back from the road and in an elevated position, with an open frontage. It is constructed out of a dark brick with tile hanging on the front. The windows are white UPVC and there is a white UPVC conservatory on the western side. It has an irregular shaped footprint and the roof has a variety of hips and gables with two pitched roof dormer windows on the front elevation. There is a small pitched roof dormer on the west side elevation which is proposed to be replaced. It is 0.9m wide and 1.2m high. It is set back from the eaves by 1.3m and is 1m below the ridge of the roof. A close boarded timber fence defines the western site boundary and there is a tall hedge on the eastern side of the site.
- I.4 The neighbouring property to the west is no.3 Peakdean Close. This dwelling is on higher ground so that the ground floor of this dwelling is at approximately the same level as the

upper floor windows of no.2. It is also set back behind the frontage of no.2 and faces slightly away from it. This property has a large gable end facing the site where there is a bay window and single window at the ground floor and two upper floor windows. There is a large conservatory and patio area to the front of this dwelling and a large flat roof dormer above. To the east of the site is a two storey dwelling which is closer to the road and sited next to the driveway of no.2.

## **2. Relevant Planning History**

2.1 None.

## **3. Proposal**

3.1 The application proposes to replace the dormer window on the west facing roof slope of the dwelling. It would be sited in an approximately central location on the roof slope in the same location as the existing dormer window. It would have a flat roof and measure 3.4m wide and 1.5m high. It would be set back from the eaves by 1.2m and be 1.2m below the ridge of the roof. It would be clad with hanging tiles and have a felt roof. It would have a white UPVC framed window with three vertical panes and a top hung light. The whole window would be obscure glazed.

## **4. Consultations**

4.1 **Parish Council:** The Parish Council was evenly divided on the merits of the application and do not wish to make a recommendation.

## **5. Representations**

5.1 Two objections have been received which raise the following points:

- Enlarged dormer would have an adverse impact on the outlook of No.3 Peakdean Close due to the topography where the ground floor lounge window directly faces the first floor existing dormer window;
- The scale and bulk of the replacement dormer would be overbearing and un-neighbourly;
- The dormer window would be approximately 3 times wider than the existing window and would be closer to no. 3 because it starts at a lower point on the roof;
- A flat roof dormer is not in keeping with the character of the dwelling;
- The dormer window will impact upon the privacy of No.3.

## **6. Planning Policy Context**

6.1 Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the Adopted Wealden District Local Plan 1998. The relevant policies to this application are set out in section 7, below.

### National Planning Policy Framework (NPPF) and Circular 2010

6.2 Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued and came into effect on 27 March 2012. The Circular and NPPF confirm that National Parks have the highest status of protection and the NPPF states at paragraph 115 that great weight should be given to conserving landscape and scenic beauty in the National Parks and that the conservation of wildlife and cultural heritage are important considerations and should also be given great weight in National Parks.

### National Park Purposes

6.3 The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well being of the local community in pursuit of these purposes.

#### Relationship of the Development Plan to the NPPF and Circular 2010

6.4 The relevant policies have been assessed and are compliant with the NPPF.

### **7. Development Plan Policies**

7.1 The Wealden District Core Strategy Local Plan was approved by Wealden District Council on 28 November 2012 and by the SDNPA on 19<sup>th</sup> February 2013 and is now adopted policy. The relevant policies are cited below:

SPO1: Protection of distinctive landscapes, biodiversity and the geodiversity of the District.

SPO13: High quality, safe and attractive living environments for communities.

7.2 The following saved policies of the Wealden District Local Plan 1998 are relevant to this application:

GD2: Development Outside Development Boundaries

EN1: Sustainable Development

EN27: Layout and Design of Development

### **8. Planning Assessment**

8.1 The replacement dormer window would not detract from the character of the dwelling which has a roof with a variety of hips and gables. Whilst the existing dormer windows have pitched roofs there is not a consistent design to the roof which would cause the flat roof dormer to appear out of keeping with the overall character of the dwelling. It would be a proportionate scale to the roof and would be set back from the eaves and sufficiently below the ridge so as it would not dominate the roof slope. Cladding the dormer window with hanging tiles to match the existing tiles would also help to integrate it with the roof.

8.2 The character and appearance of the area and the wider landscape of the SDNP would not be harmed by the replacement dormer window. It would only be seen from views to west on Peakdean Close where it would not appear as an unduly prominent or unsightly addition to the street scene because of its scale and siting and the fact that there are other flat roof dormers in the immediate area, including no.3 Peakdean Close.

8.3 The replacement dormer window would not create an unacceptable adverse impact on the amenities of no.3 Peakdean Close. The dormer would be seen from the conservatory and patio area at the front of no.3 but it would be in the periphery of wider views. There is also hedging around the patio area which provides some screening and privacy. The proposed dormer would be larger than the existing but the outlook from the ground floor bay window of this neighbouring dwelling is already towards the roof slope of no.2 and given the distance of 10m between the two properties it would not have a significantly overbearing or un-neighbourly impact. Furthermore, it would be obscure glazed and, subject to a condition to be maintained in this condition and requiring all but the top opening light to be fixed shut, there would be no overlooking of the neighbouring property.

### **9. Conclusion**

9.1 For the reasons above, the replacement dormer window would not affect the character and appearance of the area or harm the amenities of neighbouring properties.

### **10. Reason for Recommendation and Conditions**

10.1 The reason for recommending planning permission is:

The replacement dormer window would not adversely affect the character of the existing dwelling, the character and appearance of the area or the amenities of neighbouring properties. The proposal therefore accords with policies GD2, EN1 and EN27 of the

Wealden District Local Plan (1998), policies SPO1 and SPO13 of the Wealden District Core Strategy 2013, National Park purposes, and the NPPF.

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.  
Reason: To comply with the provisions of Section 91(1) of the Town and Country Planning Act 1990 (as amended).
2. The development hereby permitted shall be carried out in accordance with the plans and details listed below under the heading "Plans Referred to in Consideration of this Application."  
Reason: To ensure that the development is carried out in accordance with the approved plans and policies EN27 of the Wealden District Local Plan 1998, policies SPO1 and SPO13 of the Wealden District Core Strategy Local Plan 2013 and NPPF.
3. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.  
Reason: To be in keeping with the character and appearance of the dwelling, in accordance with policies EN27 of the Wealden District Local Plan 1998, policies SPO1 and SPO13 of the Wealden District Core Strategy Local Plan 2013.
4. Only the top light of the window hereby permitted shall be capable of opening and the rest of the window shall be fixed shut and the whole window shall be glazed with obscure glass to a minimum level of Pilkington Texture Glass level 3, or a similar equivalent. The window shall thereafter retained in this condition.  
Reason: To protect the amenities of the adjoining property, in accordance with Policy EN27 of the Wealden District Local Plan 1998.
5. non opening condition

## **11. Crime and Disorder Implication**

11.1 It is considered that the proposal does not raise any crime and disorder implications.

## **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

## **13. Equalities Act 2010**

13.1 Due regard, where relevant, has been taken to the South Downs National Park Authority's equality duty as contained within the Equalities Act 2010.

## **14. Proactive Working**

14.1 In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive way, in line with the NPPF. This has included feedback on the application.

**Tim Slaney**

**Director of Planning**

**South Downs National Park Authority**

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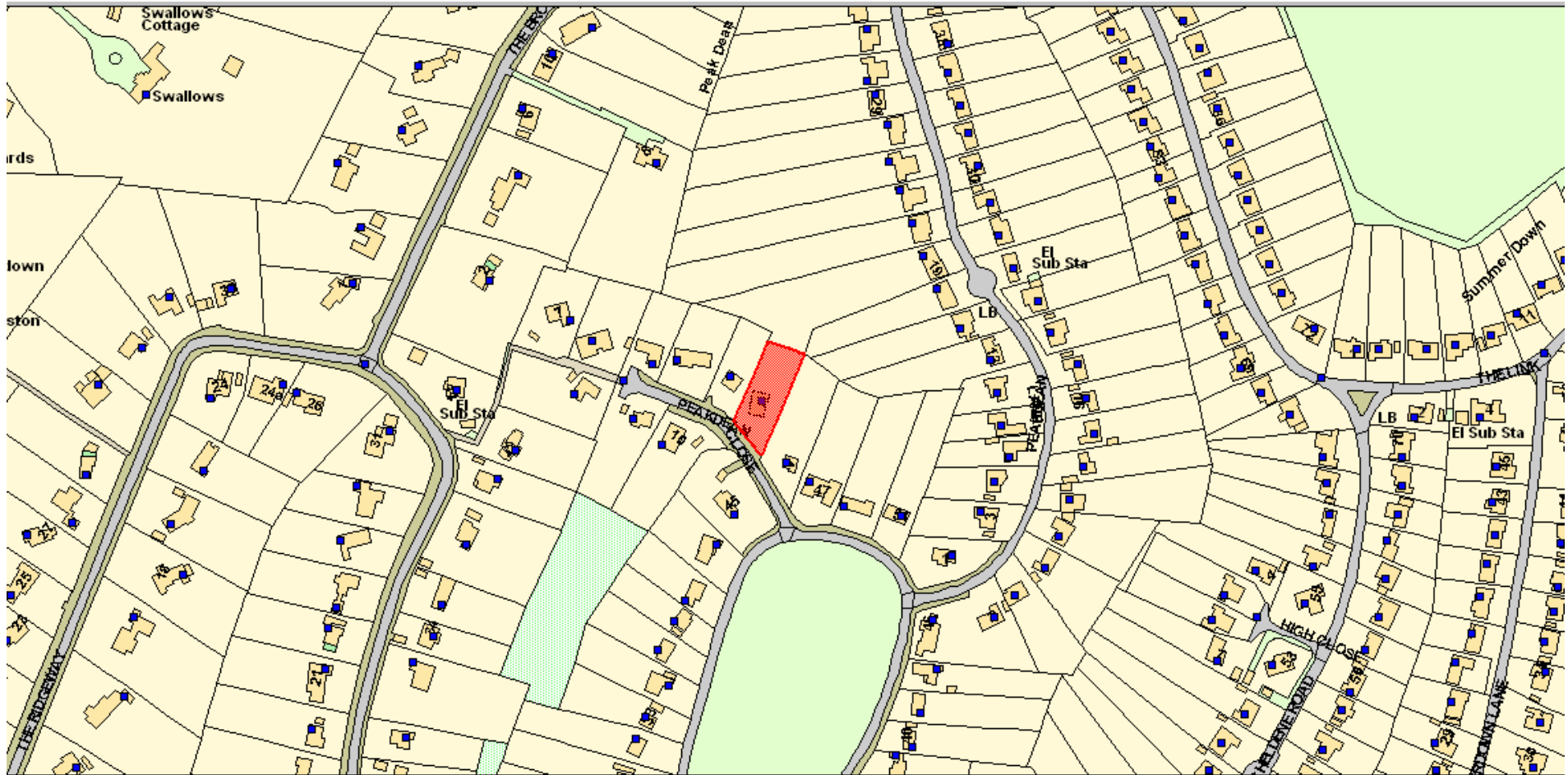
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Appendices I. Site Location Map

SDNPA Consultees Director of Planning & Legal Services.

Agenda Item 11 Report PC70/13- Appendix I Site Location Map



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