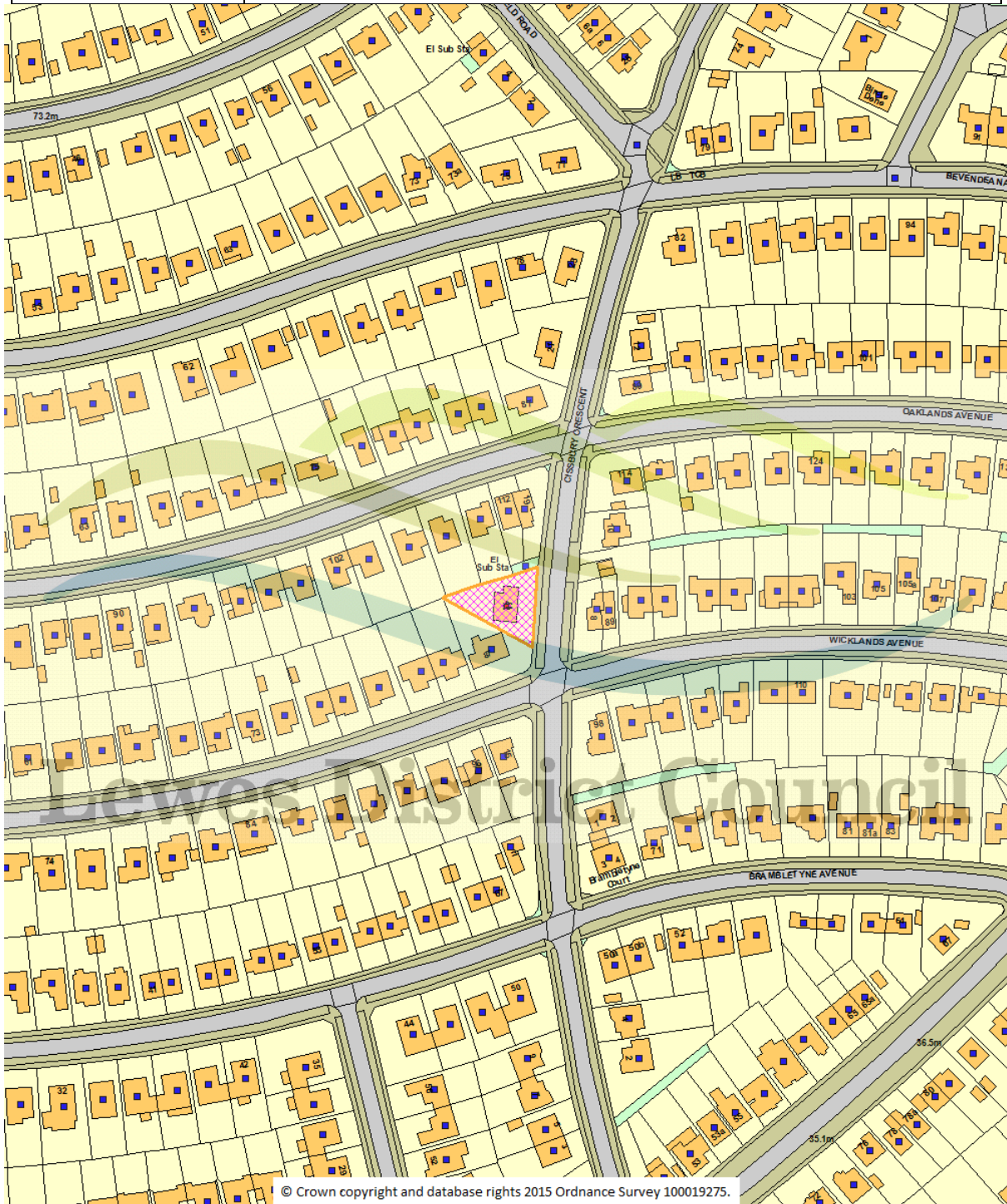


APPLICATION NUMBER:	LW/16/0842	ITEM NUMBER:	10
APPLICANTS NAME(S):	Mr J Edwards	PARISH / WARD:	Telscombe / East Saltdean & Telscombe Cliffs
PROPOSAL:	Planning Application for Conversion of existing bungalow to four studio flats to include side extension, demolition of garage, and addition of second floor		
SITE ADDRESS:	17 Cissbury Crescent Saltdean East Sussex BN2 8EN		
GRID REF:	TQ3802		



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is occupied by a detached bungalow dwelling with a pitched roof and gable ends and a flat roof garage to one side and a conservatory extension that aligns with the site boundary on the other. The property is finished in white painted render over a brick plinth and a traditional tiled roof. The property is located on the western side of Cissbury Crescent within a triangular plot of land in between Oaklands Avenue and Wicklands Avenue. The dwelling is located on a hillside with the level of the land rising northwards.

1.2 The application site is within the Planning Boundary of Saltdean and it is not Listed or located in a Conservation Area.

PROPOSAL

1.3 The application seeks planning permission for a first floor extension over the garage forming a continuation of the existing roofline, and for the sub-division of the resulting building into four self-contained studio flats. Dormer roof extensions are proposed to the front and rear elevations. The height of the building will be increased by 1.5m from 5.2m to 6.7m to the ridgeline. The existing conservatory extension will be demolished.

1.4 The existing bungalow has two bedrooms and a floor area of 61.2 square metres, excluding the garage and the conservatory extension. With the new extensions the building will have a floor area of 152 square metres.

1.5 Each of the studio dwellings will have off-street parking for 1 car per dwelling so there will be four hard-surfaced parking spaces in front of the property.

1.6 Four pitched roof dormers are proposed on the front elevation and these will be positioned between first floor and roof level, thereby cutting through the eaves of the pitched roof. On the rear elevation two pitched roof dormers are proposed towards the middle of the roof, and two rooflights proposed on the outer edges of the roof. The dormers will serve the bedrooms and the rooflights will be onto the bathrooms.

1.7 The extensions to the building are the same as previously approved under application LW/16/0196, the key difference in the current application is that as opposed to two dwelling units the proposals are to double the number and provide 4 x studio flats.

2. RELEVANT POLICIES

LDLP: – CT01 – Planning Boundary and Countryside Policy

LDLP: – ST03 – Design, Form and Setting of Development

LDLP: – RES13 – All extensions

LDLP: – SP1 – Provision of Housing and Employment Land

LDLP: – SP2 – Distribution of Housing

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/16/0196 - Conversion of existing bungalow to two residential units including the addition of a first floor - **Approved**

E/57/0271 - Planning and Building Regulations Application for two proposed detached bungalows and garages on Plots 052 - part 054, Block 16. Building Regulations Approved. Completed. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Main Town Or Parish Council – The Planning & Highways Committee considered the application and SUPPORT the proposal subject to conditions ensuring matching materials are used, hours of work are limited to protect neighbouring amenities and all construction deliveries are undertaken after 9.30am due to local congestion on the A259 and to reduce air pollution.

4.2 Environmental Health – The proposal is for the conversion of existing bungalow to four studio flats to include side extension, demolition of garage, and addition of second floor.

4.3 The proposed conversion and associated works are being constructed on the site of an existing residential property. As such there is limited potential for materials that may be harmful to human health, such as fuel used for heating or asbestos containing materials, to be present in the soils. We therefore recommend that an “Unsuspected Contamination” condition is attached to any planning permission:

4.4 Southern Gas Networks – No objection

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 No representations have been received from neighbouring residents or the wider public.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the application include the principle of development, the design and visual impact, the effect on residential amenity, and accessibility and sustainable transport.

Principle of development

6.2 Within the defined Planning Boundaries opportunities do arise for residential development by infilling, redevelopment or conversion of buildings.

6.3 Provided such arrangements respect the need to safeguard the character of the town or village and the amenities of the local residents, they can make a contribution to the

share of the District's housing requirements and an allowance for such "unidentified sites" is made in the calculation of Housing Land Supply in the District.

6.4 The application site is located within the Planning Boundary of Saltdean where there is a presumption in favour of sustainable development. The proposed development would create a net increase of three additional dwellings on the application site, which will help, in a small way, to meet the housing need identified in the Lewes District.

Design and visual impact

6.5 The proposed increase in height of the property is acceptable. The site is on a hillside and even with the increased height the property will continue to follow the natural topography of the land and appear as an intermediary between 87 Wicklands Avenue on lower ground level and the properties to the north in Oaklands Avenue, which are on higher ground level. The form and scale of the extension over the garage is acceptable and will form a simple continuation of the existing roof shape which is a traditional pitch with gable ends. The development will retain the existing spaces on both sides to the site boundaries and will not occupy any larger footprint than the existing bungalow and garage. The immediate area is characterised by residential development both as single storey bungalows, chalet style properties and two-storey dwellinghouses, such as 8 Cissbury Crescent opposite the application site, and 19 Cissbury Crescent just up the hillside. Furthermore there are many examples of properties with pitched roof dormers in the local area. In view of this, and in consideration of the design detailing and scale of the proposed dormer roof extensions in relation to the character of the recipient property, the additions and extension to the existing bungalow are considered acceptable and will not be detrimental to visual amenity of the incongruous with the character of the immediate area.

Residential amenity

6.6 Previously approval has been granted for the extension of the building and its conversion into a pair of semi-detached houses. The current application seeks to double the number of residential units to 4no. studio flats. This means that the use of the land will be intensified and there will be more comings and goings with potentially 8 people living at the property. In addition, there will be living areas on each floor, front and rear, and the levels of domestic activity will be increased two fold. Such an intensification of the use is considered to be out of character in view of the immediate locality and the scale of the building and plot. The proposed use is considered likely to have a significant adverse impact on neighbour amenity for the above reasons, in particular the occupiers of 87 Wicklands Avenue.

6.7 The neighbouring properties to the north, along Oaklands Avenue, are not likely to be adversely affected because they are on much higher ground level than the application site. Their residents should not experience undue overlooking or overshadowing as a result of the development.

Accessibility and sustainable transport

6.8 The application relates to an existing dwelling within a residential area within the Planning Boundary of Saltdean. The site is within walking distance of the shops and services along Londridge Avenue to the west, and the frequent coastal bus routes along the A259 coast road to the south. The site is therefore reasonably sustainable and future residents should not have to rely upon private car use for all of their journeys.

6.9 The applicant is also proposing one car parking space for each studio dwelling. This is considered acceptable but in comparison with the previously approved scheme for

two residential units, the proposal to create 4 studios will result in more vehicular movements to and from this relatively small site.

6.10 The parking spaces can be provided whilst retaining a sufficient gap with the lamppost which is on the grass verge in front of the application site. The applicant will need the consent of East Sussex County Council and the highway authority, to provide the vehicular crossovers to Cissbury Crescent and to cut through the grass verge alongside the public footway.

7. RECOMMENDATION

In view of the above and notwithstanding the comments received from the Telscombe Town Council, it is recommended that planning permission is refused.

Reason(s) for Refusal:

1. The proposed use of the property as extended to accommodate 4 self-contained households in the form of studio flats will result in an intensification in the use of the land, increased comings and goings and higher levels of domestic activity that will be out of character with neighbouring uses in the immediate vicinity of the application site and an over-development of the site, which will be detrimental to neighbour amenity by way of noise and disturbance. Therefore the proposals are contrary to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to National Planning Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, it has not been possible to resolve them. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	30 September 2016	1:1250
Existing Block Plan	30 September 2016	
Planning Statement/Brief	30 September 2016	
Design & Access Statement	30 September 2016	

Waste Minimisation Statement	30 September 2016	
Biodiversity Checklist	30 September 2016	
Existing Elevation(s)	30 September 2016	10790-10
Existing Section(s)	30 September 2016	10790-10
Proposed Elevation(s)	30 September 2016	10790-10
Proposed Section(s)	30 September 2016	10790-10
Existing Floor Plan(s)	30 September 2016	10790-10
Proposed Floor Plan(s)	30 September 2016	10790-10