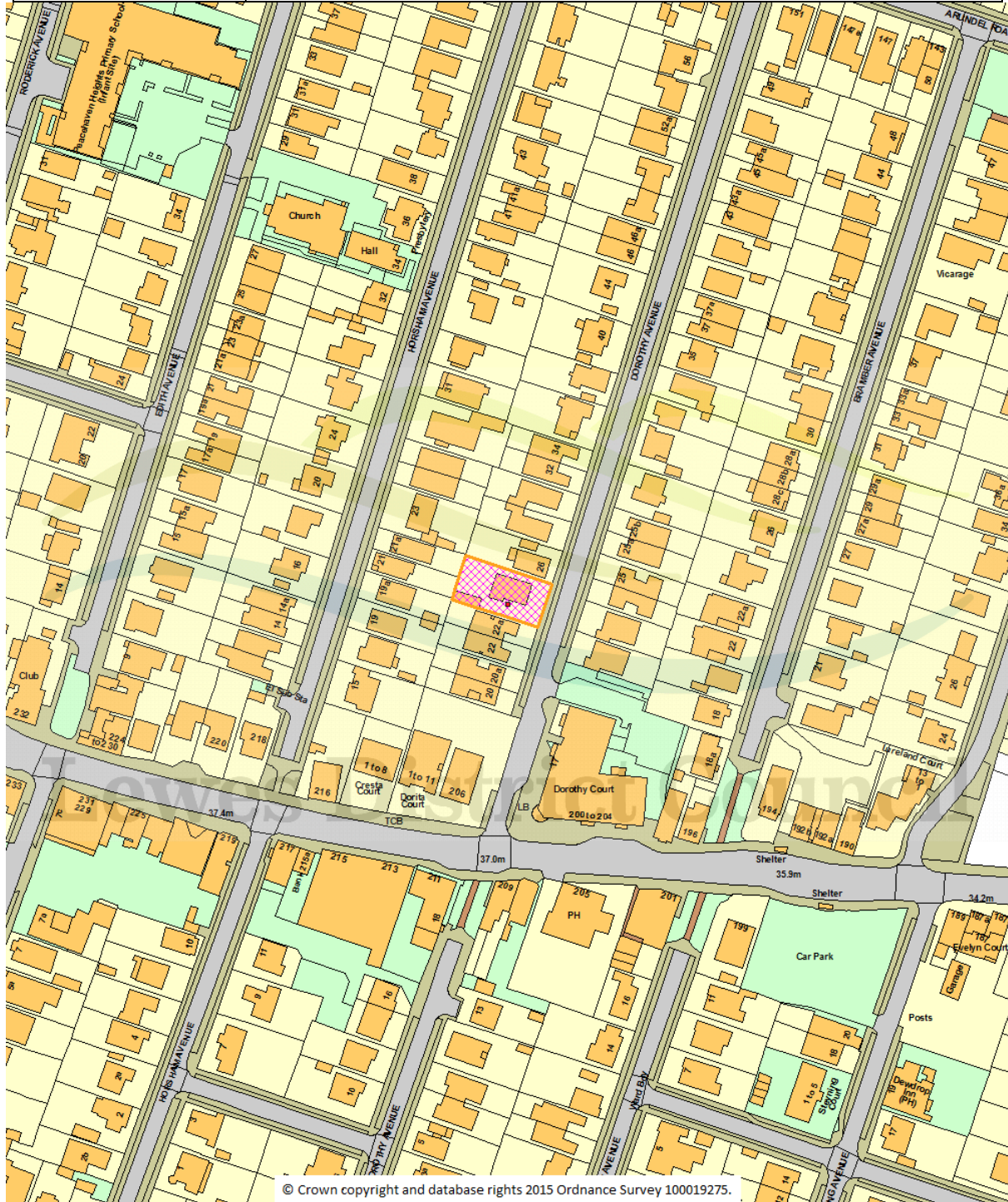


APPLICATION NUMBER:	LW/16/1028	ITEM NUMBER:	6
APPLICANTS NAME(S):	Mr J Washer	PARISH / WARD:	Peacehaven / Peacehaven West
PROPOSAL:	Planning Application for demolition of bungalow and detached garage and erection of a pair of semi-detached chalet bungalows		
SITE ADDRESS:	24 Dorothy Avenue Peacehaven East Sussex BN10 8HT		
GRID REF:	TQ4101		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached bungalow fronting onto Dorothy Avenue. It is flanked by a pair of semi-detached bungalows on the south side, and a single bungalow on the north side, beyond which are chalet style houses.

1.2 The proposal is to demolish the bungalow, and to build a pair of semi-detached chalet bungalows on the site. The building would be 1m off each side boundary, and would feature low eaves at single storey level, above which would be tiled roof with four single dormer windows at the front and one wide dormer window at the rear. The dormers would serve two bedrooms to each of the properties at the front and two bedrooms to each of the properties at the rear (each property would be four-bedroom).

1.3 The properties would each have an integral garage and off-road parking space.

2. RELEVANT POLICIES

LDLP: – CP10 – Natural Environment and Landscape

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

3. PLANNING HISTORY

LW/14/0319 - Demolition of bungalow and erection of pair of semi-detached 2 bedroom chalet bungalows - **Approved**

E/70/0496 - Planning and Building Regulations application for garage.
Building Regs Approved. Completed. - **Approved**

E/52/0370 - Planning and Building Regulations Applications for proposed bungalow on Plots 073-074, block 134. Building Regulations Approved. Completed. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Main Town Or Parish Council – Refusal Recommended due to:-

- Unneighbourly
- Loss of light
- Will increase parking issues
- Out of keeping with street scene (mainly single storey bungalows)
- Loss of privacy

4.2 Environmental Health – Following a review of available historical mapping for the site it remained undeveloped, existing initially as agricultural land until sometime in the 1960s when it was developed for residential use as a bungalow. No further changes were observed at the property up to present.

Due to the age of the existing dwelling and detached garage 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 be attached to any planning permission:

4.3 Southern Gas Networks – Standard gas safety advice.

4.4 ESCC Archaeologist – Recommends a programme of archaeological works.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None.

6. PLANNING CONSIDERATIONS

6.1 Planning permission was granted in September 2014 for demolition of the bungalow and the erection of a pair of semi-detached 2-bed chalet bungalows on the site. The approved building was similar in form to that now proposed, but had two dormers at the front (serving one bedroom to each property) and two at the rear (again serving one bedroom to each property). The approved building was 1.5m off each side boundary.

6.2 The proposed building now is therefore wider and has more dormers than the approved building. No 22b next door is at a lower level than the site, and arguably would be felt a greater impact than the approved scheme, given that the side wall would rise to 5.4m, before turning with a barn hip to a ridge height of 7m (the same height as the approved building).

6.3 The building, on both sides, would have a kitchen window facing the neighbouring property. Both adjacent properties (22b and 26) have their front doors on the side elevations facing the site. The boundary to no.26 is lower than on the south side, and a boundary wall of increased height would be required to effectively prevent overlooking.

6.4 To the rear, the extra first floor windows to the bedrooms could allow more overlooking to the gardens and rear windows of properties behind the site in Horsham Avenue, but on the application site the back gardens would be 11.3m deep. In a suburban location such as this, some overlooking is generally inevitable where first floor accommodation is proposed.

6.5 Overall, the Town Council's objections are noted. However, a pair of semi-detached chalet style bungalows were approved in the site in 2014 (LW/14/0258) and it is not considered that the impact of the slightly larger building now, with its increased width and additional upper floor windows, would be so significant as to justify refusal.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. Development shall not begin until details of finished floor levels in relation to the existing ground levels have been submitted to and approved by the Local Planning Authority. The works shall then be carried out in accordance with these details.

Reason: In the interest of residential amenity and the character of the locality having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Classes A-C of Part 1 to Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing. The integral garages shall be retained as garages and shall not be used as living accommodation.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. Any works in connection with this permission shall be restricted to the hours of 0800 to 1800 Mondays to Fridays and 0830 to 1300 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of the amenities of the adjoining residents having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. Details of the proposed boundary treatment to the north boundary (with 26 Dorothy Avenue) shall be submitted to and approved by the Local Planning Authority, prior to the commencement of development. The approved boundary treatment shall be carried out and completed prior to first occupation of either approved property.

Reason: To help safeguard to the privacy of occupiers of 26 Dorothy Avenue, having regard to Policy ST3 of the Lewes District Local Plan.

6. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework 2012.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Floor Plan(s)	9 December 2016	01
Existing Roof Plan	9 December 2016	01
Existing Elevation(s)	9 December 2016	02
Proposed Floor Plan(s)	9 December 2016	03
Proposed Roof Plan	9 December 2016	04
Proposed Elevation(s)	9 December 2016	05
Location Plan	9 December 2016	06
Existing Block Plan	9 December 2016	07
Proposed Block Plan	9 December 2016	08
Proposed Elevation(s)	9 December 2016	09
Proposed Section(s)	9 December 2016	09
Proposed Elevation(s)	9 December 2016	10
Other Plan(s)	9 December 2016	11 - CROSSOVER DETAIL
Landscaping	9 December 2016	12
Technical Report	9 December 2016	ARCHAEOLOGICAL APPRAISAL
Additional Documents	9 December 2016	MATERIALS
Design & Access Statement	9 December 2016	
Planning Statement/Brief	9 December 2016	