

APPLICATION NUMBER:	LW/16/1026	ITEM NUMBER:	9
APPLICANTS NAME(S):	Lewes District Council	PARISH / WARD:	Barcombe / Barcombe & Hamsey
PROPOSAL:	Planning Application for Installation of bike shelter		
SITE ADDRESS:	1 - 17 Munster Green Barcombe East Sussex BN8 5BN		
GRID REF:	TQ 42 15		



1. SITE DESCRIPTION / PROPOSAL

1.1 1-17 Munster Green is a Council owned block of flats in the centre of Barcombe. The flats are arranged in a low-rise, L-shaped configuration on the eastern side of the road. The L-shaped configuration allows for a prominent, open communal green area to the front of the dwellings.

1.2 Planning permission is sought for the erection of a covered communal bicycle shelter for use of the residents.

1.3 As originally submitted the proposed shelter was indicated to be located at the western end of the northern 'wing' of the block of flats, close to the road frontage, in an open grassed area. However following negotiation with officers the shelter has been moved to the southern boundary of the site adjacent the existing bin storage area.

1.4 The proposed shelter will be a six space bike shelter measuring 2 metres in width by 1.9 metres in depth with an overall height of 2.4 metres. It would be a curved, steel construction with a clear polycarbonate roof.

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

None relevant.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Barcombe Parish Council – Barcombe Parish Council has no comment to make on this application

Environmental Health – No comments.

ESCC Archaeologist – Although this application is situated within an Archaeological Notification Area, I do not believe that any significant below ground archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 One letter of objection received making the following comments:

There is not enough information available to determine whether the development would:

- 1) Block access via an existing gate from the rear of our garden to the green
- 2) Reduce incoming light to the rear garden or overshadow the garden
- 3) Be an overbearing or out of character structure

6. PLANNING CONSIDERATIONS

6.1 The main considerations in determination of this application are:

Scale, Design and Impact on Character of the Area

6.2 As originally submitted it was felt that the position of the proposed bicycle shelter, in a prominent, open location close to the road would have detrimentally affected the existing street scene. Officers therefore sought to negotiate the relocation of the bicycle shelter to a less prominent position.

6.3 At the southern end of the block of flats is an existing area used for the storage of the communal bins and it is now proposed to erect the bicycle shelter immediately adjacent this bin storage area. This means that the shelter will be set back from the road frontage by some 25 metres and will be viewed in association with the building and bin storage area.

6.4 Whilst the bicycle storage will sit forward of the building and bin storage it is considered that the much wider expanse of communal green space between the shelter and the road frontage, minimises the visual intrusion of the structure and that consequently no significant harm will be caused to the street scene.

6.5 With the application site backing onto the designated Conservation Area, the impact on the setting of the Conservation Area also needs to be taken into consideration. The boundary with the Conservation Area at this point is marked by close boarded fencing running along the boundary of the rear gardens of the neighbouring dwellings. Whilst glimpses of the shelter will be visible above this fence line, as a lightweight, mainly transparent structure, its visual impact will be negligible. On this basis it is not considered that the structure will have any negative impact on the setting of the designated Conservation Area.

Impact on Residential Amenities

6.6 As noted above it will be possible to see the shelter above the mutual fence line with the neighbouring properties. This is not a large structure though and with a largely transparent roof, it will not cause significant overshadowing or loss of light to the neighbouring garden.

6.7 Whilst its position will attract a small amount of additional activity to this part of the site, it is not considered that this will negatively affect the quiet enjoyment of the neighbouring garden, especially bearing in mind the position next to an existing bin storage area.

6.8 The small scale of the structure will also ensure that the neighbour rear gate is not obstructed.

Conclusion

6.9 The proposed location of the bicycle shelter ensures that its visual impact on the wider street scene is limited and as a result it is not considered to cause detriment to the character of the area or setting of the adjacent Conservation Area. In addition it is not considered that harm will be caused to the amenity of the nearby residents.

6.10 For these reasons the application is deemed to comply with the requirements of Policy ST3 of the Lewes District Local Plan and Core Policy 11 of the Joint Core Strategy.

7. RECOMMENDATION

That planning permission is granted subject to conditions.

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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	25 January 2017	1:1250
Proposed Block Plan	25 January 2017	1:500
Design & Access Statement	25 January 2017	
Photographs	8 December 2016	BIKE SHED SPECIFICATION