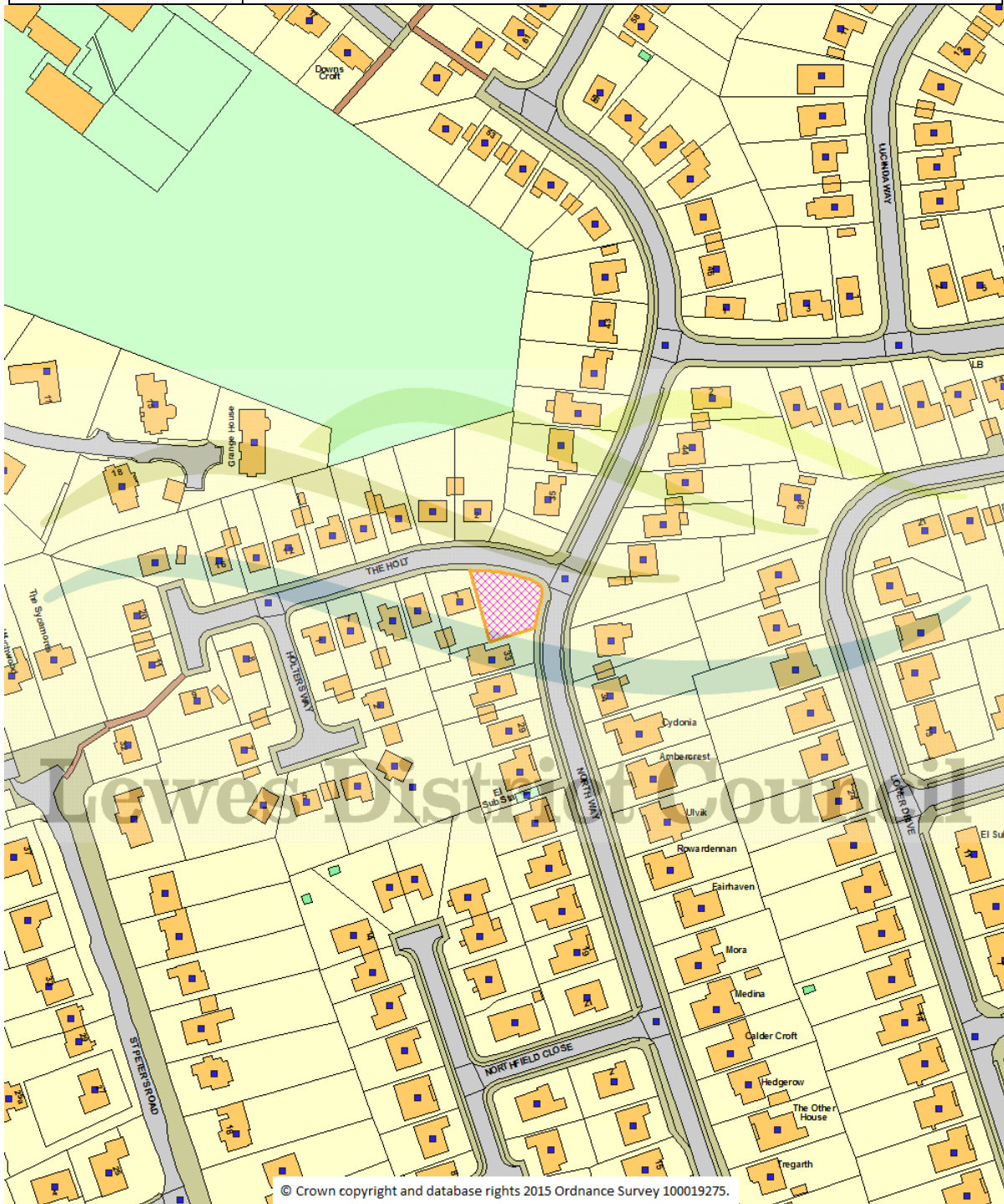


<b>APPLICATION NUMBER:</b>	LW/17/0064	<b>ITEM NUMBER:</b>	<b>8</b>
<b>APPLICANTS NAME(S):</b>	Seaford Town Council	<b>PARISH / WARD:</b>	Seaford / Seaford North
<b>PROPOSAL:</b>	Outline Planning Application for Outline application for the erection of a dwellinghouse on land at the junction of The Holt and North Way		
<b>SITE ADDRESS:</b>	Street Record The Holt Seaford East Sussex		
<b>GRID REF:</b>	TQ 48 00		



## 1. SITE DESCRIPTION / PROPOSAL

### SITE DESCRIPTION

1.1 The application site is located on the south-west corner of the junction between The Holt and North Way. The land is bound to the west by 1 The Holt, a two storey dwelling, and to the south by 33 North Way, a detached bungalow. The land is laid to grass and there are four small trees near to the wall which delineates the western boundary to the site.

1.2 The site is some 20m across and 21m deep having an area of some 397 square metres.

1.3 The application site is within the Planning Boundary of Seaford and is in a predominantly residential area developed from the late 1970s and early 1980s. The land is not within an Area of Established Character or a Conservation Area, and there are no Listed Buildings within the site.

1.4 The land is owned by Seaford Town Council, the applicant for the planning application.

### PROPOSAL

1.5 The application seeks outline planning permission for the erection of a detached bungalow dwelling within the site, with all matters reserved including means of access; layout; scale; appearance and landscaping. The drawings submitted with the application are therefore indicative.

1.6 The plans submitted show a dwelling with an L-shaped footprint and a projection at the rear, having a pitched roof with gable ends. The property will follow the stepped building lines along both North Way and The Holt. The principal elevation will front The Holt and a driveway and off-street car parking in the form of a detached single garage is proposed to the side of the dwelling, next to the boundary with 1 The Holt.

1.7 The property indicated will be 9.9m across and 7.8m deep, having a floor area of 73 square metres.

1.8 The layout will comprise three bedrooms; bathroom; lounge/dining room; hallway; and kitchen.

## 2. RELEVANT POLICIES

**LDLP: – CT01 – Planning Boundary and Countryside Policy**

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

**LDLP: – SP2 – Distribution of Housing**

**LDLP: – CP2 – Housing Type, Mix and Density**

**LDLP: – CP11 – Built and Historic Environment & Design**

### 3. PLANNING HISTORY

**S/53/0090** - Outline application for residential development.

Part Approved/Part Refused.

See Plan - Sections B, C, D, E & F Approved, Sections A & G Refused. – **Split**

**S/69/0229** - Outline application for forty-nine houses and garages – **Refused**

**LW/74/1555** - Outline application for residential development (approx eight units/acre) on existing agricultural land. – **Refused**

**LW/80/0726** - Outline Application for residential development. Restrictive Planning Condition No's. 14 & 15. - **Approved**

**LW/81/0106** - Approval of Reserved Matters (LW/80/0726) for the construction of new estate roads and erection of thirty-five detached bungalows, twelve detached three bedroom bungalows, two detached four bedroom houses with garages. - **Approved**

### 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**4.1 Environmental Health** – has no objections to the proposal but would recommend the following advisory condition be attached to any approval.

- 1. Hours of construction work shall be restricted to 0800 to 1800 Monday to Friday and 0830 to 1300 on Saturdays. No working at any time on Sundays or Bank Holidays. Janet Adams Senior Environmental Health Officer*

**4.2 Southern Gas Networks** – No objection. Standard advice in relation to pipelines and mains.

### 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Representations have been received from 5 The Holt; 78, 105 and 109 North Way; and 24 Lucinda Way, objecting to the application for the following reasons:

- Loss of green space
- Loss of open space
- Loss of public amenity space
- Loss of trees
- Harm to pleasant environment and aesthetic of the estate
- Crowded environment
- Over-development
- Density
- Overlooking, loss of privacy
- Parking issues
- Traffic generation
- Highway hazards
- Danger to pedestrians
- Effect on wildlife

- Conservation significance
- Not an affordable home
- Misleading supporting data from town survey

5.2 Councillor Carolyn Lambert raises an objection commenting as follows:-

5.2.1 "This would represent an over-development of the area and the loss of much-valued amenity space for the community. Further development on this site would also affect neighbouring residences in terms of privacy and overlooking. The unnecessary in-filling of this site will continue to contribute to the density of the area which is at its maximum capacity."

## 6 PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the application include the principle of development and whether the site can accommodate the scale and type of the development proposed as shown on the indicative drawings submitted. The details will be reserved matters for subsequent approval, including the means of access, landscaping, layout, scale and appearance of the development.

### Principle of development

6.2 Spatial Policy 2 of the Joint Core Strategy "Distribution of Housing" states that the housing needs of the district can be met in part by allowing new homes on unidentified infill sites within Planning Boundaries. In this case the plot is within the Planning Boundary of Seaford and the net increase of one dwelling will help, albeit in a small way, to meet housing demand.

6.3 The street scene is generally open plan and the front gardens to properties, along with the grass verges along North Way, contribute to the open and spacious character of the area. There are two areas of green amenity space at the junction between The Holt and North Way, one of which being the application site. The site is large enough to accommodate a detached dwelling and this is demonstrated on the indicative drawings submitted which show a traditional bungalow dwelling in keeping with those that characterise North Way. The loss of the green amenity space will be mitigated by the fact that some grass land is shown to be retained between the bungalow and North Way. The front gardens and grass verges all contribute to the street scene as well, and the loss of the application site is not considered so significant as to outweigh the benefit of adding a new dwelling. Furthermore, the smaller area of green amenity land on the opposite corner of the junction will remain.

6.4 Notwithstanding the objections from neighbouring residents, the development of the site with a single bungalow dwelling is acceptable in principle and would help to meet housing need whilst the green and open character of the estate will not be unduly compromised.

### Reserved Matters

6.5 The specific details relating to the reserved matters will be considered in subsequent applications for planning permission. The indicative plans submitted show that the site can accommodate a detached bungalow and that through careful design, loss of privacy and overshadowing of neighbours can be avoided.

6.6 The indicative drawings also indicate that there is space for off-street car parking including a garage. There is also a bus route along North Way and as such future occupiers need not necessarily be reliant on private car use for all of their journeys.

6.7 The comments received in respect of highway safety and parking issues are acknowledged, but the net increase in traffic generated by a single dwelling is not likely to be significant, particularly as ample off-street car parking can be incorporated into the scheme.

## 7 RECOMMENDATION

The application is recommended for approval.

### **The application is subject to the following conditions:**

1. Details of the layout, appearance, landscaping, scale and means of access (hereinafter called "the Reserved Matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: To meet the provisions of paragraph (1) of Article 4 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

2. Applications for approval of the Reserved Matters shall be made to the local planning authority before the expiration of three years from the date of this permission, and the development to which this permission relates shall be begun before the expiration of two years from the date of the final approval of the last of the Reserved Matters.

Reason: To meet the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

3. The Reserved Matters shall be in general conformity with drawing numbers 2017-06-02a, 2017-06-03b, 2017-06-04a and 2017-06-05 submitted with the application hereby approved. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of nearby residents and the character of the locality, and to create a satisfactory layout and appearance to the development with provision for safe vehicular access and off-street car parking, having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and the National Planning Policy Framework.

4. No development shall take place until full details of the existing and proposed ground levels within the site, together with the eaves and ridge height of the approved development, and details of the ground levels, eaves and ridge heights of the existing buildings on land adjoining the site, to include 1 The Holt and 33 North Way, by means of spot heights and cross-sections to OS Datum, have been submitted to and approved by the Local Planning Authority. The development shall thereafter be implemented and completed in accordance with the approved level details.

Reason: In the interests of visual amenity, neighbour amenity and to ensure a satisfactory appearance to the development in accordance with retained policy ST3 and Core Policy 11 of the Lewes District Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected within and, where necessary, around the perimeter of the application site. The boundary treatment shall be completed in accordance with the approved details prior to the occupation of the dwelling units hereby permitted and retained as such thereafter.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 of the Lewes District Local Plan, Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of the new dwelling units hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. All hard surfaces incorporated into the development hereby approved shall be constructed from porous or permeable materials or designed to direct surface run-off to soakaways within the application site.

Reason: In order to drain surface run-off water naturally in the interests of sustainability and reducing the risk of flooding, in accordance with Core Policies 11 and 12 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.

8. No development shall take place until details/samples of all external materials and finishes to be used in the construction of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details/samples.

Reason: To ensure a satisfactory appearance to the development in keeping with the locality having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

9. The residential unit hereby approved shall not be occupied until satisfactory car parking provision has been made within the site in accordance with details to be approved by the local planning authority, and the car parking areas shall not be used other than for the parking of motor vehicles used by occupants of and visitors to the development hereby permitted, and retained as such thereafter.

Reason: In the interests of amenity and making satisfactory provision for the transport demand generated by the development, in accordance with retained policy ST3 and Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

10. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to policy ST3 of the Lewes District Local Plan, policy CP11 of Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

11. 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, a 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 Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and the National Planning Policy Framework.

12. Prior to any demolition or site clearance works necessary to implement the development hereby approved, a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Planning Authority. The CEMP shall provide for:

- the size of vehicles (contractors and deliveries);
- the routing of vehicles (contractors and deliveries);
- contractors' parking and Travel Plan;
- temporary site-security fencing;
- lighting;
- measures to control the emission of dust and dirt during construction;
- loading and unloading of plant and materials;
- storage of plant and materials used during construction;
- the location of any site huts/cabins/offices.

The development shall be implemented in accordance with the approved CEMP unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of the residential amenities of the neighbours having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

13. Notwithstanding the provisions of the Town and Country (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development as described in Schedule 2, Part 1, Classes A (with the exception of replacement of existing windows/doors) or B, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: Further extensions, alterations and a more intensive development of the site would be likely to adversely affect the appearance and character of the development, the area and neighbour amenity, having regard to retained policies ST3 and RES13 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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>
Proposed Layout Plan	24 January 2017	02A
Proposed Floor Plan(s)	24 January 2017	03B
Proposed Elevation(s)	24 January 2017	04A
Location Plan	24 January 2017	05
Proposed Block Plan	24 January 2017	05
Planning Statement/Brief	24 January 2017	