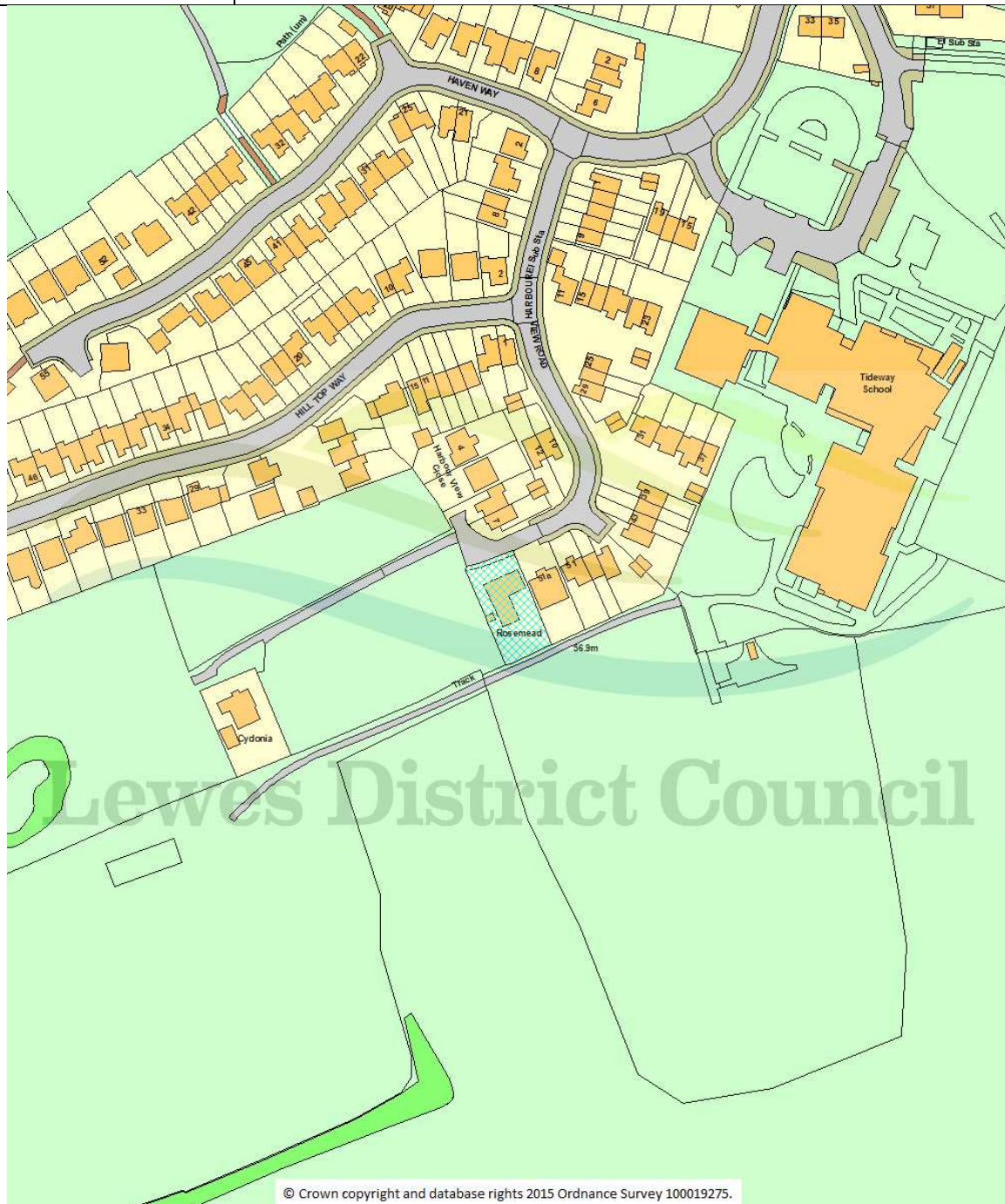


APPLICATION NUMBER:	LW/17/0083	ITEM NUMBER:	6
APPLICANTS NAME(S):	Mr M Langley	PARISH / WARD:	Newhaven / Newhaven Denton & Meeching
PROPOSAL:	Planning Application for Demolition of existing bungalow and replacement with 3 three-bedroomed townhouses		
SITE ADDRESS:	Rosemead 53 Harbour View Road Newhaven East Sussex BN9 9TT		
GRID REF:	TQ4300		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached bungalow, located towards the end of the Harbour View Road cul-de-sac, at Harbour Heights. The bungalow is an older property, built before 1973, but is effectively part of the newer Harbour Heights residential estate, which was built in the early 2000's.

1.2 The proposal is to demolish the bungalow and to build a terrace of three 3-bed houses on the site, fronting onto Harbour View Road. The houses would have a rendered front to match adjacent dwellings, and a tiled roof. The end house of the terrace would feature a gabled front. On-site parking would be provided on the forecourt of each house. The houses would be built at the building line of the adjacent house 51A Harbour View Road.

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

P/52/0004 - Use of land for housing purposes. – **Approved**

P/73/0197 - Extension and new garage. - **Approved**

LW/87/1300 - Single storey extension. – **Approved**

LW/97/0440 - Two storey side extension – **Approved**

LW/00/0565 - Erection of a detached garage with storage above – **Approved**

LW/02/1588 - Erection of a detached garage with storage above – **Refused**

LW/02/2463 - Erection of a detached double garage with storage above – **Refused**

LW/03/0769 - Erection of a detached double garage – **Approved**

LW/10/1353 - Erection of a single garage - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Newhaven Town Council – The committee raised concerns about:

- The effect on street parking in this Close, where it is already difficult to park.
- The adequacy of surface water drainage due to the geology of the area.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Objections have been received from four local households, with one letter being signed by 14 local households. The grounds of objection are:

- Conservation significance
- Effect on wildlife, including bird habitat in hedges.
- Inadequate access, which is limited to a single small road and is unlit and without pavements.
- Loss of trees
- Over-development, as the area is already well developed, and further properties would make the area cluttered.
- Parking issues, with increased pressure for parking.
- Harbour View Close is a private road and access will not be granted to any building vehicles, and this will be closely monitored.
- Contrary to para.7 of the NPPF (which requires good design), para. 35 (which promotes 'safe and secure' layouts) and para. 118 (which protects irreplaceable habitats and veteran trees (the site has a veteran tree)).
- The proposal goes against the development plan for Newhaven, as it is not included in the emerging site allocations document prepared as part of the Newhaven Neighbourhood Plan.
- Increased noise and disturbance from comings and goings of traffic.
- Increased traffic generation, especially as this is remote location.
- Flooding.
- Loss of light.
- Loss of open space.
- Overbearing building/structure.
- Overshadowing.
- Loss of sea view.

6. PLANNING CONSIDERATIONS

6.1 The site is within the Planning Boundary for Newhaven, as shown on the Proposals Map for Newhaven in the Joint Core Strategy. In principle, new residential development can be accepted at locations within the Planning Boundary, as a means of meeting housing need, ensuring that new housing is in more sustainable locations (generally close to shops and services) and taking pressure off development in the countryside.

6.2 The site is adjacent to the Harbour Heights residential area, which was approved in 2000 (LW/99/1721). The Harbour Heights area was developed in the early 2000's, and this bungalow is served by Harbour View Road and Haven Way (off Southdown Road), both of which were constructed as part of the 2000 permission. Had the site been part of the 2000 planning application (which was for some 127 dwellings), it seems likely that permission for its redevelopment would have been granted.

6.3 The style and appearance of the proposed houses would be in keeping with the prevailing style of housing at Harbour Heights, and would therefore be in keeping with the residential character of the locality. There are already small terraces of houses in the area, including on the approach to the site.

6.4 The approach roads already serve 7 houses in Harbour View Close and are considered to be acceptable. Although the site is on the edge of town and it is highly likely that future residents would rely on private car for travel needs, on-site parking is proposed at the front of the houses. There should not be significant overspill parking on-road.

6.5 It is not considered that noise and disturbance would be added in the locality in any significant sense. Existing houses in the area already generate traffic and noise and disturbance. Similarly, it is not considered that the proposed development would 'clutter' the locality, as the terrace would simply intensify the existing line of residential development along Harbour View Road.

6.6 It is not considered that the new houses would be overbearing, or cause significant loss of light or overshadowing to existing residents. The adjacent house 51A Harbour View Road has side windows, including a dormer serving a bedroom and bathroom, facing the site but it is considered that any loss of light or outlook to those windows would not affect living conditions in the house generally. The houses would not extend forward or behind the front or rear building lines of 51A Harbour View Road.

6.7 There is a large tree at the front corner of the site. At the time of writing the future of this tree is being discussed with the applicant.

6.8 A condition can require details of the drainage scheme to be agreed with the Council, before development commences.

6.9 In the circumstances summarised above, the application is considered to be acceptable.

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. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only.

Reason: In the interests of highway safety 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. Development shall not begin until details of foul and surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved drainage works shall be implemented prior to the first occupation of the development.

Reason: To secure a satisfactory standard of development 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. 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.

INFORMATIVE(S)

1. 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.

2. 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>

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	30 January 2017	
Justification / Heritage Statement	25 July 2017	
Location Plan	30 January 2017	1:1250
Proposed Layout Plan	30 January 2017	GM/ML/1600
Proposed Elevation(s)	30 January 2017	GM/ML/1600
Proposed Floor Plan(s)	30 January 2017	GM/ML/1600
Street Scene	30 January 2017	GM/MRL/1610
Proposed Block Plan	30 January 2017	GM/MRL/1610