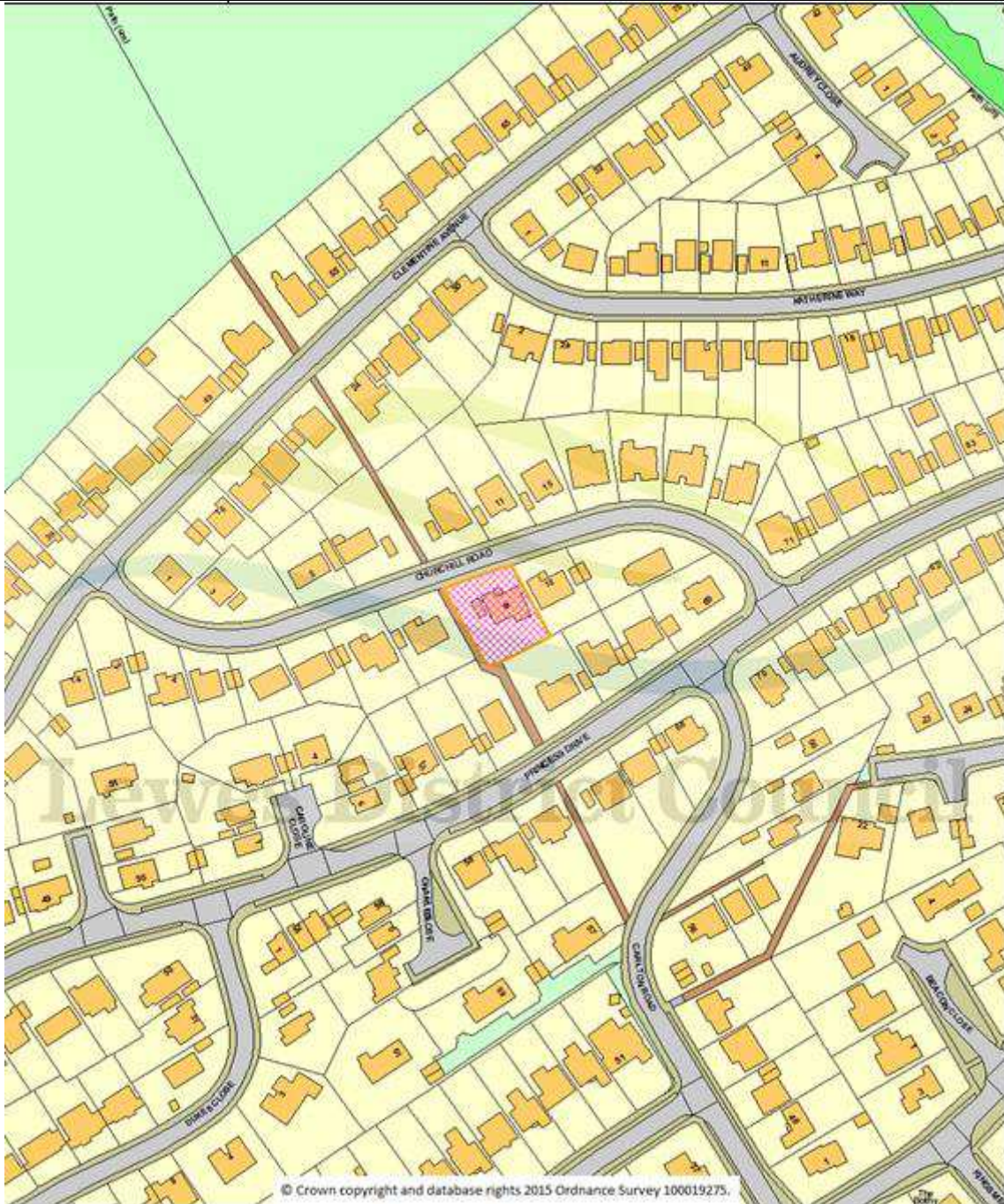


APPLICATION NUMBER:	LW/17/0847	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mr Poulter	PARISH / WARD:	Seaford / Seaford West
PROPOSAL:	Planning Application for Demolition of garage and erection of semi-detached split level bungalow		
SITE ADDRESS:	16 Churchill Road Seaford East Sussex BN25 2UL		
GRID REF:	TQ4700		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is land to the side of 16 Churchill Road, a bungalow, where there is currently a detached garage and garden. The land slopes down from the road frontage.

1.2 The proposal is to extend the property to the side, to provide a new semi-detached bungalow. The extension would be set back from the front wall of the existing bungalow while the rear wall would align with the existing rear wall. The ridge height would be a continuation of the existing ridge, although slightly lower. The new bungalow would be two-bed.

1.3 Parking off Churchill Road would be provided for both the existing and proposed bungalows (2 spaces each).

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/16/0007 - Erection of a three bedroom dwelling - **Refused**

LW/17/0612 - Single storey side extension and demolition of garage - **Approved**

APPEAL/16/0011 - Erection of a three bedroom dwelling - **Dismissed**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Seaford Town Council – It was RESOLVED to OBJECT to the application on the grounds that the proposals did not overcome the objections set out in the recent appeal decision (LW/17/0007) i.e that the proposed dwelling was an overdevelopment of the site, would be out of character and scale with the surrounding area and thereby contrary to saved local plan policy ST3.

4.2 Environmental Health – No objections but would recommend the following advisory conditions be attached to any approval.

1. Hours of construction work shall be restricted to 08:00 to 18:00 hours Monday to Friday and 08:30 to 13:00 hours on Saturdays. No working at any time on Sundays or Bank Holidays.
2. All waste materials to be stored; removed from the site and disposed of in an appropriate manner to an approved site.
3. There should be no bonfires on site.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None.

6. PLANNING CONSIDERATIONS

6.1 The existing bungalow has permission to extend (LW/17/0612) in an identical physical form to the extension now proposed. The effect of the extension in the 'street scene' has therefore been previously considered by the Council and has been found to be acceptable.

6.2 An earlier application (LW16/0007) for a detached bungalow on the site was refused by the Council and dismissed on appeal. The Inspector concluded that the plot size would not be comparable to those "in this streetscape" (it would be narrower), and "the narrow frontage elevation and gable roof with pitch running front to back would be out of keeping with the footprints, frontage widths and roof forms of the bungalows to this part of Churchill Road".

6.3 Although Seaford Town Council do not consider that the application overcomes the previous objections on appeal, it is considered that this application is acceptable. The roof ridge would now align with the 'side to side' ridges of existing roofs, and the extension would, as indicated above, be acceptable in the 'street scene'. Although the new bungalow would still have a narrower frontage than existing plots in the locality, it is not considered that this, in itself, would justify refusal. In the 'street scene' the bungalow would look like the approved extension (LW/17/0612), particularly as the door to the bungalow would be at the side.

6.4 The relationship to the dwellings at the front (across the road) and rear (the back of the dwellings in Princess Drive) would be similar to that of the existing dwellings.

6.5 The proposal is considered to be acceptable.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. The development hereby approved shall be finished in external materials to match those used in the existing building.

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. 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.

3. 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	29 September 2017	
Proposed Floor Plan(s)	29 September 2017	03
Proposed Elevation(s)	29 September 2017	03
Location Plan	29 September 2017	1:1250
Proposed Block Plan	29 September 2017	1:500