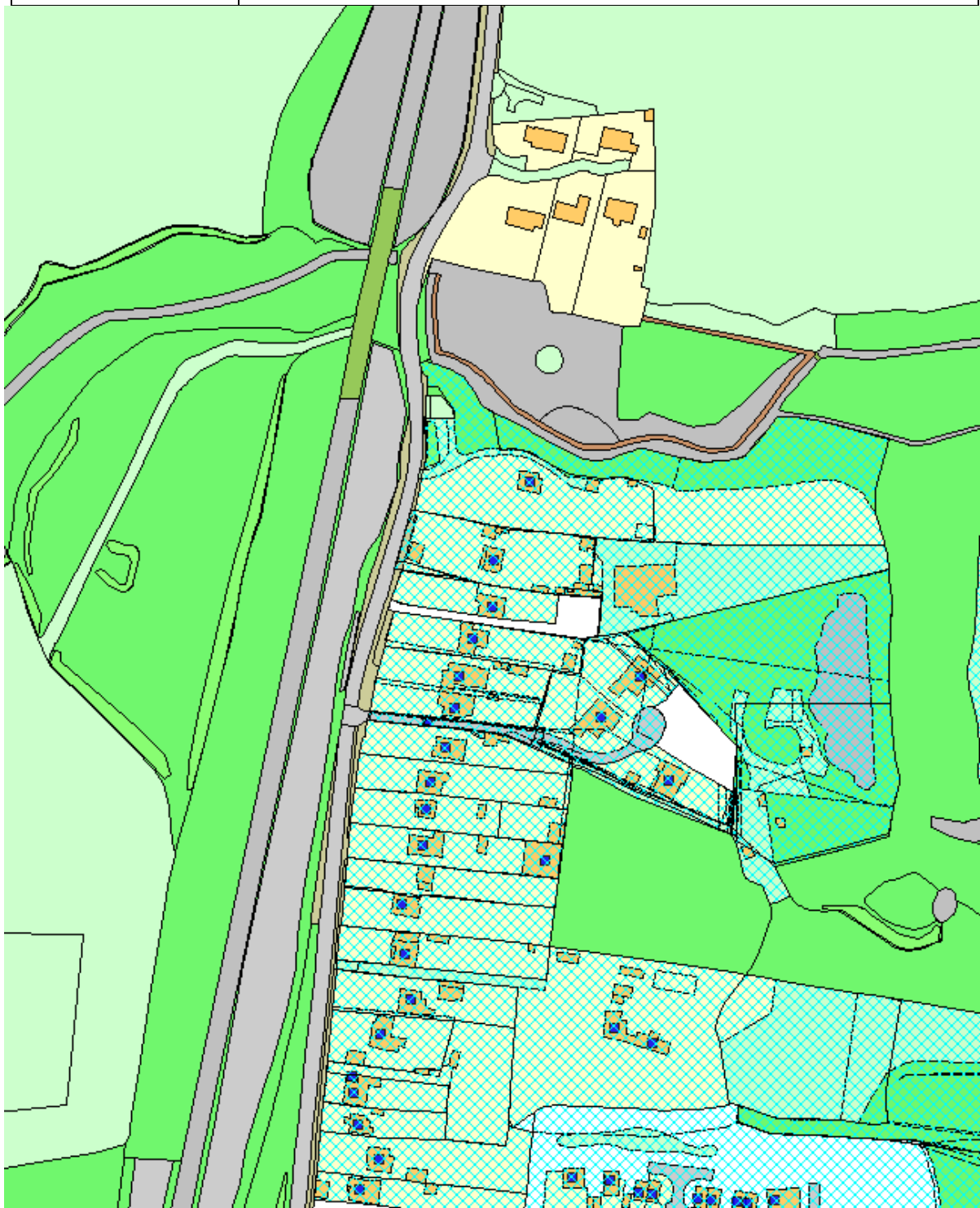


APPLICATION NUMBER:	LW/19/0436		
APPLICANTS NAME(S):	Mr & Mrs Cave	PARISH / WARD:	Wivelsfield / Chailey & Wivelsfield
PROPOSAL:	Planning application for demolition of existing redundant outbuildings / storage and erection of ancillary accommodation to existing dwelling.		
SITE ADDRESS:	Twin Oaks Valebridge Road Burgess Hill West Sussex RH15 0RT		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is located on the eastern side of Valebridge Road and comprises part of the rear garden of Twin Oaks. The applicant's ownership, shown within the blue line on the site plan, extends alongside and beyond the rear of application site, where there is a large, disused former agricultural building which appears to be used for storage of cars and other items belonging to the applicant's family. There is a driveway along the southern boundary of the site that leads to this building and the remainder of the site beyond.

1.2 The application site itself is roughly rectangular in shape, measuring approximately 30m deep by 32m at its widest point. It currently comprises a large concrete slab on which there are the partially demolished remains of a piggery and a garage.

1.3 This section of Valebridge Road is developed along the eastern side only and marks the boundary between Lewes District and Mid Sussex District Councils. The plots are large, of more or less uniform width and depth, with mainly detached properties in a mix of bungalows and two storey houses, brick/render finish to the walls and pitched tiled roofs.

1.4 Twin Oaks is a bungalow dating from the early 1960s, with a small extension to the rear. The property has large garden areas to both the front and rear and is well screened along the front boundary with a mature hedge. The wider site had been used in the 1960s for agricultural haulage, although this use appears to have ceased following an unsuccessful appeal against refusal of a certificate of Established Use.

1.5 The applicant's partner and son run a business fitting domestic heating oil tanks. Part of the site to the rear is used to park two vehicles associated with this business and for the occasional storage of tanks en-route to the customer.

1.6 The site is within the Wivelsfield Neighbourhood Plan boundary but falls outside of the planning boundary as defined the Lewes District Local Plan.

PROPOSAL

1.7 It is proposed to demolish the remains of the piggery and the garage to accommodate a new two-bedroom bungalow, which would be sited almost entirely within the footprint of the demolished buildings.

1.8 The bungalow would be 'L' shaped, measuring 14.8m and 10.79m. The entrance door to the new bungalow would be on the east-facing elevation. Internally, there would be a large open plan living/kitchen/dining space with folding doors opening onto the garden, utility room, W.C, two double bedrooms and a bath/shower room. The bungalow would be mainly clad in mid-grey coloured 'Cedral' boarding, with red-multi stock bricks to the north and west facing walls. The roof would be finished with plain tiles. The roof would be pitched with gables to the north, south and west elevations and four rooflights in the east facing roof slope.

1.9 The overall floorspace exceeds the Government's Nationally Described Space Standard.

1.10 The new bungalow would be accessed via the existing driveway. Two parking spaces are indicated along the east facing wall. No space for the storage of cycles, refuse and recycling are shown but these can be secured by condition.

1.11 The applicants' have stated that the purpose of the new bungalow is to provide accommodation for their family only, and that the rear garden would be shared between the two properties.

2. RELEVANT POLICIES

LDLP: – CT01 – Planning Boundary and Countryside Policy

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

LDLP: – ST04 – Design, Form and Setting of Development

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

LDLP: – CP14 – Renewable and Low Carbon Energy

LPP2:- DM1 – Planning Boundary

LPP2:- DM30 – Backland development

3. PLANNING HISTORY

LW/19/0436 - Demolition of existing redundant outbuildings / storage and erection of ancillary accommodation to existing dwelling -

EU/76/0007 - Agricultural and Transport Contractor. - **Refused**

LW/76/1636 - Planning and Building Regulations Applications for extension. Building Regs Approved. Completed. - **Approved**

LW/77/1224 - Retention of use of smallholding and agricultural and transport contracting. - **Refused**

APPEAL/76/0007 - Development Appeal - **Dismissed**

APPEAL/77/1224 - Development Appeal - **Dismissed**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – At its meeting of 1 July 2019, Wivelsfield Parish Council resolved to support the above application, but with a condition that the ancillary accommodation be tied to the existing dwelling in perpetuity, so that it may not be sold off as a separate dwelling.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of this application are - principle of development in this location, design, amenity, accessibility and sustainability.

Principle

6.2 The site is located outside of the planning boundary and as such the proposal is contrary to CT01 and DM1.

6.3 Despite being outside of the planning boundary, residential development along Valebridge Road has been established for over 60 years. Crucially, intensive residential development has taken place along Valebridge Road in the last 5 years, notably: LW/14/0350, Sunnybrae and Medway Gardens - 29 dwellings; LW/16/1040, The Rosery - 55 dwellings. Both schemes were approved as exceptions to CT1 in order to help meet LDC's housing need.

6.4 The proposed bungalow would be built almost entirely on brownfield land and within the complex of structures of what was once an agricultural enterprise. As such, it would be very difficult to demonstrate harm to the open character of the countryside, which is one of the core purposes of policy CT01.

6.5 Policy CP2 seeks to maximise the use of previously developed land, to deliver homes to meet the needs of the district that that maintain the local vernacular. It is considered that the proposal would not conflict with this policy.

6.6 Furthermore, the proposal would not conflict with the overarching policies set out in paragraphs 77-79 of the NPPF, which state that planning decisions should be responsive to local circumstances and to retain the vitality of rural communities, but that isolated homes in the countryside should be resisted.

6.6 The application states that the proposed new bungalow is intended for use by members of the applicant's family only. The submitted plans indicate a shared garden with no physical separation between the two plots. It should also be noted that the proposed car parking also requires access over land owned by twin Oaks. Therefore it is considered reasonable to impose a condition to require the new dwelling to be ancillary. This would not prevent such a condition being removed in the future should circumstances change and the garden and parking arrangement be altered.

Design

6.7 The design of the proposed new bungalow is traditional of the type but using a more contemporary facing material. Nonetheless it would complement the existing property on the site. In this respect, the proposal meets the requirements of policy CP11.

Amenity

6.8 Due to the location of the proposed new bungalow, there would be no loss of amenity to neighbouring properties by way of loss of daylight, sunlight or overlooking. The distance between the furthestmost wall of the new bungalow and the 'donor' property is just over 26m. As noted above, it is proposed that the garden will be shared, with no physical barrier to demarcate the red line boundary of the new property. Notwithstanding, the distance is sufficient to maintain a degree of separation for the occupants of both properties. It should also be noted that the lounge to the 'donor' property faces the front garden.

6.9 Also as noted above, the new bungalow is spacious, exceeding the Nationally Described Space Standard and will provide a high standard of accommodation for future occupants.

Parking, Transport and Accessibility

6.10 Two parking spaces are indicated on the submitted plans, sited against the rear wall of the proposed new bungalow. Access to these spaces would require encroachment onto land outside of the red line, although that land is within the applicant's control. The area is served by Wivelsfield train station, which is approximately 1.5km to the south-west of the site and a bus service along the Valebridge Road. The aims of policy CP13 are broadly satisfied.

Sustainability

6.11 It is anticipated that the new bungalow would be constructed to meet 'fabric first' standards to maximise energy efficiency. There is also the opportunity to introduce renewable energy sources such as the inclusion of photovoltaics on the south facing roof slope and electric car charging point, to comply with policy CP14. These can be secured by condition.

Conclusion

6.12 On balance it is considered that the application for a new dwelling on this site would not cause harm to the open character of countryside despite being contrary to Policy CT1. The proposal does not conflict with NPPF rural policies in that it is not an isolated location and has reasonable access to public transport and local facilities. The proposed new bungalow would provide a good standard of accommodation, is well designed in keeping with the area and would not have an adverse impact on the residential amenity of the occupants of adjoining properties, including the 'donor' property.

7. RECOMMENDATION

7.1 That planning permission is granted.

The application is subject to the following conditions:

1. All trees, shrubs and hedges within the site, to be retained, shall be protected by 1m high fences for the duration of the building works at a distance equivalent to the outer most limit of the branches or half the height of the tree or whichever is the greatest or such other distance as may be agreed in writing by the Local Planning Authority. No materials or plant shall be stored, rubbish dumped, fires lit or buildings erected within the fenced area and no changes in ground level or excavations may be made within the exclusion zone of the tree, shrub or hedge without the prior consent in writing of the Local Planning Authority, in accordance with BS.5837 - Trees in Relation to Construction.

Reason: To enhance the general appearance of the 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 2019.

2. 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 described in Classes A-H of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

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 2019.

3. The development hereby permitted shall not be occupied until details of secure cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy CP13 of the Lewes District Local Plan Part One: Joint Core Strategy and the National Planning Policy Framework 2019.

4. Details of the siting and design of the external electric car charging points to be provided, shall be submitted to and approved in writing by the Local Authority prior to installation. The works hereby permitted shall be carried out in accordance with the approved details before the units are occupied.

Reason: To secure a proper standard of development having regard to policy CP14 of the Lewes Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

5. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of how the development will incorporate measures to reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption, have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the first occupation of each of the residential units, and shall be retained as such thereafter.

Reason: In order to reduce locally contributing causes of climate change in accordance with policy CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and the National Planning Policy Framework 2019.

6. The development hereby permitted shall not be occupied until details of the storage of refuse and recycling bins have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the storage of refuse having regard to Policy ST3 of the Lewes District Local Plan.

7. No building shall be occupied until vehicle parking spaces as shown on the approved plan 1835/PO3 have been laid out and these spaces shall be made permanently available for that use.

Reason: In the interests of and for the safety of persons and vehicles using premises and/or adjoining road 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 2019.

8. The bungalow/dwelling hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Twin Oaks.

Reason: To prevent the creation of an additional dwelling having regard to the shared facilities including garden and access to the parking spaces, having regard to Policy CT1 and DM1 of the of the Lewes District Local Plan and LLP2 and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	19 June 2019	1835 / P04
Proposed Block Plan	19 June 2019	1835 / P04
Proposed Roof Plan	19 June 2019	1835 / P04
Design & Access Statement	19 June 2019	Design and access statement
Photographs	19 June 2019	1835 / P03
Existing Floor Plan(s)	19 June 2019	1835 / P03
Proposed Floor Plan(s)	19 June 2019	1835 / P03
Proposed Elevation(s)	19 June 2019	1835 / P03