

APPLICATION NUMBER:	LW/18/0246		
APPLICANTS NAME(S):	ABM Building Services Ltd	PARISH / WARD:	Plumpton / Plumpton Street E.Chiltington St John W
PROPOSAL:	Planning Application for Erection of one x three bedroom detached dwelling		
SITE ADDRESS:	4 Strawlands Plumpton Green East Sussex BN7 3DB		
GRID REF:	TQ 36 16		



1. SITE DESCRIPTION / PROPOSAL

1.1 This application proposes the subdivision of 4 Strawlands and the construction of a two storey detached three bedroom dwelling on the eastern half of the existing plot.

1.2 Strawlands is located in Plumpton Green off the eastern side of Station Road. It is an unadopted single width track comprising three pairs of semi-detached two storey houses and a detached dwelling. The character of the houses is a mixture of early Victorian, inter-war and 1980's.

1.3 The application site is a rectangular plot situated at the far eastern end of Strawlands. It measures around 24m in length by 7m wide. The proposed dwelling would be stepped back by around 1.8m from the principle elevation of the existing dwelling with a gap of around 0.7m left between the existing and proposed dwellings. A distance of 1m would be kept between the eastern elevation and proposed boundary defining the curtilage of the proposed plot.

1.4 The proposed dwelling would have a footprint measuring 3.1m wide by 5.7m deep although this includes a single storey lean-to measuring approximately 1.2m deep. The proposed dwelling would be pitched from front to back with its ridgeline orientated on an east- westerly axis to match the existing dwelling at 4 Strawlands. The proposed dwelling would have a single flat roofed dormer on the rear elevation of the sloping plane of the roof. The materials are to match the existing dwelling and would comprise brickwork at ground floor and rendered walls above. The fenestration would comprise aluminium casements.

1.5 A 1.8m high close boarded fence would be installed around the perimeter of the site. A covered bin store and cycle storage would be provided within the rear garden.

1.6 It is proposed to hard surface the front garden areas of the existing and proposed dwellings to provide off street parking for four vehicles across the frontages of both properties.

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

Plumpton Neighbourhood Plan: Policy 2 – New Build Environment and Design

3. PLANNING HISTORY

None

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Plumpton Parish Council – The Planning Committee does not support this planning application, on the grounds of:

1. Inadequate parking and access.
2. The design and materials are out of keeping with existing surrounding development.
3. Cramped development by reason of proximity and the density is inappropriate to the rural setting.
4. Privacy. The top floor dormer window overlooks the properties at Nos 3 & 4 Strawlands and properties in the adjoining Woodgate Meadow.

4.2 Environmental Health – No objections subject to the recommendation of planning conditions in relation to hours of construction work.

4.3 Environmental Health – No objection subject to the recommendation of planning conditions in relation to land contamination.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

A letter of objection has been received from the occupants of a nearby household in Strawlands. Their concerns have been summarised as follows:

- Lack of parking and loss of parking to the existing dwelling. There is no on-street parking in Strawlands which is an un adopted private single width track. Due to the restricted width there would be no room for manoeuvrability. There is no space at the end of the road for parking/turning, as the applicant states. The land referred to is privately owned and notwithstanding this forms part of a permission for the development of 12 homes.
- Overlooking and a loss of privacy to 3 and 4 Strawlands and Woodgate Meadow from the proposed dormer window
- Cramped and overdeveloped by reason of proximity to existing adjacent and proposed development
- The proportions of the proposed dwelling are contrived to make it fit onto the application site. It is narrower than existing adjoining properties and the roof pitch is higher. Also, the proposed dwelling would be set further back than the existing building line to facilitate parking. The materials are also different, slate instead of clay roof tiles.

6. PLANNING CONSIDERATIONS

6.1 The issues for consideration are (1) principle (2) impact on character and appearance of the locality (3) impact on living conditions and (4) highways including parking and access.

Principle

6.2 For the purposes of planning policy, the site is located within the planning boundary where the principle of new development is acceptable subject to satisfying the relevant development plan policies (ST3 of the Lewes District Local Plan and CP11 of the Joint Core Strategy).

6.3 For information, the eastern boundary of the application site adjoins the SHLAA designated land at Plumpton Green which is suitable, available and achievable for housing development. There is a live outline (with all matters reserved) planning application (LW/18/0259) on this land (0.7 ha) to the north east of Wells Close, proposing 12 dwellings (one and two bed units designed for older people) as designated within policy 5.2 of the adopted Plumpton Neighbourhood Plan.

6.4 The proposed plot no 2 as illustrated on the indicative block plan drawing (080318/02) of application LW/18/0259, proposes a bungalow of single storey height with a shallow pitched roof, adjoining the boundary of the application site. However, this is an outline application proposal which cannot prejudice the proposed development under this application.

Character and Appearance

6.5 Policy ST3 of the Lewes District Local Plan states that development should respect the overall scale, height, massing, alignment, site coverage, density, landscaping, character rhythm and layout of neighbouring buildings and materials should be of a quality, type, colour and design which is appropriate to the character of the local area.

6.6 It is considered that the proposed dwelling would be of similar bulk, form and proportions to existing dwellings in Strawlands. Its principle elevation fronting onto the unadopted road would be set back slightly from the existing building line but this would not be materially harmful to the street scene especially given that it would be at the far eastern end of Strawlands and the siting of dwellings along this road are slightly staggered and varied in terms of the shape of their footprints and spacing between and around them.

6.7 The size of the proposed plot and site coverage is narrow but comparable to that existing at the western end and first property in Strawlands. It would leave a space of at least 1.4m between the existing and proposed western elevation and maintain a gap of 1m between its eastern elevation and the proposed boundary fence. It would not therefore be materially harmful to the character and appearance of the area by reason of being overdeveloped and cramped.

6.8 The proposed concrete tiled roof and brick and render elevations are also considered to be appropriate to the local vernacular of nearby existing dwellings within the immediate vicinity. The existing dwelling has a pea shingle rendered first floor. However, it is not considered necessary to replicate this detail, given that this is of its time and the proposed dwelling is modern and is detached and set back in the street scene.

Living conditions

6.9 The occupants of a nearby property has expressed concerns over this application in relation to overlooking and a loss of privacy to 3 and 4 Strawlands and Woodgate Meadow from the proposed dormer window.

6.9 The relationship of the proposed dormer window with existing adjoining properties is no more harmful than other existing first/second floor rear windows on properties in a built up residential area. There is a 25m distance between the proposed rear dormer window and rear garden boundary of the nearest property (No. 16) in Woodgate Meadow. This is a more than acceptable relationship in a built up residential area. It is therefore considered that there would be no material harm for the occupants of adjoining or nearby properties by reason of overlooking and a loss of privacy.

6.10 It should also be noted that windows in the first floor side elevations will have obscure glazing as stated in the design and access statement.

Parking and access

6.11 The agent has submitted an amended site plan drawing (No. A01) which illustrates off street parking for the provision of two cars on a hard surfaced area in front of the existing and proposed dwelling. The agent has confirmed in writing that vehicles can turn using forward and reverse gears and that the adjacent dwellings have less hardstanding than what is being proposed. It is clear that the space to be hard surfaced will be tight in practice, but nevertheless, it is considered worthy to give the applicant the benefit of doubt, and it should also be noted that it would be difficult to sustain a reason for refusal on this ground and unlikely to be able to successfully defend on appeal on this unadopted road.

Conclusion

6.12 Overall, it is considered that this application is acceptable and is therefore recommended for approval.

7. RECOMMENDATION

That 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. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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 2012.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the policy ST3 or in accordance with the programme approved in writing with the Local Planning Authority.

Reason: To enhance the general appearance of the development having regard to **** of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Classes A-E 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, CP11 of the Joint Core Strategy, Policy 2 of the Plumpton Neighbourhood Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. 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.

7. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority,

(a) A preliminary risk assessment which has identified:

(i) all previous uses

(ii) potential contaminants associated with those uses

(iii) a conceptual model of the site indicating contaminants, pathways and receptors

(iv) potentially unacceptable risks arising from contamination at the site.

(b) A site investigation scheme, based on (a) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(c) The site investigation results and the detailed risk assessment (b) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from any 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 National Planning Policy Framework, sections 120 and 121].

8. 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 any 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 National Planning Policy Framework, sections 120 and 121].

9. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency

action, as identified in the verification plan, and for the reporting of this to the local planning authority.

Reason: To ensure that risks from any 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 National Planning Policy Framework, sections 120 and 121).

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>
Location Plan	21 May 2018	A 01 SITE PLANS
Proposed Block Plan	21 May 2018	A 01 SITE PLANS
Proposed Layout Plan	21 May 2018	A 01 SITE PLANS
Proposed Block Plan	21 May 2018	A 01 LOCATION
Existing Elevation(s)	20 March 2018	A 01 EXIST ELEVATIONS
Design & Access Statement	20 March 2018	
Other Plan(s)	20 March 2018	FLOOD MAP PLANNING
Additional Documents	11 April 2018	LAND CONTAMINATION
Location Plan	21 May 2018	A 01 SITE PLAN
Proposed Block Plan	21 May 2018	A 01 SITE PLAN
Proposed Layout Plan	21 May 2018	A 01 SITE PLAN
Proposed Block Plan	5 June 2018	A01 AMENDED PARKING
Proposed Floor Plan(s)	20 March 2018	A01 FLOOR AND SECTIONS
Proposed Section(s)	20 March 2018	A01 FLOOR AND SECTIONS

Proposed Elevation(s)

20 March 2018

A01 PROPOSED ELEVATIONS