

APPLICATION NUMBER:	LW/18/0297		
APPLICANTS NAME(S):	Lewes District Council	PARISH / WARD:	Peacehaven / Peacehaven East
PROPOSAL:	Planning Application for Three new 1 bedroom bungalows with car parking each plus 1 additional visitor parking space		
SITE ADDRESS:	Land Adjacent To 39 Ashington Gardens Peacehaven East Sussex		
GRID REF:	TQ 42 00		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a grassed area adjacent to 39 Ashington Gardens. The site backs onto the Tudor Rose Mobile Home Park, separated by a line of bushes. The land slopes up from 39 Ashington Gardens.

1.2 The proposal is for a staggered terrace of three bungalows with a row of 4 parking spaces adjacent to serve the development. The bungalow would be cut into the sloping land, and would be one-bed. The bungalows would be finished in brick and cedar cladding, with an aluminium finish to the shallow pitched roof.

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Environmental Health – No objections but recommends standard conditions.

4.2 Environmental Health – No contaminated land objections but recommends standard conditions

4.3 ESCC Highways – No comment.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None.

6. PLANNING CONSIDERATIONS

6.1 The character of the locality is residential. The bungalows would result in a reduction in the area of grass open space, but the development would constitute an efficient use of land within the Planning Boundary, by helping to meet housing needs. Beyond the parking spaces the open grass area would continue.

6.2 The bungalows would be in keeping with the form of nearby development in the locality and would, it is considered, fit in well with the layout and appearance of the locality.

6.3 The bungalows would be built next to 39 Ashington Gardens, with the nearest bungalow angled slightly towards the common boundary with no. 39. The orientation of the properties would not, however, lead to any loss of light, outlook or privacy to no. 39. No other properties in the locality would be directly affected.

6.4 The proposal is considered to be acceptable. As the application is fully detailed, no conditions are considered necessary.

7. RECOMMENDATION

7.1 That planning permission be granted.

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>
Tree Statement/Survey	11 April 2018	
Design & Access Statement	11 April 2018	
Existing Layout Plan	11 April 2018	001
Proposed Elevation(s)	11 April 2018	014
Proposed Elevation(s)	11 April 2018	015
Location Plan	11 April 2018	016
Proposed Floor Plan(s)	11 April 2018	018
Other Plan(s)	11 April 2018	020
Survey Plan	11 April 2018	TCP
Survey Plan	11 April 2018	TPP