

<b>APPLICATION NUMBER:</b>	LW/18/0299		
<b>APPLICANTS NAME(S):</b>	Lewes District Council	<b>PARISH / WARD:</b>	Peacehaven / Peacehaven East
<b>PROPOSAL:</b>	Planning Application for Three new 1 bedroom bungalows and car parking spaces for each bungalow		
<b>SITE ADDRESS:</b>	Land Adjacent To 11 Ashington Gardens Peacehaven East Sussex		
<b>GRID REF:</b>	TQ 42 00		



## **1. SITE DESCRIPTION / PROPOSAL**

1.1 The site is a grassed area at the rear of back of 29-35 Downland Avenue, and adjacent to 11 Ashington Gardens. The site is therefore 'backland', and does not have a road frontage. The site backs onto open land, to the north of the Tudor Rose Mobile Home Park. The land slopes up behind 29-35 Downland Avenue.

1.2 The proposal is for a staggered terrace of three bungalows cut into the sloping land. The front corner of the end bungalow would be close to the rear garden of 45 Downland Avenue. The bungalows would each be one-bed. The bungalows would be finished in brick and cedar cladding, with an aluminium finish to the shallow pitched roof.

1.3 In the application, three new parking spaces are proposed on an open grassed area at the front of 31 Ashington Gardens. They would be accessed off the entrance to an existing communal parking area. At the time of writing, however, these parking spaces are being reviewed as they encroach onto a grass setting of 19-29 Ashington Gardens, and are subject to a local objection. An update on this will be given at the Committee meeting.

## **2. RELEVANT POLICIES**

**LDLP: – CP11 – Built and Historic Environment & Design**

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

## **3. PLANNING HISTORY**

None.

## **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

**Environmental Health** – No contaminated land objections, but recommends standard conditions.

**Environmental Health** – No objections, but recommends standard conditions.

**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.

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. They would, however, be in a backland position, on higher land than 29-35 Downland Avenue in front of them. Although the bungalows would be relatively prominently positioned, the front windows would be to the bathroom and kitchen of each one, with the bedroom

and living windows at the rear. This arrangement would mean overlooking would not be significant.

6.3 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>
Design & Access Statement	11 April 2018	
Existing Layout Plan	11 April 2018	001
Location Plan	11 April 2018	009
Proposed Floor Plan(s)	11 April 2018	010
Proposed Elevation(s)	11 April 2018	011
Proposed Elevation(s)	11 April 2018	012
Proposed Section(s)	11 April 2018	013
Other Plan(s)	11 April 2018	020