

APPLICATION NUMBER:	LW/18/0848		
APPLICANTS NAME(S):	Lewes District Council	PARISH / WARD:	Seaford / Seaford North
PROPOSAL:	Planning application for demolition of the rear store and outside toilet structure and construction of a new rear extension and internal remodelling to provide an accessible bedroom and shower room for a disabled occupant		
SITE ADDRESS:	214 Vale Road Seaford East Sussex BN25 3HJ		
GRID REF:			



1. SITE DESCRIPTION / PROPOSAL

1.1. The application site comprises a semi-detached two storey property set in a corner plot at the junction of Vale Road with Vale Close. It is located within the Seaford Planning Boundary but is not subject to any site specific policies.

1.2. This application seeks planning permission to demolish an existing detached single storey rear store and outside toilet structure. This would be replaced by a single storey lean to rear extension. The proposed works include internal layout rearrangements.

1.3. The application is being presented to the Planning Application Committee as the property is owned by the Lewes District Council.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/18/0848 - Demolition of the rear store and outside toilet structure and construction of a new rear extension and internal remodelling to provide an accessible bedroom and shower room for a disabled occupant -

4. REPRESENTATIONS FROM STANDARD CONSULTEES

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None received.

6. PLANNING CONSIDERATIONS

6.1. The design of the proposed extension would complement this of the main house. Matching materials would be used throughout. It would be 4 metres deep, 3.7 metres wide, with a maximum ridge height of 3 metres. Due to the scale, orientation and form of the proposed works, impact upon the street scene would be limited.

6.2. The proposed structure would maintain approximately 3.2 metres gap between the adjacent neighbour located to the east. It is not considered that the extension would cause any loss of light or privacy, or impact upon the amenities of the adjacent occupier

6.3. As such, it is considered the proposal will not have a detrimental impact on the character of the property, residential amenities, or the street scene and as such is in accordance with adopted policy.

6.4. In the circumstances, it is recommended that planning permission be granted.

7. RECOMMENDATION

This application is therefore acceptable.

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 Policies ST03 and RES13 of the Lewes District Local Plan, and CP11 of the Lewes District Joint Core Strategy, as well as to comply with National Policy Guidance contained in the National Planning Policy Framework 2018.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Layout Plan	31 October 2018	1
Proposed Elevation(s)	31 October 2018	1
Proposed Layout Plan	31 October 2018	1
Location Plan	31 October 2018	1
Proposed Block Plan	31 October 2018	1