

APPLICATION NUMBER:	LW/07/0293	ITEM NUMBER:	3
APPLICANTS NAME(S):	Mr M Philp	PARISH / WARD:	Peacehaven / Peacehaven East
PROPOSAL:	Planning Application for Demolition of existing dwelling and construction of a pair of four bedroom semi detached houses with integral garages		
SITE ADDRESS:	29 Friars Avenue, Peacehaven, East Sussex, BN10 8SB		
GRID REF:	TQ 4200		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The site comprises a detached house located on the east side of Friars Avenue, just north of the South Coast Road. The application seeks to demolish the house and to build a pair of semi-detached four bed houses with integral garages. Adjacent to the site to the north are a pair of semi-detached houses which have been recently built. Adjacent to the site to the south is a pair of semi-detached bungalows, the nearest of which has side windows facing the site. To the rear of the site are houses fronting Cornwall Avenue, which back onto the site.

1.2 The house frontages would be flush with the neighbouring properties, being set back about 7m from the highway. The houses would be two-storey, and would have a pitched roof which would be approximately the same height as the recently built pair of houses to the north. Gaps of between 1.2m and 1.5m are proposed between the houses and the side site boundaries. The houses would have rear gardens approximately 15m in length and 8m in width.

2. RELEVANT POLICIES

LDLP: – PT03 – Intensification and Infilling

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

LDLP: – RES05 – Unidentified Residential sites

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Seaford Town Council – Recommend refusal on grounds of "gross overdevelopment".

ESCC Highways – Raise no objections and recommend that highway conditions are attached if planning permission is granted.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 One letter has been received, which sets out objections on the following grounds:-

a) That the two-four bed properties would replace a single, two-storey, three bedroom property.

b) The application site is mainly surrounded by bungalows which it would overlook and overshadow.

- c) 28 Cornwall Avenue would suffer the loss of afternoon sunshine.
- d) The footprint of the proposed houses would be far greater than the neighbouring properties that were recently erected in the adjacent northern plot.
- e) The ground floor area of the proposed dwellings is 39% greater than those built on the adjacent plot; 175 m sq against 126 m sq.
- f) Dwellings opposite the application site on the west side of Friars Avenue would suffer loss of morning sunshine.
- g) The proposed development seeks to match the highest level of the adjacent recently built houses, but these would be closer to the bungalows in Cornwall Avenue.

6. PLANNING CONSIDERATIONS

Local Plan policy

6.1 The application site is within the Peacehaven and Telscombe Planning Boundary, within which new development can be acceptable in principle, subject to it complying with District Wide Policies. Policy ST3 is a general policy that sets down various criteria which all new development is expected to comply with. Policy PT3 is particular to Peacehaven and Telscombe and sets out criteria which need to be met if infill proposals are to be permitted. These criteria include the plot being similar in width and depth to the generality of other plots in the area, the street scene not being impaired, and the proposed dwellings being compatible in height, mass and detailing with existing dwellings adjacent or in the area.

Effect on character of the area and street scene

6.2 The character of the area is residential, with a mix of dwelling types in the locality. A detached two-storey house now occupies the application site. The width and depth of the proposed two plots would be compatible with others in the area. The siting of the houses is considered to be acceptable, being in keeping with the general building line along the row in Friars Avenue, and the gaps proposed at the sides would be 1.2m and 1.5 m. Although next to a bungalow on the south side of the site, the proposed houses would, it is considered, be acceptable within the street scene.

6.3 The rear wall of the house would be 1m beyond the back wall of the bungalow to the south of the site and 2m beyond the house to the north. The extent of this projection is considered to be acceptable, given that 15m deep rear gardens would be provided.

Effect on nearby properties

6.4 The new houses would have side kitchen and garage windows at ground floor level and a bathroom side window at first floor level. It is not considered that undue overlooking to adjacent properties would result from this arrangement. Overlooking to the rear would arise in a conventional manner from the upper windows of the new houses (from the bedroom windows) and

would tend to be typical of overlooking in a residential area. Overlooking from the rear of the houses would be similar to that caused by the existing dwelling, albeit that two houses are now proposed on the site. It is proposed that 1.8m high fencing be provided along the side and rear boundaries (some of which is 'existing').

6.5 The application site is abutted by bungalows to the rear and to the south and a pair of semi-detached houses to the north. The proposed houses would be approximately 9m high to the ridge, which would be similar to the height of those to the north. It is not considered that the height and bulk of the new houses would have a significant impact on the amenities of the occupiers of any of the nearby dwellings in terms of overshadowing or loss of natural light. Of the three windows in the side of the bungalow to the south, only one is to a habitable room, and there would be a gap of about 3m between the buildings at this point. It is the case that the proposed houses would have a similar height to the house currently on the site.

6.6 It is not considered that undue overshadowing to properties in Cornwall Avenue (to the rear) or opposite the site in Friars Avenue would result given the distances to those properties.

Car Parking

6.7 The on-site parking that the application provides (two spaces per property) meets the Council's parking standards.

Local Plan Policy PT3 (Intensification and Infilling)

6.8 The proposal is considered to generally conform with this above policy and, overall, is considered to be acceptable.

7. RECOMMENDATION

That planning 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.

2. Before the development hereby approved is commenced on site, details/samples of all surfacing 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.

3. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to [Policy ST3](#) of the Lewes District Local Plan.

4. The development hereby approved shall not be brought into use until the attached Highway Authority Technical requirements have been carried out, unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of local highway conditions having regard to [Policy ST3](#) of the Lewes District Local Plan.

5. 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.

6. 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 S11](#) of the Lewes District Local Plan.

7. 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 [occupation of the buildings](#) or in accordance with the programme approved in writing with the Local Planning Authority.

Reason: To protect residential/visual amenities having regard to [Policy ST3](#) of the Lewes District Local Plan.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed [prior to the occupation of the houses](#) or in accordance with a timetable agreed in writing with the Local Planning Authority. [Development shall be carried out in accordance with the approved details.](#)

Reason: To enhance the general appearance of the development having regard to [Policy ST3](#) of the Lewes District Local Plan.

9. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development described in Part 1 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.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	5 March 2007	
Proposed Elevations	5 March 2007	1:100
Proposed Floor Plans	5 March 2007	1:50
Location Plan	5 March 2007	1:1250
Block Plans	5 March 2007	1:500

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policies ST3, RES5 and PT3 of the Lewes District Local Plan.