

<b>APPLICATION NUMBER:</b>	LW/06/1535	<b>ITEM NUMBER:</b>	<b>1</b>
<b>APPLICANTS NAME(S):</b>	JAM Properties And Developments Ltd	<b>PARISH / WARD:</b>	Telscombe / East Saltdean & Telscombe Cliffs
<b>PROPOSAL:</b>	Planning Application for Demolition of existing bungalow and construction of two chalet houses with garages (resubmission of LW/06/1184)		
<b>SITE ADDRESS:</b>	51 Findon Avenue, Saltdean, East Sussex, BN2 8RF		
<b>GRID REF:</b>	TQ 3902		

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

1.1 The site comprises a detached bungalow located on the south side of Findon Avenue, facing the green. The levels on the site slope down from front to back. There are bungalows adjacent to the site, that to the west being a semi-detached pair which have recently been constructed. Findon Avenue is an unmade road linking Bannings Vale and Bevendean Avenue.

1.2 It is proposed to demolish the existing bungalow and to erect two 'chalet style' houses on the site. Each of the houses would have four bedrooms and a double garage.

## **2. RELEVANT POLICIES**

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

## **3. PLANNING HISTORY**

**LW/06/1184 - Demolition of existing bungalow and construction of three chalet houses with garages - ~~Withdrawn~~**

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

**Main Town Or Parish Council – No objections.**

**ESCC Highways – Does not wish to restrict grant of consent. Although the proposal indicates a new access, it is from Findon Avenue which is not an adopted highway and therefore highway conditions have not been issued in this instance.**

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 Nine letters of objection received. The main planning grounds for objection are overlooking and loss of privacy to nearby properties; the development would dominate the area and be significantly detrimental to the character of the area; the increase in traffic would further damage the unmade road and harm the quality of life of nearby residents; overspill parking from the site would damage the green and verges; loss of trees and shrubs from the site and that noise, disturbance, damage to the road and verges would be caused during construction (this compounded by the fact that it would follow construction of the two semi-detached bungalows on the adjacent site recently). The general thrust of the objections is that the proposal constitutes overdevelopment of the site with buildings of excessive size and height, and that this would damage the attractive character of the area.

## **6. PLANNING CONSIDERATIONS**

### **Principle**

6.1 The principle of demolishing the existing bungalow and erecting two replacement properties on the site is considered to be acceptable. The site has a relatively wide frontage and, in principle, could accommodate two properties in a satisfactory manner.

### **Character of the area**

6.2 Development in the vicinity of the site is predominantly single storey. Along this side of Findon Avenue it has a linear form, fronting onto the green which is an attractive central feature of Findon Avenue. The properties fronting onto Findon Avenue on the south side, including the appeal site, are at a lower level than the road.

6.3 The proposed development is relatively ambitious for the site, with two four bedroom properties proposed which would have split levels of living accommodation, including rooms within the roof. This gives rise to a relatively complex roof form, featuring a series of interjoining hips and pitches. Excavation of the site would be required to drop the building into the ground to achieve a lower height.

6.4 A 'street scene' elevation has been submitted which indicates that the roof height of the buildings would be similar to the adjacent properties. There would be gaps of 1m to the side boundaries. The site is lower than Findon Avenue which would help reduce the impact of the development in the street scene. It is not considered that the proposed development would adversely affect the character of the area.

### **Impact on nearby occupiers**

6.5 Adjacent to the site on both sides are the garages of the neighbouring bungalows. As there would be no windows in the sides of the buildings no undue overlooking would be caused to those properties.

6.6 There is a hedge running along the rear boundary. This hedge is an important feature in terms of providing some screening of the site from the properties at the rear, which front Bannings Vale and Northwood Gardens and which are at a lower level than the site. The plans indicate that the eaves line of the proposed dwellings at the rear would be slightly lower than the eaves line of the existing bungalow. The two sets of french doors which would be in the ground floor rear of each dwelling would face straight onto the hedge, in the same way as the windows in the existing bungalow do. Above the eaves, in the rear roof slope, there would be rooflights, but these would be positioned in a manner which would not allow direct overlooking to the rear. Overall, subject to the retention of the rear boundary hedge, it is not considered that undue overlooking of nearby properties to the rear would be caused.

6.7 The plans indicate that the height of the proposed dwellings would not exceed the height of the bungalow currently on the site. While the development of two dwellings on the site would inevitably increase the amount and bulk of built development on the site, it is considered that, subject to retention of the rear boundary hedge, the development would not be so obtrusive as to justify refusal of the application.

6.8 It is concluded that the development would not unduly result in any serious detriment to the amenities of nearby residents.

### **Traffic generation**

6.9 The dwellings would each have double garages and driveways. As both dwellings would have four bedrooms it can reasonably be assumed that traffic generation to/from the site would increase compared to that generated by the existing property. However, it is not considered this, in itself, would constitute a ground for refusal. Similarly, it is not considered that residents' fears that damage to the road, green and verges from overspill parking or construction traffic would justify refusal.

6.10 Overall, it is clear that this would be a relatively substantial development on an infill plot within an attractive area generally characterised by bungalows. For the reasons summarised above, the proposal is considered, on balance, to be acceptable. Approval is recommended, subject to conditions including details of levels to be agreed, materials, and retention of the hedge along the rear boundary.

## **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. Development shall not begin until full details of proposed 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.

3. The integral garages hereby approved shall be used for parking of vehicles only, and shall not be converted to or used for living accommodation.

Reason: To help provide sufficient parking on the site, having regard to Policy ST3 of the Lewes District Local Plan.

4. 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 Classes A-C of Part 1 of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: The permitted developments restricted would be detrimental to the character of the building 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>
Location Plan	18 December 2006	1038/2 A
Block Plans	18 December 2006	1038/2 A
Proposed Elevations	18 December 2006	1038/2 A
Proposed Floor Plans	18 December 2006	1038/2 A
Sections	28 February 2007	1038/3
Design & Access Statement	3 January 2007	

**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 Policy ST3 of the Lewes District Local Plan.