

APPLICATION NUMBER:	LW/07/0330	ITEM NUMBER:	7
APPLICANTS NAME(S):	Hawk Property Services Limited	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for Erection of a two storey end of terrace house with minor alterations to existing property		
SITE ADDRESS:	1 Sutton Drove Cottages, Sutton Drove, Seaford, East Sussex, BN25 3NG		
GRID REF:	TQ 4899		

x

1. SITE DESCRIPTION / PROPOSAL

1.1 The site is an end of terrace house located at the corner of Sutton Drove and Parkside Road. It is proposed to remove a flat roof extension at the side of the house and to erect a new end of terrace house. The design and appearance of the house would match the existing terrace. On site parking spaces would be provided for both the existing house (in the front garden) and the proposed house (using the existing parking space).

2. RELEVANT POLICIES

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

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object: Aged character of the terrace will be spoilt by the addition of a replica. Dangerous corner for young people on the way to and from school owing to the bend in the hill and parking. Should be referred to the Historic Buildings Advisor.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters of objection received on grounds of increased traffic generation and pressure for parking in the locality, and increased overlooking of the property to the rear.

6. PLANNING CONSIDERATIONS

6.1 The main issues are considered to be the impact on the street scene, the impact on nearby residential amenity and the impact on local highway conditions.

Impact on street scene

6.2 This is a prominent site in terms of public view as it is on a corner. The existing terrace of houses is attractive and makes a positive contribution to the character of the area. The removal of the flat roof extension is considered to be acceptable, as it contributes little to the street scene.

6.3 The design, appearance and size of the new house would match others in the terrace. Similarly, the external finish, being rendered and with a tile roof, would match the existing terrace. The intention is to erect a house which is in keeping with the others in the terrace.

6.4 The width of the new house would be less than the width of the existing flat roof extension. There would be a gap of 5-6m between the side wall of the house and the side boundary.

6.5 Overall, it is considered that the new house would be an acceptable addition to the street scene, and that it would be in keeping with the character and appearance of the locality.

Impact on nearby residential amenity

6.6 Other properties in the locality would be too distant for there to be any significant effects from overshadowing, loss of light or obtrusiveness from the proposed house.

6.7 There would only be one bedroom window at first floor level to the rear. With a back garden of approximately 12m in length, it is not considered that overlooking from the existing property would be materially worsened by the proposed house.

Impact on local highway conditions

6.8 The Highway Authority initially recommended refusal as no parking space was shown for the existing house. An amended plan has now been submitted which shows a parking space for both the existing and proposed houses. At the time of writing the Highway Authority had been reconsulted on the amended plan, and their views were awaited.

Conclusion

6.9 The views of the Town Council and objectors are noted. However, the application is considered to be acceptable.

7. RECOMMENDATION

That the Director of Planning and Environmental Services be authorised to grant planning permission, subject to no objections being raised by the Highway Authority.

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 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.

3. 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: 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.

4. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only.

Reason: To ensure adequate off-street parking provision 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	13 March 2007	
Location Plan	1 June 2007	1090/01 A
Block Plans	1 June 2007	1090/01 A
Proposed Elevations	1 June 2007	1090/01 A
Proposed Floor Plans	1 June 2007	1090/01 A
Roof Plans	1 June 2007	1090/01 A
Sections	1 June 2007	1090/01 A
Block Plans	1 June 2007	1090/01 A

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.