

APPLICATION NUMBER:	LW/07/0807	ITEM NUMBER:	9
APPLICANTS NAME(S):	Mr J Aston	PARISH / WARD:	Peacehaven / Peacehaven North
PROPOSAL:	Planning Application for Erection of a pair of semi-detached bungalows with off street parking (existing bugalow to be demolished) - resubmission of planning application LW/07/0256		
SITE ADDRESS:	120 Horsham Avenue North, Peacehaven, East Sussex, BN10 8DT		
GRID REF:	TQ 4101		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located on the west side of Horsham Avenue North, and is occupied by a detached bungalow.

1.2 It is proposed to demolish the bungalow and to replace it with a pair of semi-detached three-bedroom bungalows. The bungalows would be set 1.17m off each side boundary. There would be no accommodation in the roof space. No garages would be provided, but on-site parking for two cars for each bungalow would be available on the frontage.

2. RELEVANT POLICIES

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

LDLP: – PT03 – Intensification and Infilling

3. PLANNING HISTORY

LW/07/0256 - Erection of a pair of semi-detached bungalows with two off street parking spaces (existing bungalow to be demolished) - **Refused**

LW/88/0205 - Conversion of garage into bedroom and enlargement of lounge and toilet facilities and erection of car port. - **Permitted Development**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Recommend refusal: overdevelopment of site and reliant on off street parking which would detract from street scene and character and appearance of the locality. Contravenes Policies ST3(a) and PT3 of the Lewes District Local Plan.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 One letter received from occupier to the rear commenting that there should only be rooflights and not dormers in the rear roof slope, in order to safeguard privacy (Officers note: there are neither rooflights nor dormers in the rear roof slope).

6. PLANNING CONSIDERATIONS

6.1 The application follows refusal of LW/07/0256, which was for a pair of semi-detached bungalows and which was refused on grounds of overdevelopment, with an excessively high roof and the removal of the grass verge at the front, which were said to combine to detract from the street scene. In the current application the roof pitch has been reduced (thus

lowering the ridge height of the roof) and the grass verge at the front is now to be retained.

Policy PT3 of the Lewes District Local Plan

6.2 Policy PT3 of the Lewes District Local Plan requires that infill proposals in Peacehaven must (a) be on plots which are similar in width and depth to the generality of other plots in the area (b) not impair the street scene and (c) be compatible in height, mass and detailing with existing dwellings adjacent or in the area.

6.3 In this case the plot width for each of the bungalows would be 7.8m. Several other plot widths in the locality are about 9.5m wide. The depth of the proposed plots are identical to others in the road. Although slightly narrower than other plot widths in the road, it is not considered that the difference is so substantial to erode the character of the street scene. The height would be broadly compatible with the height of other buildings in the road. The buildings would have more depth, but the front would generally line up with neighbouring no.118. Frontage parking, as proposed, is fairly typical in the area. Overall, the proposal would broadly comply with Policy PT3. While the building would be larger than others in the locality, it is considered, on balance, that the street scene would not be impaired.

Impact on neighbouring occupiers

6.4 The development would be lower than 118 Horsham Avenue, given the general slope of the road. A side kitchen window is proposed together with a side 'front' door, but it is not considered that these would erode the living conditions of occupiers of 118. Facing 122 there would also be a kitchen window and side 'front' door, but in that case the kitchen window would face the side wall of a garage at 122.

6.5 Overall, on balance, the proposal is considered to be acceptable.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. Notwithstanding the information given about 'materials' on the application form, details of materials (including both facing materials and surfacing materials) shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the street scene, 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. 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 first occupation of either bungalow 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.

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 [Part 1, Classes A-C](#) 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.

5. 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.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	19 June 2007	
Location Plan	19 June 2007	1:1250
Block Plans	19 June 2007	1:500
Proposed Floor Plans	19 June 2007	01/010/A
Proposed Elevations	19 June 2007	02/010/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 Policies ST3 and PT3 of the Lewes District Local Plan.