

| | | | |
|----------------------------|--|-----------------------|------------------------------|
| APPLICATION NUMBER: | LW/07/0698 | ITEM NUMBER: | 4 |
| APPLICANTS NAME(S): | Mr A Hawthorne | PARISH / WARD: | Barcombe / Barcombe & Hamsey |
| PROPOSAL: | Planning Application for Erection of single storey, two bedroom detached house | | |
| SITE ADDRESS: | Land Rear Of Milverton, Munster Green, Barcombe, East Sussex, | | |
| GRID REF: | TQ 4215 | | |

x

1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located between Munster Green and Weald Close. The site measures 10 x 16m and forms part of the garden of a property known as Milverton. The site, the residential garden, has become overgrown with neglect.

1.2 The proposal is to erect a single storey two bed detached dwelling on the site. The dwelling would measure 10 x 6m with a mono pitch 'living green' roof, and walls faced in a combination of render and timber boarding. The fenestration is asymmetrically located within the elevations. One off-street car parking space will be provided.

1.3 The properties to the rear in Weald Close are located 3.5m to the rear boundary of the site and 6.5m to the rear of the proposed dwelling.

2. RELEVANT POLICIES

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

LDLP: – RES05 – Unidentified Residential sites

3. PLANNING HISTORY

LW/06/1273 - Erection of a two bedroom detached house (resubmission of LW/06/0817) - **Refused**

LW/80/1529 - Double Garage. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC Highways – No objections, require condition on retaining parking space.

Environmental Health – Recommend conditions on construction hours, refuse storage and removal of all waste materials.

Design & Conservation Officer – No detrimental impact on Conservation Area, simple contemporary design acceptable.

Main Town Or Parish Council – Object due to loss of privacy, loss of on-street parking and overdevelopment of the village centre. Acknowledged that the plans were an improvement over the previous applications. If approved conditions on retaining shrubs (which provide a roost for bats), the low flint wall and garden .

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters have been received from local residents objecting to the proposed development for the following reasons: overshadowing, overbearing, impact on light, loss of wildlife, loss of on street parking, unacceptable infilling.

5.2 One letter received raising no objections, suitable height, should not affect parking, pleased to see site being used and reducing building on green field sites.

5.3 One letter generally supportive provided conditions to ensure planting retained on margins of the site, design should not change. Clearly the best, most well thought out and most appropriate infill in the village.

6. PLANNING CONSIDERATIONS

6.1 The site is located between Munster Green and Weald Close and forms part of an existing garden to Milverton. Milverton itself is a rather ordinary pitch roofed bungalow with a double garage to the north.

6.2 Two previous applications have been submitted for the redevelopment of this site, both proposing a bungalow with a pitch roof of a rather awkward shape. These applications were both refused due to impact on the Conservation Area and upon neighbouring amenity. Through negotiation the scheme has been amended to overcome the officer's previous objections.

6.3 The design is simple, with crisp contemporary finish to the external walls, with a living green monopitch roof. The roof structure, being mono pitch with a maximum height at the front of the site of 3.2m and 2.5m to the rear, in combination with its orientation to the east of the adjacent Weald Close dwellings, is considered sufficient to overcome the concerns over overshadowing and overbearing presence. Due to the form of the dwelling and the location of the windows it is not considered that the proposed development will result in any loss of privacy.

6.4 The site will also provide one off street parking space for the occupiers in line with ESCC standards. The remaining land provides an appropriate amount of amenity space for the size of property. The unit does not appear overly cramped on the site and will provide a small unit of residential accommodation within the village.

6.5 In relation to the comments received from local residents about a bat roost a condition can be imposed requiring a survey of wildlife before any development commences.

6.6 On balance it is considered that the proposal offers an acceptable form of development, that minimises any impact on neighbours, and enhances the wider area.

7. RECOMMENDATION

It is considered that the proposed development would provide a small, simple, contemporary detached dwelling within the centre of the village, maximising the use of the land whilst minimising its impact on the surroundings. The proposed development through its greatly modified design, is considered to overcome the previous reasons for refusal and it is therefore recommended that planning permission is granted.

The application is subject to the following conditions:

1. Before the development hereby approved is commenced on site, samples of all external materials including facing, roofing and fenestration 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. All materials resulting from the site clearance or building operations shall be removed from the site and sent for proper disposal and no materials shall be burnt on the site .

Reason: In order to protect the visual and residential amenity having regard to Policy ST3 of the Lewes District Local Plan.

5. A survey by a recognised wildlife expert shall be carried out on the site in order to assess whether bats inhabit any part of the site. The survey shall be submitted to the Local Planning Authority, prior to the commencement of any works on the site and the recommendations implemented prior to the occupation of the buildings.

Reason: To provide satisfactory protection of any wildlife using the building having regard to Policy ST10 of the Lewes District Local Plan.

6. 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 to H 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> |
|---------------------------|----------------------|------------------|
| Location Plan | 20 June 2007 | 4058 06 REV:A |
| Block Plans | 20 June 2007 | 4058 06 REV:A |
| Proposed Floor Plans | 20 June 2007 | 4058 06 REV:A |
| Proposed Elevations | 20 June 2007 | 4058 06 REV:A |
| Sections | 20 June 2007 | 4058 06 REV:A |
| Design & Access Statement | 20 June 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 Policies ST3 and RES5 of the Lewes District Local Plan.