

APPLICATION NUMBER:	LW/07/0816	ITEM NUMBER:	1
APPLICANTS NAME(S):	A & A Building Construction Limited	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for Demolition of bungalow & erection of a two storey block of six x two bedroomed flats (resubmission of LW/07/0374)		
SITE ADDRESS:	5 East Albany Road, Seaford, East Sussex, BN25 1TU		
GRID REF:	TQ 4899		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The site comprises a detached bungalow located in East Albany Road, opposite the junction with Grove Road. The site is flanked by chalet-style single storey dwellings on either side.

1.2 It is proposed to demolish the existing bungalow. A two-storey chalet-style building would be erected, comprising six two-bedroom flats. Four would be on the ground floor and two would be within the roofspace, served by dormers at the front and rear, and rooflights at the sides. Parking for six cars would be provided at the front of the building served by a single access off East Albany Road. The proposal provides for an embankment either side of the access on the frontage, across the frontage, set behind a dwarf retaining wall and topped by a close board fence.

2. RELEVANT POLICIES

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

3. PLANNING HISTORY

LW/07/0374 - Demolition of bungalow & erection of a two storey block of six two bedroom flats - Refused

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object: Overdevelopment, unneighbourly, detrimental to street scene, traffic concerns.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters of objection received, the main planning grounds being overlooking to the sides and rear, loss of light to nearby properties, that the building would be out of keeping in the road, the proposal would constitute overdevelopment and the building would have excessive site coverage, noise and disturbance would be caused (from use of the parking area, side accesses to the rear flats and use of the front refuse stores from the multi-occupied building), parking would be inadequate, below standard and difficult to use and therefore extra traffic congestion would arise, provision for disabled residents would be inadequate, plants and other vegetation on the site would be lost and the application is contrary to planning policy. One objector also comments that information submitted with the application is misleading in many respects.

5.2 Objectors comment that the proposal includes only minor changes from the previously refused application and should therefore also be refused.

5.3 One letter received supporting the application and commenting that the building will enhance the street scene, and that there is no cause for concern in terms of the road, which is not subject to a lot of traffic nor parking.

5.4 The applicants agent has submitted a Design and Access Statement which, inter alia, submits that the development would be of a scale and design which would be in keeping with its surroundings, would not generate significant traffic volumes (reference is made to technical data concerning this), that the principle of flats in the area has been accepted by 'Shortlands' opposite, and that there is a demand for two-bedroom flats in the area.

6. PLANNING CONSIDERATIONS

Introduction

6.1 The application is effectively a resubmission of LW/07/0374, which was similarly for a block of six flats on the site with parking in front of the building. That application was refused solely because the communal parking area would have been highly visible in the street scene, over the low front boundary wall which was proposed at the time. This was judged to be out of keeping with and detrimental to the street scene.

6.2 In an effort to overcome the reason for refusal of LW/07/0374, the current application now provides for an embankment either side of the access, set on a dwarf wall and topped with a close boarded fence. The dwarf wall would be 0.75m high, the embankment would project a further 0.75m above the wall, and the close board fence would be 0.75m high. The total height of this boundary treatment would therefore generally be about 2.25m above the pavement.

6.3 The main planning issues arising from the application are considered to be the effect on the character of the area, the effect on the amenities of nearby residents and the effect on local traffic conditions.

Effect on character of area

6.4 The character of the area is residential, comprising of predominantly detached dwellings, although there is a block of flats opposite the site called 'Shortlands'. The fact that the proposal is for flats is not considered to constitute grounds for refusal in itself, as flats 'per se' would not necessarily be damaging to the character of the area.

6.5 The design of the building would be generally in keeping with adjacent buildings in terms of the style, featuring a low eaves line and rooms in the roof served by dormers and rooflights. The plans indicate that the height would be broadly similar to the adjacent properties. Similarly, the hipped roof form at the sides would match adjacent properties. The main facing materials to be used would be brick and tile, with details agreed with the Council if permission is granted, and these could match other properties in the road.

6.6 The frontage of properties on this side of East Albany Road tends to comprise of embankments broken only to provide access to each property. Some of the embankments, like with the application site itself and the neighbouring property, have a close board fence on top of the embankment. Although there would be a 4.5m wide access to the parking area centrally located on the frontage, it is considered that the frontage would be generally in keeping with the street scene. The change to the earlier application is therefore considered to have overcome the Council's previous objections to this part of the development.

Effect on the amenities of nearby residents

6.7 There would be some overlooking from the upper floor dormers and from the side rooflights, but this would be of a degree which would generally be expected in an urban or suburban area and would not, it is considered, be significant for that reason. Kitchen and bathroom windows would be formed in both sides of the building at ground floor level but the outlook from these would tend to be straight onto the side boundary fences.

6.8 It is not considered that any undue overshadowing or loss of light would result to adjacent properties or their gardens, as the building would not be of such a scale or be so close to the side boundaries as to cause significant unneighbourliness in this respect.

6.9 Two of the ground floor flats, at the rear of the building, would be accessed from the back of the building, via the pathways at the side which lead from the front to the rear. Occupants and visitors to those flats would therefore have to pass adjacent to the neighbouring properties to gain access to and from those two flats. This would give rise to the potential for noise and disturbance to be generated, but it is not considered to be so significant as to justify refusal on that ground.

Effect on local traffic conditions

6.10 The Highway Authority raise no objection on grounds of traffic generation onto East Albany Road or the wider road network. Similarly, the Highway Authority raise no objection on grounds that parking is inadequate. If there is overspill parking onto East Albany Road, it is not considered that this would be so significant to justify refusal. East Albany Road is a minor residential road where unrestricted parking is available.

6.11 Apart from the change to the front boundary to overcome the previous reasons for refusal, the proposal is the same as the previous application. If the Committee accepts the officer's view that these changes overcome that earlier reason for refusal, it would now be unreasonable and inconsistent to refuse the proposal on other grounds. Accordingly, the proposal is now 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. 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 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 protect residential/visual amenities 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: In the interests of highway safety 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	20 June 2007	
Photographs	20 June 2007	1
Photographs	20 June 2007	2
Photographs	20 June 2007	3
Photographs	20 June 2007	4

Photographs	20 June 2007	5
Photographs	20 June 2007	6
Location Plan	20 June 2007	1:1250
Block Plans	20 June 2007	100307/02B
Proposed Elevations	20 June 2007	PROPOSAL A
Proposed Elevations	20 June 2007	100307/04B
Proposed Floor Plans	20 June 2007	100307/04B
Sections	20 June 2007	100307/04B

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.