

<b>APPLICATION NUMBER:</b>	LW/07/0775	<b>ITEM NUMBER:</b>	<b>6</b>
<b>APPLICANTS NAME(S):</b>	Ms C May	<b>PARISH / WARD:</b>	Lewes / Lewes Priory
<b>PROPOSAL:</b>	Planning Application for Demolition of detached garage & erection of a detached four bedrooed house with associated parking (resubmission of LW/07/0426)		
<b>SITE ADDRESS:</b>	Land At 2 Milldown, Kingston Road, Lewes, East Sussex, BN7 3NB		
<b>GRID REF:</b>	TQ 4009		

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## 1. SITE DESCRIPTION / PROPOSAL

1.1 Permission is sought to demolish an existing two storey outbuilding in the garden of 2 Milldown and to construct a two storey four bed dwelling. The existing building was granted permission in 2004 to be used as holiday accommodation on the ground floor. It is presently in use as an office on the first floor. The site is accessed via a driveway which runs to the side of 2 Milldown. The site lies within an Area of Established Character and the Planning Boundary.

## 2. RELEVANT POLICIES

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

**LDLP: – H12 – Areas of Established Character**

## 3. PLANNING HISTORY

**LW/07/0426** - Demolition of existing detached garage & construction of detached four bedroom house with associated parking - **Refused**

**N/65/2370/5931** - Planning and Building Regulations Applications for garden shed and store. - **Approved**

**LW/04/1372** - Change of use from garage and workshops to one bed holiday accommodation. Office above will remain - **Approved**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Main Town Or Parish Council** – No objection in principle to replacing the garage with a dwelling but, whilst welcoming the reduction in height, Members still considered the proposed footprint to be too large for the plot size.

**Environmental Health** – No comment

**ESCC Highways** – No objection

**Environment Agency** – Not received

**South Downs Joint Committee** – No objection

**The South Downs Society** – Not received

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Five letters of objection received (two from the same property) - amendments are small and do not invalidate previous reasons for refusal; house is too large for plot; out of character with area; overshadowing. overlooking, loss of privacy; increased noise and disturbance from extra traffic; increased traffic hazards; loss of trees and hedges; overdevelopment; cramming; existing overhead telephone wires are unsightly and should be

placed underground; concerns about subsidence; contrary to policy in terms of its scale, height, massing and density; positioned on higher ground which exacerbates its prominence; lack of parking and turning.

## **6. PLANNING CONSIDERATIONS**

6.1 This application is a resubmission following refusal of LW/07/0426. It seeks to address the previous reasons for refusal by reducing the impact of the proposed development on adjacent properties.

6.2 The proposed building would have low eaves and catslide roofs with accommodation provided within the roofslope. It would have a clay tile roof and a mixture of brick and timber on the elevations. It is to be sited off the boundary with 28 Cranedown and set further back into the site than the existing outbuilding. The design has been amended from a previously refused scheme to set the building into the ground to ensure that it will be no higher than the existing building. A projecting wing on the south east elevation has been reduced to be 2m from the boundary with Water Meadow View. A half hip has also been introduced to the roof on that elevation. Finally, a dormer window that faced Water Meadow View has been removed. These amendments reduce the impact on the occupiers of that property and it is considered that they will not suffer a loss of amenity as a result of this proposal.

6.3 Adequate parking provision of spaces is shown for both the new dwelling and 2 Milldown. It is not considered that the proposal will result in a serious increase in traffic movements compared to the existing levels for its use as an office, or the extant permission for use as holiday accommodation.

6.4 The plot is modest but, with the amendments described above, it is not considered that the proposed dwelling will appear unduly dominant, cramped or overbearing. The property will be 10m from the boundary to the south west but it will not face directly onto Springfield, which is positioned perpendicular to the plot, some 16m away. No other properties are considered to be adversely affected by the proposal. The site lies within an Area of Established Character, but there is a mix of styles and plot sizes in the area, with properties commonly set one behind the other. It is not considered that the proposal would detract from the character of the area and permission can be granted.

## **7. RECOMMENDATION**

That permission is granted.

### **The application is subject to the following conditions:**

1. 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.

2. All work, including demolition, 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.

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 enhance the general appearance of the development having regard to [Policy ST3](#) of the Lewes District Local Plan.

4. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the [first occupation of the dwelling](#) or in accordance with the programme approved in writing with the Local Planning Authority.

Reason: To enhance the general appearance of the development having regard to [Policy ST3](#) of the Lewes District Local Plan.

5. 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.

6. 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.

7. 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-E](#) 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	13 June 2007	2006.09.05A
Design & Access Statement	13 June 2007	
Block Plans	13 June 2007	2006.09.05A
Levels	13 June 2007	1:200
Sections	13 June 2007	1:200
Proposed Floor Plans	13 June 2007	2006.09.01A
Proposed Floor Plans	13 June 2007	2006.09.02A
Proposed Elevations	13 June 2007	2006.09.03A
Proposed Elevations	13 June 2007	2006.09.04A

**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.