

<b>APPLICATION NUMBER:</b>	LW/07/0443	<b>ITEM NUMBER:</b>	<b>2</b>
<b>APPLICANTS NAME(S):</b>	Mr Cooper	<b>PARISH / WARD:</b>	Peacehaven / Peacehaven West
<b>PROPOSAL:</b>	Planning Application for Demolition of house & erection of five flats and one office unit, with parking area, and surfacing of part of Cairo Avenue		
<b>SITE ADDRESS:</b>	325 South Coast Road Adjacent Part Of Cairo Avenue South, Peacehaven, East Sussex, BN10 7HP		
<b>GRID REF:</b>	TQ 4001		

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## 1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located at the corner of South Coast Road and Cairo Avenue and comprises a two storey house with front and rear gardens. Cairo Avenue is unsurfaced.

1.2 It is proposed to demolish the house and to erect a two storey building comprising one commercial unit (which would be an office) and five flats. The commercial unit would be located on the South Coast Road frontage, with two flats behind it on the ground floor and three on the first floor. The building would be finished in brick on the ground floor with render above, and would have a shallow pitched tile roof.

1.3 A parking area for spaces for seven spaces would be provided behind the building, with access off Cairo Avenue.

1.4 The proposal includes the resurfacing of that part of Cairo Avenue which is adjacent to the site.

## 2. RELEVANT POLICIES

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

## 3. PLANNING HISTORY

**LW/06/1332** - Demolition of house and construction of five x two bedroom self-contained flats and one commercial unit - **Refused**

**LW/05/2047** - Section 73A Retrospective application for the retention of a garden wall - **Withdrawn**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**ESCC Highways** – Does not wish to restrict the grant of consent, subject to highway conditions being imposed.

**Peacehaven Town Council** – Recommend refusal: The building would be overdevelopment, by reason of its increased footprint, height, scale and massing on this prominent corner plot. Detrimental to the appearance of the locality. Overbearing and unneighbourly to the detriment of the amenities of occupiers of the property to the west. Contrary to Policy ST3 of the Lewes District Local Plan.

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 The application has been amended and subject to re-consultation since its submission to the Council. Overall, objections have been received from three households in Cairo Avenue, on planning grounds including (1) that the new building would not comply with the building line in Cairo Avenue and

would not be in keeping with the area (2) parking would be inadequate and overspill parking would result onto Cairo Avenue (3) noise from the parking area would adversely affect the adjacent property (4) overlooking would be caused (5) increased traffic would be generated onto Cairo Avenue blocking access to residents (6) the resurfacing work would encroach onto an adjacent overgrown area which would affect wildlife.

5.2 One letter from a resident of Broomfield Avenue received raising no objection. The development utilises the space well and would show the town is moving forward.

## **6. PLANNING CONSIDERATIONS**

6.1 The site is located within the Planning Boundary for Peacehaven and has a frontage onto the South Coast Road. The proposed mix of uses, being commercial and residential, is considered to be acceptable in principle in this location.

6.2 The new building would be two storey with a pitched roof. The front would be adjacent to the South Coast Road, in a similar position to the shop at neighbouring 327 South Coast Road. The new building would, however, have a longer frontage onto Cairo Avenue, which would be widely visible across the public open space opposite. Although closer to Cairo Avenue than other buildings in the road, the building line on this side of the street is variable and it is not considered that the 'street scene' in Cairo Avenue would be adversely affected. Similarly, it is considered that the view of Cairo Avenue across the open space would be acceptable.

6.3 In the west elevation, facing 327 South Coast Road, there would be high level windows and rooflights at the upper level, together with one small obscure glazed window to a w.c. It is not considered that overlooking from these windows would be significant. In the rear (south) elevation there would only be one obscure glazed shower/w.c. window. Again, overlooking would not be significant. The primary upper floor windows would face the open space to the east and the South Coast Road. Overlooking from the ground floor windows would not, it is considered, be significant.

6.4 Some noise and disturbance may result from use of the car park, which would be sited next to 12 Cairo Avenue and 327 South Coast Road. However, the car park would be relatively small, and it is not considered that its use would be so disruptive as to justify refusal of the application.

6.5 The Highway Authority consider that the application is acceptable in terms of the amount of parking provision, the arrangement of parking spaces, and the anticipated traffic generation onto Cairo Avenue. The Authority also, during the course of the application, requested the resurfacing of part of Cairo Avenue, which has since been included in the application. The resurfacing works would benefit all residents who access the South Coast Road across this land. Bike storage space is incorporated within the proposed development.

6.6 Private garden space is proposed for the two ground floor flats.

6.7 The proposal is 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 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 before occupation of any flat or use of the commercial unit 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. 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.

5. Details of the resurfacing works to Cairo Avenue 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 and shall be completed prior to first occupation of any of the flats or first use of the commercial unit.

Reason: To safeguard the amenities of residents in Cairo Avenue, having regard to Policy ST3 of the Lewes District Local Plan.

6. The commercial unit hereby approved shall only be used for purposes within either use class A2 or B1 (a) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: To help the economic base of the area, having regard to Policy PT7 of the Lewes District Local Plan.

7. 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.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Block Plans	18 June 2007	1:500
Proposed Floor Plans	9 July 2007	04/0307
Proposed Elevations	9 July 2007	04/0307

**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.