

<b>APPLICATION NUMBER:</b>	LW/07/0711	<b>ITEM NUMBER:</b>	<b>4</b>
<b>APPLICANTS NAME(S):</b>	S Wood & A & T Roberts	<b>PARISH / WARD:</b>	Peacehaven / Peacehaven East
<b>PROPOSAL:</b>	Planning Application for Demolition of side extension and conservatory and erection of a detached four bed dwelling		
<b>SITE ADDRESS:</b>	113 Arundel Road, Peacehaven, East Sussex, BN10 8HH		
<b>GRID REF:</b>	TQ 4101		

x

## 1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located at the south-west corner of Arundel Road and Bolney Avenue. The site comprises the side garden of 113 Arundel Road. No. 113 is one half of a pair of semi-detached houses. The site is on land which rises gently up from Bolney Avenue.

1.2 It is proposed to erect a two-storey detached house on the site. The house would have four bedrooms. Two garages would be built at the rear facing Bolney Avenue, which would consist of one for 113 Arundel Road itself and one for the proposed house.

## 2. RELEVANT POLICIES

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

**LDLP: – PT03** – Intensification and Infilling

## 3. PLANNING HISTORY

None.

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**ESCC Highways** – Raise no objections, subject to technical conditions being imposed relating to the access to the garages and requiring retention of the parking spaces.

**Environment Agency** – No objection in principle.

**Main Town Or Parish Council** – Refusal recommended: Overdevelopment of the site, out of keeping with surrounding area, loss of amenity space to adjoining property, overlooking of property in Bolney Avenue (unneighbourly) and creating a traffic hazard at a road junction.

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three letters of objection received from nearby residents on grounds that the development would be out of keeping with the existing house and would detract from the street scene, the site is too small, the existing impact of development on residents would be compounded and aggravated, the site is on the brow of a hill and a two storey house would be out of keeping with the surrounding bungalows, the development would worsen traffic conditions, hazards and pressure for parking space in the locality, and overlooking and loss of light would result to nearby properties.

## 6. PLANNING CONSIDERATIONS

6.1 The application has been subject to amendment since the original submission. A 1m gap has now been provided between the side wall of the

proposed house and the common boundary with 113 Arundel Road (previously the side wall was positioned on the common boundary). The east main side wall of the house would be 2.5m from the frontage with Bolney Avenue (excluding a proposed two storey high projecting central feature on the east elevation).

6.2 The proposed house would have a plot width of 9.2m compared to a plot width of 6.3m for no. 113 itself. The width of the front wall of the proposed house would be 5.8m compared to 5.2m for no.113 itself. The projecting two storey side feature of the proposed house (facing Bolney Avenue) would extend out 0.8m from the side wall. The height of the proposed house to the top of the ridge would be 9m, compared to 9.7m for the no.113 itself. Both the proposed and existing houses would feature a small front gable projecting above the eaves line, and a front bay from ground level to eaves. The front wall of the house would line up with no. 113.

6.3 The fact that the site gently slopes up from Bolney Avenue is important in terms of the impact of the two storey house in the street scene, particularly where the prevailing form of development in the area is bungalows. However, it is considered that, provided the finished floor level of the house is set at a suitably low level, it is considered that the house would have an acceptable impact in the Bolney Avenue and Arundel Road street scenes, and would comply with Policy PT3 of the Lewes District Local Plan.

6.4 The proposed house would be 9.3m deep, excluding the front bay feature, and would have a rear garden 7.5m long. The two storey projecting feature on the side would add interest to the appearance of the house. Although the side wall of the house would be closer to Bolney Avenue than the line of dwellings to the south which front Bolney Avenue, it is not considered that the house would be unduly obtrusive in views along Bolney Avenue from either the south or the north.

6.5 There would be windows in the south, east (Bolney Avenue elevation) and north (Arundel Road) elevation of the proposed house. To the south the nearest dwelling fronting Bolney Avenue would be about 20m away. To the east and north there would be some overlooking to other properties across Bolney Avenue and Arundel Roads, but overlooking to other properties on opposite sides of roads is not unusual and is not regarded as significant.

6.6 113 Arundel Road would, after development, have a rear garden about 10.8m long. Adequate amenity space would therefore remain for occupants of the property.

6.7 The Highway Authority have raised no objection to the application, which would provide two off road parking spaces for both the proposed house and no.113. The Highway Authority are, of course, aware of the safe route to schools initiative, of traffic conditions and traffic calming along Arundel Road, and at the junction of Arundel Road with Bolney Avenue.

6.8 While the concerns of the Town Council and nearby objectors are noted, 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. 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.

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 [Classes A-C of Part 1](#) 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. 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>
Location Plan	1 June 2007	1:1250
Block Plans	1 June 2007	1:500
Existing Elevations	22 August 2007	27658/1A
Proposed Elevations	22 August 2007	27658/1A
Existing Floor Plans	22 August 2007	27658/1A
Proposed Floor Plans	22 August 2007	27658/1A

**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.