

APPLICATION NUMBER:	LW/07/0919	ITEM NUMBER:	4
APPLICANTS NAME(S):	Mr T Baker	PARISH / WARD:	Seaford / Seaford East
PROPOSAL:	Outline Planning Application for Erection of a detached three bedroom bungalow		
SITE ADDRESS:	Land Adjacent 7, Juniper Close, Seaford, East Sussex,		
GRID REF:	TQ 5099		

x

1. SITE DESCRIPTION / PROPOSAL

1.1 The site is located at the end of Juniper Close. The site comprises the side garden of 7 Juniper Close.

1.2 It is proposed, in outline, to erect a detached bungalow on the site. No details of siting, scale or appearance are to be determined at this stage. However, the supporting information indicates that the footprint and height of the bungalow would be similar to the existing property.

2. RELEVANT POLICIES

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

3. PLANNING HISTORY

None.

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC Highways – Raise no objection subject to conditions.

Main Town Or Parish Council – Object: Overdevelopment, loss of amenity space.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 None.

6. PLANNING CONSIDERATIONS

6.1 The size of the plot which would be created would be similar to others in Juniper Close. The scale of the bungalow, including its width and height, would be similar to that of 7 Juniper Close itself. It is considered that a bungalow in this location would be acceptable in terms of the effect on the character of the area.

6.2 The proposed bungalow would be a reasonable distance from other residential properties in the locality, giving rise to no overlooking, loss of light or obtrusiveness. To the north is the Cuckmere House School.

6.3 The Highway Authority raise no objection in terms of traffic generation onto Juniper Close. Parking spaces are proposed to serve both the existing and proposed properties.

6.4 The Town Council are concerned that the proposal is overdevelopment, but the plot would be similar to others in Juniper Close. There is also concern about a loss of amenity space, but the existing property would still have a reasonable garden area about 11m wide and 8m long.

6.5 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 proposal shall provide for two parking spaces for the proposed bungalow and two parking spaces for 7 Juniper Close itself.

Reason: To ensure adequate off-road parking provision, 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	11 July 2007	1:500

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.