

APPLICATION NUMBER:	LW/07/0900	ITEM NUMBER:	6
APPLICANTS NAME(S):	Mr J Friend	PARISH / WARD:	Peacehaven / Peacehaven East
PROPOSAL:	Planning Application for Erection of a ground floor rear extension and first floor extension over existing ground floor extension		
SITE ADDRESS:	Dayton House, Bolney Avenue, Peacehaven, East Sussex, BN10 8HF		
GRID REF:	TQ 4101		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The application concerns a semi detached light industrial unit, located within Bolney Avenue Industrial Estate. The application site is 30 metres deep and 9.0 metres wide, whilst the unit is 9.0 metres wide and 18.5 metres deep. At the rear of the unit is a yard that is 5.7 metres deep and which abuts the rear gardens of two bungalows that front Capel Avenue. These gardens are about 2m above the level of the site, supported by a retaining wall along the rear site boundary. A free standing garage currently occupies about half of the area of the yard.

1.2 Is it proposed to extend the ground floor of the unit by 5.5 metres so that it would be within 0.2 metres of the rear site boundary. The first floor would be extended by 6.1 metres. The extension would have three high level windows in the north and east (rear) walls at first floor level. A 3.0 metre wide door for servicing is also proposed that would be set in the south elevation of the extension.

2. RELEVANT POLICIES

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

LDLP: – E01 – Planning for Employment

3. PLANNING HISTORY

LW/06/1401 - Two storey rear extension & first floor extension over existing rear extension - **Refused**

LW/07/0264 - Two storey rear extension and first floor extension over existing rear extension (resubmission of LW/06/1401) - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Peacehaven Town Council – Raise no objection to the proposal because the unit is within an industrial estate, but recommend that a condition for the safe removal of asbestos be attached if planning permission is granted.

Environmental Health – Comment that the extension would be used to increase storage space.

Environment Agency – No objection in principle

ESCC Highways – Does not wish to restrict any grant of consent.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Six letters have been received, setting out objections to the proposal on the following grounds:-

- a) The first floor extension would affect the views currently enjoyed by the occupiers of 64 Capel Avenue
- b) Bushes that now grow in the back garden of 60 Capel Avenue will have to be cut back if the extension is allowed.
- c) The first floor extension would allow overlooking into the back gardens of Capel Avenue resulting in a loss of privacy to their occupiers.
- d) The extension would cause overshadowing and a loss of day/sunlight to the properties in Capel Avenue, particularly No.60.
- e) The additional factory space would create more noise which would directly affect the occupiers of Capel Avenue who abut or who are near to the factory unit. Noise from the factories is a constant annoyance which is even experienced on some Sunday's when waste is taken away.
- f) The enlarged factory would increase the amount of traffic using Arundel Road.
- g) The business should move to bigger premises if they need to expand.
- h) The adjoining factory owner has objected on the grounds that the proposal would prevent him from expanding his own premises due to the position of the proposed side windows and doors on the extension.

6. PLANNING CONSIDERATIONS

6.1 The main issue that concerns this application is the impact the extension would have on the amenities of the adjoining industrial unit and on the residents of Capel Avenue.

6.2 The objection by the neighbouring industrial unit owner with respect to the first floor windows (point h in Section 5 above) has been addressed, as there would be no windows facing the neighbouring unit. The shutter doors which are currently on the rear end of the unit would by necessity be transferred to the southern side of the extension, so facing and opening onto the rear yard of the adjoining unit. It is understood that the applicant has a right of access over the adjacent rear yard, and that this access is already used.

6.3 The impact of the extension on the nearby occupiers of Capel Avenue is considered to be acceptable. A substantial first floor window (1.2 x 1.0 m) in the existing building, that is 12.0 metres from the site boundary already looks towards properties in Capel Avenue. The proposed extension would replace this with three high level windows, but at a distance of 6.1 metres from the site

boundary. These windows would only provide light and ventilation and would not cause overlooking as they would be set above eye level within the building.

6.4 There would be no undue extra visual impact or loss of light, particularly as the ground floor extension would be below the level of the adjacent gardens. There is also some vegetation along the rear of the adjacent gardens which would help reduce the visual impact of the extended upper floor.

6.5 The extension is proposed to be used for storage on the ground floor and offices on the first floor. It is not considered that these uses would increase the level of noise that is currently generated by the factory. The Councils Environmental Health Officer has raised no objection.

6.6 It is not anticipated that any significant extra traffic would be generated by the extension onto the local highway network, given the modest size of the extension. Local residential amenity would not, it is considered, be materially affected by noise and disturbance from any extra traffic. The Highway Authority raise no objection.

6.7 The Town Council's comment regarding asbestos could only apply to the removal of the garage, and is covered by an 'Informative' as set out below.

6.8 The proposal is a revision of the previously refused applications. The difference is that the extension has been reduced in bulk at first floor level. The proposal is considered to be acceptable.

7. RECOMMENDATION

That planning permission be granted.

The application is subject to the following conditions:

1. The development hereby approved shall be finished in external materials to match those used in the existing building.

Reason: To ensure a satisfactory development in keeping with the locality having regard to Policy ST3 of the Lewes District Local Plan.

INFORMATIVE(S)

1. The removal of any asbestos from the site must accord with all Health and Safety requirements.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Elevations	18 September 2007	8306/2C

Proposed Floor Plans	18 September 2007	8306/2C
Design & Access Statement	6 July 2007	
Location Plan	6 July 2007	1:1250
Block Plans	6 July 2007	1:500
Location Plan	3 August 2007	1:1250
Existing Floor Plans	6 July 2007	8306/1
Existing Elevations	6 July 2007	8306/1

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 E1 of the Lewes District Local Plan.