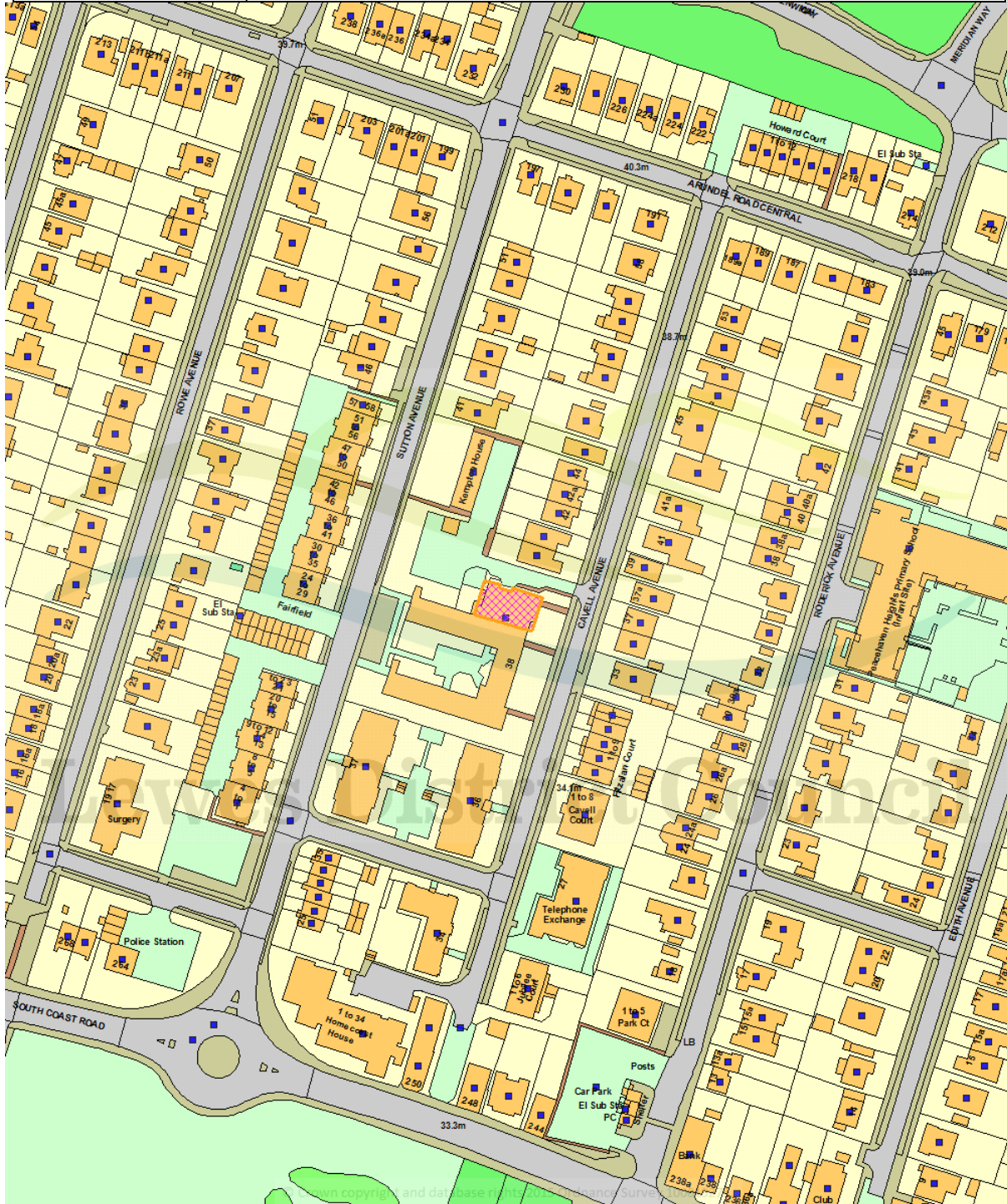


<b>APPLICATION NUMBER:</b>	LW/17/0179	<b>ITEM NUMBER:</b>	<b>11</b>
<b>APPLICANTS NAME(S):</b>	Housing Services	<b>PARISH / WARD:</b>	Peacehaven / Peacehaven West
<b>PROPOSAL:</b>	Planning Application for Conversion of 3 bedroom flat into two 1 bedroom flats		
<b>SITE ADDRESS:</b>	Meridian Court 38 Cavell Avenue Peacehaven East Sussex		
<b>GRID REF:</b>	TQ40 01		



## SITE DESCRIPTION / PROPOSAL

1.1 Planning permission is sought for the conversion of a 3 bedroom flat to 2 x 1 bedroom flats at this sheltered housing scheme in Peacehaven. The building is owned by Lewes District Council.

1.2 The property is a two storey building comprising of 34 flats in use as sheltered housing accommodation. The flat to be converted is located on the north-east corner of the building at first floor level. The current use of the flat as sheltered housing accommodation would not change. Internally the space would be divided into 2 x 1 bedroom flats by reconfiguring the space and installing stud walls. Each flat would have a bedroom, open plan kitchen, lounge, diner and a bathroom. The conversion works would provide accessible living accommodation.

1.3 Other than the addition of vents and extractors there would be no external changes to the building.

### 1. RELEVANT POLICIES

LDLP: – CP2 – Housing Type, Mix and Density

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

### 2. PLANNING HISTORY

**E/55/0409** - Outline Application to erect seven pairs of semi-detached bungalows and one detached bungalow. - **Refused**

**E/70/0976** - Outline application for thirty elderly persons flats, wardens accommodation and day centre on land between Sutton Avenue & Cavell Avenue. Approved by ESCC. - **Approved**

**E/71/0728** - Erection of building comprising thirty elderly persons flats and warden's accommodation between Sutton and Cavell Avenues. Approved Conditionally by ESCC. - **Approved**

**E/72/1334** - Erection of building comprising elderly persons flats, wardens accommodation and communal facilities. Approved Conditionally by ESCC, 28/09/1972. -

**LW/75/1272** - Planning and Building Regulations applications for car port/garage. Building Regs approved. Completed. - **Approved**

**LW/93/1019** - Lift Shaft. - **Approved**

### 3. REPRESENTATIONS FROM STANDARD CONSULTEES

**4.1 Environmental Health** – I recommend a condition which would help protect neighbouring residents from impacts associated with the construction of this proposed conversion: *1. Hours of operation at the site during any demolition, site clearance, preparation and construction shall be restricted to 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays. No working is permitted at any time on Sundays or Bank Holidays. No machinery shall be operated, no process shall be carried out and no*

*deliveries or collections shall be made at the site outside of these specified times.  
REASON: to protect the amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan.*

**4.2 Main Town Or Parish Council –** No Objection with the proviso site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not be parked on grass verges or at junctions. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30.

#### **4. REPRESENTATIONS FROM LOCAL RESIDENTS**

None

#### **5. PLANNING CONSIDERATIONS**

6.1 The main issues to consider are any impact resulting from the provision of an additional sheltered housing unit.

6.2 The use of the property would remain as existing but would provide an additional unit of accommodation. The need for a three bedroom flat at this sheltered housing site no longer exists whereas the need for 1 bedroom accommodation remains constant. Paragraph 7.24 of the Joint Core Strategy supports the need for smaller units of accommodation particularly for this type of housing where 1 bed units are most in demand with very little demand for 3 bed units. The provision of an additional unit at this site is considered to fulfil this need.

6.3 There are no other occupiers directly above or below the proposed flats and there would be no noise transference between properties. The flat is already used for residential purposes and the provision of one additional unit of accommodation would not exacerbate the existing situation or have any adverse impact on the residential amenities of neighbours.

6.4 There are no external works proposed by this application and therefore there would be no detrimental impact on the visual amenities or character of the area resulting from this proposal.

#### **6. RECOMMENDATION**

That planning permission is granted.

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

1. Hours of operation at the site during any demolition, site clearance, preparation and construction shall be restricted to 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays. No working is permitted at any time on Sundays or Bank Holidays. No

machinery shall be operated, no process shall be carried out and no deliveries or collections shall be made at the site outside of these specified times.

REASON: To protect the amenity of the locality in accordance with policy ST3 of the Lewes District Local Plan.

**INFORMATIVE(S)**

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	1 March 2017	1:1250
Existing Floor Plan(s)	1 March 2017	101-B
Proposed Floor Plan(s)	1 March 2017	101-B
Photographs	1 March 2017	101-B