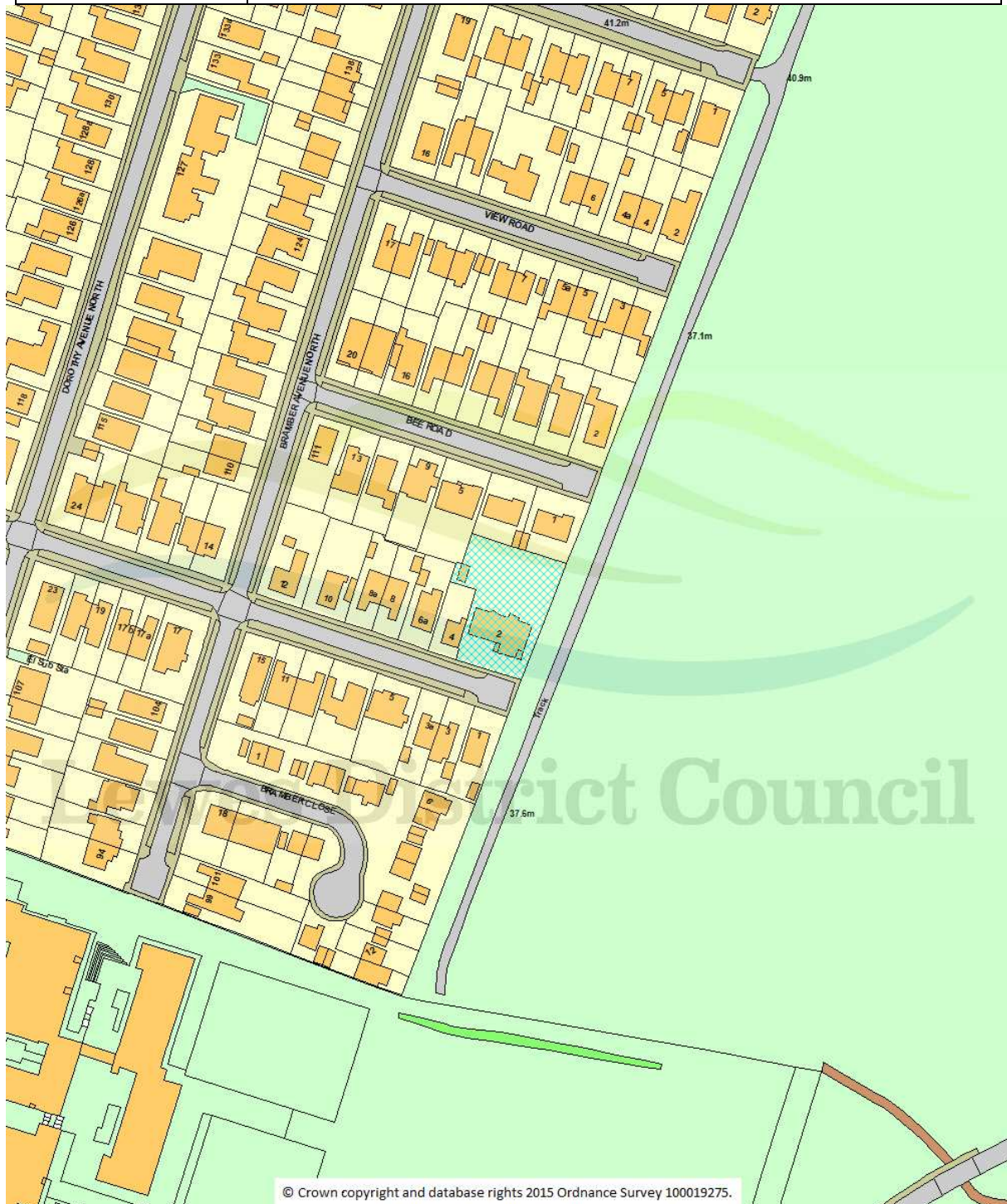


APPLICATION NUMBER:	LW/17/0325	ITEM NUMBER:	8
APPLICANTS NAME(S):	P L Projects	PARISH / WARD:	Peacehaven / Peacehaven North
PROPOSAL:	Planning Application for Demolition of the existing bungalow and erection of 2 x 4-bedroom semi-detached houses and 1 x 4-bedroom detached house (amended plans).		
SITE ADDRESS:	2 Southview Road Peacehaven East Sussex BN10 8DQ		
GRID REF:	TQ 41 01		



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is occupied by a large detached bungalow dwelling situated on an L-shaped plot that is wider than most in the immediate locality, with a back garden that overlaps with the back garden to the neighbouring property, 4 Southview Road, which is a two storey detached house. The bungalow is located on the northern side of the street and is the last property on that side of the road, adjacent to the Planning Boundary line of Peacehaven.

1.2 The site is not in a Conservation Area and the building is not Listed or of Local Interest.

PROPOSAL

1.3 The application seeks planning permission for the demolition of the existing bungalow and for the construction of three 4-bedroom dwellings comprising a pair of semi-detached houses and a detached house.

1.4 The houses will be set back from the street by 5m with two car parking spaces in front of each dwelling. The detached property will be 6.8m x 13.9m and will have an internal floor area of some 160 square metres. Amended plans have been submitted for the two semi-detached houses and they have been reduced in depth by 1.2m, from 13.9m to 12.7m. They will be 6.4m in width.

1.5 The revised plans have also increased the gap between Plot 1 and 4 Southview Road, which will now be 1.5m. A 2.75m space is proposed between the semi-detached and detached house.

1.6 The houses will provide kitchen/dining room, utility room, W.C. and living room at ground floor level. At first floor level each house will have 4 bedrooms (one en-suite), a study and a family bathroom.

1.7 The houses will have pitched roofs with hipped ends and will be finished in white render at ground floor level and tile hanging at first floor level. The roofs will be finished in plain clay tiles. The semi-detached houses will have a flat roof area instead of a single ridge line.

2. RELEVANT POLICIES

LDLP: – CT01 – Planning Boundary and Countryside Policy

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

LDLP: – SP2 – Distribution of Housing

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

3. PLANNING HISTORY

E/67/0876 - Outline application for detached bungalow with integral garage and detached garage on plots 1 - 3, and part plots 22 - 24, Block 162, Southview Road. - **Approved**

E/68/0310 - Planning and Building Regulations Applications for one detached bungalow on plots 1-3 and part plots 22-24, block 162. Building Regs. Rejected but presume an Approval followed that is missing from file. Completed. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Environmental Health

4.1 No objection, Subject to conditions relating to asbestos; unexpected contamination; hours of construction; dust suppression; and provision of a Construction Environmental Management Plan (CEMP).

Southern Gas Networks

4.2 No objection

Peacehaven Town Council

4.3 Objection, Refusal is recommended due to:

- Inadequate infrastructure
- Increased air pollution due to congestion on A259
- Development will increase traffic congestion
- Out of keeping with street scene
- Over development
- Unneighbourly
- The parking issues at this location will increase significantly

5 REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Representations have been received from 3 Bee Road; 1, 3A, 4, 5 and 6a Southview Road, objecting to the application for the following reasons:-

- Contextual significance
- Out of character
- Does not follow building line
- Cramped low-grade accommodation
- Over development
- Effect on wildlife
- Loss of light
- Overshadowing
- Overlooking, loss of privacy
- Overbearing building/structure
- Overly dominant
- Cramped opportunistic development

- Will dominate end of Southview Road where it blends into adjacent fields
- Block out sky
- Noise and disturbance
- Smell/fumes
- Loss of open space
- Loss of trees
- Drainage
- Flooding
- Effect on town centre viability
- Inadequate access
- Highway hazards
- Parking issues
- The properties will not have garages
- Will compromise turning head
- Traffic generation
- Traffic on A259
- Lack of infrastructure
- Schools and doctors' surgeries are stretched to the limits
- Not sustainable
- Loss of views*

5.2 *Officer Note - The safeguarding of views is not a material planning consideration.

5.3 Following the submission of revised plans and an additional period of neighbour and public notice, the following objections have been received from 4 Southview Road:

- Conservation significance
- Contextual significance
- Drainage
- Effect on town centre viability
- Effect on wildlife
- Flooding
- Highway hazards
- Historical significance
- Inadequate access
- Insufficient information
- Lack of infrastructure
- Loss of light
- Loss of open space
- Loss of trees
- Noise and disturbance
- Not sustainable
- Out of character
- Over-development
- Overbearing building/structure
- Overlooking, loss of privacy
- Overshadowing
- Parking issues
- Smell/fumes
- Traffic generation
- Traffic on A259
- Amended plans do not address previous concerns

- Scale and bulk

6 PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the application include the principle of development; design; the impact on amenity; accessibility and sustainable transport.

PRINCIPLE

6.2 The application site is within the Planning Boundary of Peacehaven and located in a predominantly residential area a short distance from the Meridian shopping centre. The proposal is to replace an existing dwelling with three new dwellings and in principle this is acceptable and compliant with Spatial Policy 2 of the Joint Core Strategy, the site constituting an unidentified infill development within the existing Planning Boundary.

6.3 The plot is wider than most in the nearby vicinity and can accommodate more than a single dwelling unit, however, there are concerns that the development will appear cramped and incongruous with the character and layout of existing development which defines the site context.

6.4 The demolition of the existing bungalow is considered acceptable in principle. Whilst it has a unique design redolent of the 1960s, the building is not of Local Interest or a special historic significance.

DESIGN

6.5 Initially there are significant concerns that due to the scale and bulk of the new houses along with the gaps between them at first floor level, the development will have a cramped appearance. There are also concerns that the provision of car parking across the front of the application site will erode the positive characteristics of the street, such as the continuing front boundary walls and front gardens.

6.6 The amended plans have brought the properties slightly forward of the original position so that they will be more in alignment with neighbouring houses, which are positioned along an established building line. Car parking can still be provided in front of each property. Aside from improving the visual impact of the development, this amended also means that the houses will not project so far beyond the line of the rear elevation to 4 Southview Road.

6.7 Notwithstanding the comments received from nearby residents, here is no objection in principle to two storey development at this site, largely owing to the presence of 4 Southview Road which itself is two storeys. Furthermore, the ridge line to the semi-detached houses will be 370mm lower than the ridge line of 4 Southview Road, and the detached property will be stepped down an additional 380mm again. The revised plans have also increased the space between the new dwellings so that their layout is more in keeping with the pattern of neighbouring development in spatial terms.

6.8 Whilst the applicant has made some reference on site to the Lower Hoddern Farm site adjacent to the application site (ref. LW/17/0226) this scheme has not been approved at this stage, and in any case this will form a separate character area, separated from the application site by a green corridor and bike/pedestrian route.

6.9 Whilst some neighbouring properties have car parking in front, the predominant theme which characterises the street scene includes low front boundary walls and front gardens. The revised plans have incorporated increased elements of soft landscaping to the frontage of the new houses as well as sections of low front boundary walls, to make the setting of the development more in keeping with the positive characteristics of the street scene.

AMENITY

6.10 The application site is considered capable of providing additional residential units with no significant adverse impact on neighbour amenity by way of intensification of the use, increased comings and goings, domestic activities, noise and disturbance. However, there are two areas of concern that need to be addressed including the impact of the bulk, massing and siting on residents, and future residents, of the adjoining house, 4 Southview Road, and the effect of increased vehicular movements within the turning head at the bottom end of Southview Road.

6.11 The letters received from nearby residents are acknowledged and it is noted that the rear elevation of 4 Southview Road is north-facing and there is a single storey rear extension to this property. In relation to the line of the first floor, the nearest of the proposed dwellinghouses will project 3.7m further back. However, the proximity of the proposed development to the neighbouring house has been improved in order to reduce any overbearing impact and the development will have a minimal impact on the rear extension to the neighbouring property in terms of loss of light.

6.12 Currently the public highway widens out at the end of Southview Road to form a turning head. Southview Road is not a through-road and terminates in the aforementioned turning head beyond which lies a field around which there is a footpath.

6.13 The turning head at the end of the street will remain and each dwelling will provide sufficiently for off-street car parking. Future residents are unlikely to park across their own car parking spaces and there is no reason to consider that the new housing will impede the use of the turning head by other motorists. It is noted that presently, cars are sometimes parking within the turning head for brief periods, for example when local people are walking their dogs. The proposed development will not materially worsen this situation and may in fact help to ensure that the turning head is kept clear of parked cars in the future.

ACCESSIBILITY AND SUSTAINABLE TRANSPORT

6.14 The application site is within walking distance of the shops and facilities at the nearby Meridian shopping centre, where there is also a gym and a school. Southview Road also intersects with Roderick Avenue, along which there are bus services leading along the south coast from Brighton in the west to Eastbourne to the east, via Newhaven and Seaford. The application proposes that each dwelling will have secure and sheltered cycle storage facilities and two off-street car parking spaces per house. This is considered acceptable and the application site is in a satisfactory sustainable location whereby future residents and visitors would not need to be solely reliant on private car use for their travel needs.

6.15 The comments received in respect of congestion and the wider impact of traffic on the A259 coast road is acknowledged. However, the increase in traffic generated by three households is not likely to have a significant impact on the existing situation. There are alternative methods of transport available for future occupiers to use so residents will have a choice as to whether they rely solely of use of a private car.

OTHER MATTERS

6.16 Concerns have been raised in relation to the potential loss of trees and to drainage matters relating to front gardens and the highway.

6.17 The majority of the planting and trees within the back garden of the existing bungalow will not be removed as part of the proposal. The back garden areas will continue to be well landscaped.

6.18 The issue of drainage can be addressed by encouraging natural drainage within the site, facilitated by the use of porous hard surfacing materials and areas of planting.

6.19 These matters can be addressed by imposing appropriate conditions in the event planning approval is granted.

7 RECOMMENDATION

Approval is recommended, subject to conditions.

The application is subject to the following conditions:

1. No development shall take place details and samples of all external materials including the fenestration; hard surfaces; roof materials and external finishes to the walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples and retained as such thereafter.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policy ST3 of the Lewes District Local Plan, policy CP11 of the Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. The overall maximum height of the ridge to the main roof of the pair of semi-detached dwellings hereby permitted shall not exceed 370mm below the main ridge height of 4 Southview Road, and the ridge height to the detached dwelling hereby permitted shall not exceed 380mm below the ridge height to the aforementioned semi-detached houses, in accordance with approved drawing no. 17052/13.008E, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and the appearance of the street scene, having regard to retained Policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. The boundary treatment shall be completed in accordance with the approved details shown on drawing no. 17052/10.001F prior to the first residential occupation of any of the three dwellings hereby permitted and retained as such thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 of the Lewes District Local Plan, Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the first occupation of either new dwelling hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the general appearance of the development having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. Construction work and deliveries in association with the development hereby permitted shall be restricted to between the hours of 0800 and 1800 Mondays to Fridays and from 0830 until 1300 on Saturdays. No works in association with the development hereby permitted shall be carried out at any time on Sundays or on Bank/Statutory Holidays.

Reason: In the interests of the residential amenities of the neighbours having regard to retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. No development, including demolition of the existing bungalow, shall be carried out until a Construction Environment Management Plan has been submitted to and approved by the Local Planning Authority. This shall include the arrangements and mitigation measures for all environmental effects of the development during the construction period including traffic (deliveries, contractor's vehicles and parking clear of the public highway); temporary site security fencing; the timing of deliveries for plant, materials and removal of waste; storage areas for plant and materials; artificial illumination; noise; vibration; dust; air pollution; and odour, including those effects from the decontamination of the land.

Reason: In the interests of highway safety and the amenity of neighbouring residents, having regard to retained policy ST3 and Core Policies 11 and 13 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and the National Planning Policy Framework.

8. Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development as described in Schedule 2, Part 1, Classes A (with the exception of replacement of existing windows/doors) and B, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing in an application on that behalf.

Reason: Further extensions, alterations and a more intensive development of the site would be likely to adversely affect the appearance and character of the development, the area and

neighbour amenity, having regard to retained policies ST3 and RES13 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

9. The dwellings hereby approved shall not be occupied until the cycle parking facilities have been provided in accordance with the approved drawing no. 17052/10.001F and the facilities shall thereafter be retained for that use and shall not be used other than for the parking of cycles used by occupants of and visitors to the development hereby permitted.

Reason: In the interests of amenity and to provide for alternative methods of transport to the private car in accordance with retained policy ST3 and Core Policy 13 of Lewes District Local Plan Part One: Joint Core Strategy, and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

3. The applicant is hereby reminded of the Control of Asbestos Regulations 2012 when carrying out demolition and other works associated with the development hereby permitted. For more information please visit <http://www.hse.gov.uk/Asbestos/regulations.htm>

4. The applicant is hereby encouraged to minimise waste arising from the development by way of re-use and/or recycling. All waste materials arising from any clearance and construction activity at the site should be stored, removed from the site and disposed of in an appropriate manner. It is an offence to burn trade waste, so there should be no bonfires on site.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	13 April 2017	
Existing Block Plan	13 April 2017	
Design & Access Statement	13 April 2017	
Waste Minimisation Statement	13 April 2017	
Planning Statement/Brief	13 April 2017	
Proposed Layout Plan	12 June 2017	10.001F

Proposed Floor Plan(s)	12 June 2017	11.001C
Proposed Floor Plan(s)	12 June 2017	11.002D
Proposed Roof Plan	12 June 2017	11.003E
Proposed Floor Plan(s)	13 April 2017	11.004B
Proposed Floor Plan(s)	13 April 2017	11.005C
Proposed Elevation(s)	12 June 2017	13.001D
Proposed Elevation(s)	12 June 2017	13.002E
Proposed Elevation(s)	12 June 2017	13.003D
Proposed Elevation(s)	12 June 2017	13.004C
Proposed Elevation(s)	13 April 2017	13.005C
Proposed Elevation(s)	13 April 2017	13.006D
Proposed Elevation(s)	13 April 2017	13.007C
Street Scene	12 June 2017	13.008E