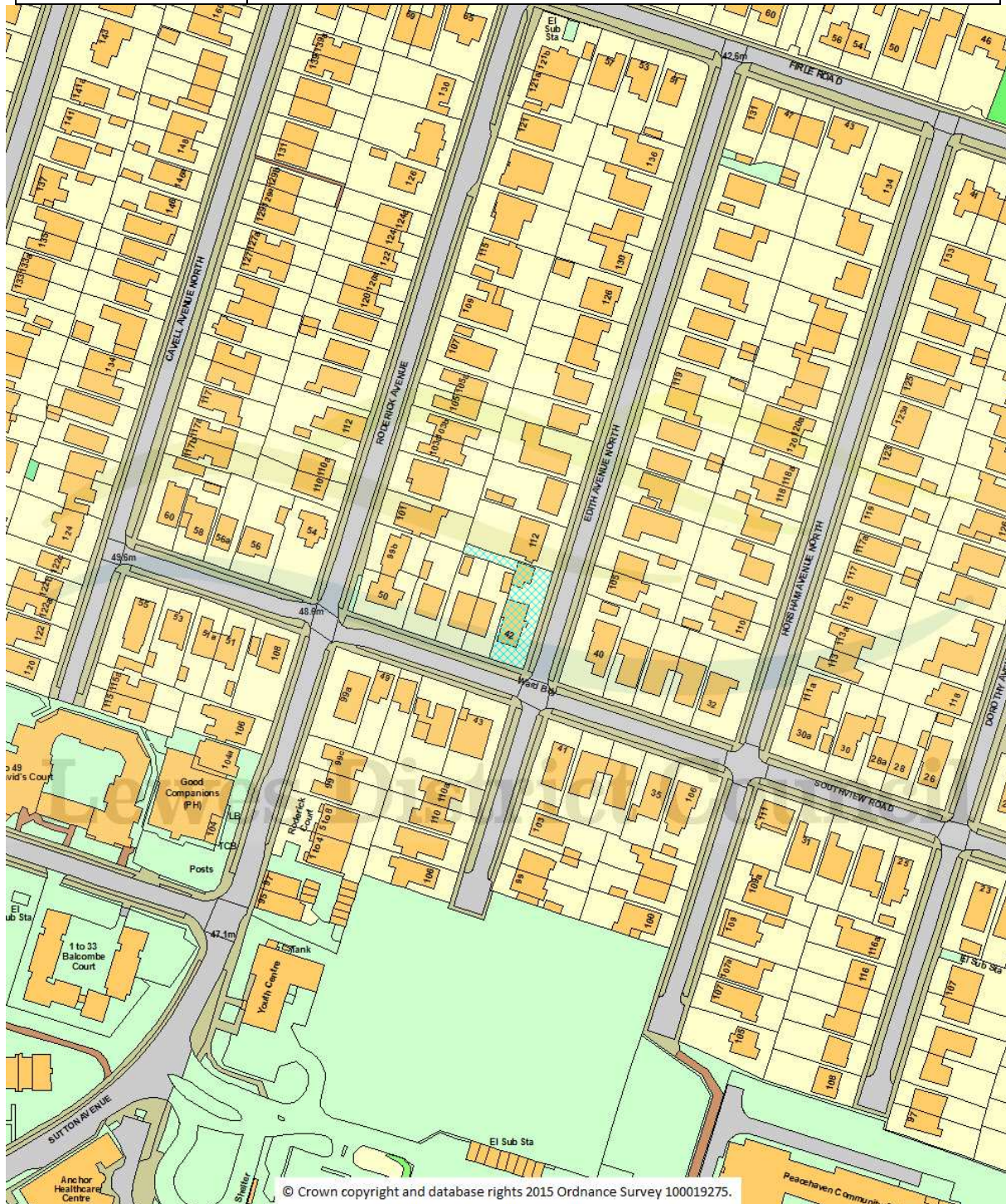


APPLICATION NUMBER:	LW/17/0256	ITEM NUMBER:	6
APPLICANTS NAME(S):	Mr Chris Anderson	PARISH / WARD:	Peacehaven / Peacehaven North
PROPOSAL:	Planning Application for The erection of a single storey extension to an existing bungalow, to allow the formation of two semi detached bungalows, including the erection of a 1800mm high fence		
SITE ADDRESS:	42 Southview Road Peacehaven East Sussex BN10 8EA		
GRID REF:	TQ 4101 NW		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a detached bungalow at the corner of Southview Road and Edith Avenue North. The bungalow, together with an adjacent double garage, effectively fronts onto Edith Avenue North, with its side elevation 'end on' to Southview Road. The bungalow has a pitched roof, and a detached flat roof double garage fronting onto Edith Avenue North.

1.2 The proposal is to demolish the garage, and to extend (effectively lengthen the bungalow along the Edith Avenue frontage) with a matching pitched roof. The enlarged building would be converted to one x 3-bed and one x 2-bed semi-detached bungalows.

1.3 Two parking spaces for each of the dwellings would be provided, off Edith Avenue North. These would be grouped away from the corner, next to neighbouring 112 Edith Avenue North. Garden space for one of the dwellings would be provided around the front of the building corner, while garden space for the other would be provided on land extending back behind 42 and 46 Southview Road, which is within the application site.

2. RELEVANT POLICIES

LDLP: – SP2 – Distribution of Housing

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

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

3. PLANNING HISTORY

E/68/0682 - Planning and Building Regulations Applications for detached bungalow with garage on plots 1 and part 2, block 156. Building Regs. Approved. Completed. - **Approved**

E/71/0145 - Planning and Building Regulations application for porch. Building Regs Approved. Completed. - **Approved**

LW/77/1721 - Planning and Building Regulations applications for laundry room and garage extension. Building Regs rejected. - **Approved**

LW/79/0527 - Planning Application to extend existing garage, erect new garage and erect 7ft side boundary wall. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

District Services

4.1 Regarding the above planning application waste & recycling have no issues regarding the development.

Southern Gas Networks

4.2 Standard gas safety advice.

Environmental Health

4.3 Recommends an 'unsuspected contamination condition'.

Peacehaven Town Council

4.4 Refusal Recommended due to:-

- Inadequate infrastructure
- Increase in air pollution due to congestion on A259
- Development will increase traffic congestion
- Impact on locality
- Back garden development
- Inadequate off road parking provided for
- Perimeter fence too high which would have an adverse effect on road safety.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 4 representations from local residents objecting received, on grounds of:

- Highway Hazards
- Inadequate Access :Poor visibility
- Insufficient Information
- Out of Character
- Over-development
- Parking Issues: Insufficient parking.
- Traffic Generation
- Traffic on A259
- Overshadowing
- Out of keeping; fence obstructing traffic sightline; Lack of parking provision.

6. PLANNING CONSIDERATIONS

6.1 The site is within the Planning Boundary for Peacehaven, where new residential development can be accepted in principle, subject to compliance with district-wide planning policies.

6.2 The form of the extended bungalow is considered to be acceptable in the street scene. The roof pitch of the extended building, together with the detailed design and facing materials, would match the existing building. There would be a gap of just over 4m between the extended building and the side boundary with 112 Edith Avenue North.

6.3 Local concern has been expressed about the potential increase in pressure for on-road parking in the immediate locality. Two on-site parking spaces per dwelling would be provided. Although the 2 spaces for the corner property would be positioned on the north end of the overall plot, the provision of the on-site spaces in itself means, it is considered, that a refusal on grounds of a shortfall of parking would not be reasonable.

6.4 Garden space would be provided for both properties. The garden space serving the corner property would be 'as existing' between the building and the road, and would thus not be private, but would be available for amenity purposes. A close board fence around this area was initially proposed, but was removed from the application given that the majority of front boundaries in the immediate vicinity are low walls (this was the 'perimeter fence' referred to by the Town Council). The other bungalow would have a garden area at the back, 18m long but 3m wide (effectively a strip behind 44 and 46 Southview Road).

6.5 The main effect on nearby living conditions would be the effect on 44 Southview Road from the extended bungalow and its pitched roof. This extension would be parallel to the rear garden of 44 Southview Road, at a distance of 0.4m off the boundary. However, a detached garage to 44 Southview Avenue would, it is considered, reduce the impact on the living conditions of that property. No dormers or other windows would be provided in the extended roof facing 44 Southview Road, and so there would be no increase in overlooking.

6.6 The concerns of the Town Council about traffic generated onto the A259 are noted. However, this is a net increase in dwellings of one, which could not reasonably be sustained as reason for refusal on grounds of increased traffic generation onto the A259, or a reduction in air quality.

6.7 Overall, this is a balanced decision, given the proximity of the extended building to the boundary with 44 Southview Road, the exposed amenity space for the dwelling on the corner and that parking for the corner property would be along the Edith Avenue frontage on the north end of the site. However, it is not considered that these reservations about the proposal would justify refusal and, therefore, approval is recommended.

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 and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. The land indicated on the approved plans for the parking and turning of vehicles for the development hereby permitted shall be laid out prior to the first occupation/use of the development and thereafter kept available for that purpose only. Two of the parking spaces shall be allocated for the use of each of the semi-detached bungalows hereby approved.

Reason: In the interests of highway safety having regard to Policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in Classes A-C of Part 1, 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 residential amenity and the appearance and character of the area having regard to policies ST3 and CP11 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. 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.

5. 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.

INFORMATIVE(S)

1. 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.

2. 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>

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	27 March 2017	
Proposed Block Plan	27 March 2017	1:500
Location Plan	27 March 2017	1:1250
Existing Roof Plan	27 March 2017	MCA/SR/002
Proposed Roof Plan	27 March 2017	MCA/SR/002
Proposed Layout Plan	27 March 2017	MCA/SR/003
Existing Elevation(s)	26 June 2017	MCA/SR/001-REV C
Proposed Elevation(s)	26 June 2017	MCA/SR/001-REV C
Existing Floor Plan(s)	26 June 2017	MCA/SR/001-REV C
Existing Floor Plan(s)	26 June 2017	MCA/SR/001-REV C