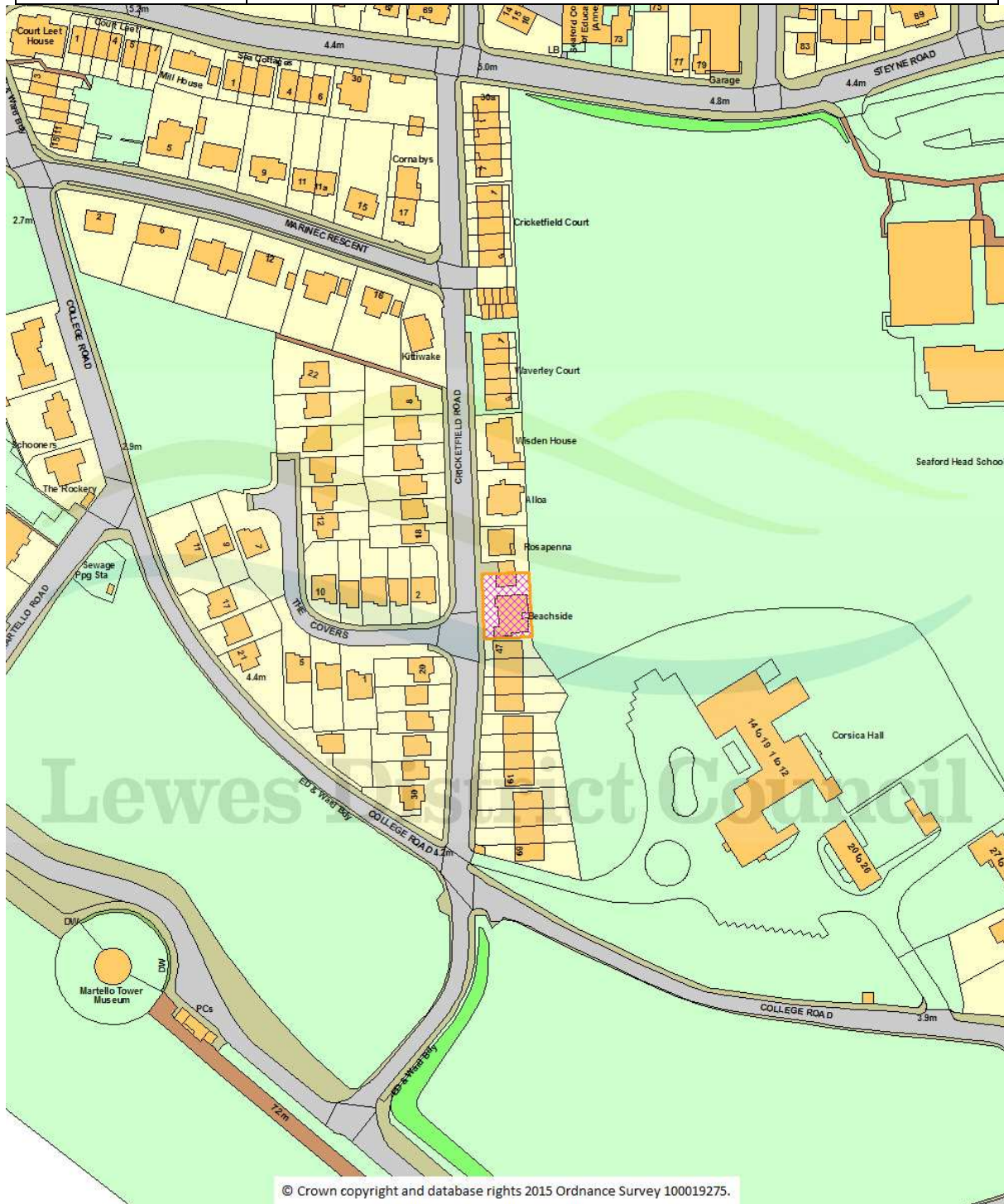


APPLICATION NUMBER:	LW/17/0323	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mrs J Ho	PARISH / WARD:	Seaford / Seaford South
PROPOSAL:	Planning Application for Proposed demolition of care home and the erection of 4 x three bedroom dwellings		
SITE ADDRESS:	Beachside Cricketfield Road Seaford East Sussex BN25 1BU		
GRID REF:	TV 4898		



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1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is care home fronting onto Cricketfield Road, opposite The Covers cul-de-sac. The building is two-storey, with dormers serving a third floor in the roofspace, and the site includes a detached single storey building adjacent to the neighbouring property to the north, 'Rosapenna'.

1.2 The proposal involves demolishing the main and single storey buildings and erecting a terrace of four houses across the site. The terrace would be two-storey to eaves, with a third floor in the roofspace lit by rooflights. The houses would be faced with brick and weatherboarding.

1.3 The proposal would provide for one on-site parking space per house. This would be provided for off Cricketfield Road at the front of each property.

2. RELEVANT POLICIES

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP13 – Sustainable Travel

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

LDLP: – SP2 – Distribution of Housing

LDLP: – CP2 – Housing Type, Mix and Density

3. PLANNING HISTORY

S/51/0050 - Siting of caravan in garden. - **Refused**

S/63/0197 - Change of use to tutorial building - **Approved**

S/65/0094 - Planning and Building Regulations application for school games room. Building Regs approved. – **Approved**

S/67/0346 - Planning and Building Regulations Application for an addition to playroom. B Regs approved. - **Approved**

LW/82/0054 - Application for a Change of Use from school to rest home, alterations and extensions. Restrictive Planning Condition No. 1. – **Approved**

LW/84/1281 - Extension to rest home to provide seven additional bedrooms and three additional W.C's. - **Refused**

LW/85/0171 - Planning and Building Regulations Application for two storey extension to side elevation, dormer to rear elevation, internal alterations, one additional vehicle crossover. Building Regs Refused. - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council

4.1 It was RESOLVED to OBJECT to the application. The Committee considered that the provision of four terraced houses on this limited site would be overdevelopment and that three dwellings would be more appropriate.

The Committee did however consider that the design would complement the existing character of the area although it regretted the loss of the much-needed local care facilities and were also concerned, given the location, at the potential flood risk.

Southern Gas Networks

4.2 SGN has "no comment" on this application. Applicant must comply with CDM Regulations and HSG47 guidance at the appropriate stage in their construction planning.

ESCC Archaeologist

4.3 Although this application is situated within an Archaeological Notification Area, based on the information supplied, it is advised that no significant below ground archaeological remains are likely to be affected by these proposals. For this reason there are no recommendations to make in this instance.

Environmental Health

4.4 Recommends conditions requiring a 'demolition asbestos survey' (with mitigation as appropriate), a strategy to deal with unsuspected contamination (if discovered), a control over construction hours and a Construction Environment Management Plan.

District Services

4.5 Has no concerns regarding the development, as the refuse would need to be placed on the kerbside of the road for collection .

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Three objections received, on grounds of:

- Inadequate access
- Overdevelopment. One building providing much needed care facilities is to be replaced with four households. Most households have at least 2 cars each, so there will be more street parking where there is only limited space. Replacing the property with two houses would enable some garden space and better off-street parking.
- The plot is small and not suitable for four houses. The rear of the property has very limited space behind. Directly opposite the writers house is a terrace of four properties which has a combined frontage almost twice as wide as the current nursing home.

6. PLANNING CONSIDERATIONS

6.1 The loss of the care home, or "care facility", has been highlighted by the Seaford Town Council. There are no policies which aim to resist the change of use of care homes to alternative uses, however, and in these circumstances, the proposed alternative use of the site must be considered on its merits. In principle, the use of the site for residential purposes is considered to be acceptable in this residential area.

6.2 Cricketfield Road contains a mix of dwelling types, including some terraces, notably three terraces of four houses each adjacent to the site on the south side. The terraced form of the proposed development is thus evident in the locality.

6.3 The houses would be about 4.6m wide (externally) and would be set off both side boundaries by 0.9m, on a site with a width of approximately 20m. As a comparison, the adjacent terrace (47-51 Cricketfield Road) has houses about 4.8m wide (externally), set off the side boundaries by 0.4m, with a site width of 24.8m. Although therefore smaller than the neighbouring terrace, it is not considered that the difference would be so striking or noticeable to make the proposed houses stand out, or look incongruous. Similarly, it is not considered that there is a strong justification to argue that the proposed terrace of four houses should be reduced to a terrace of three, as suggested by the Town Council.

6.4 The ESCC Parking Demand Calculator suggests that either 9 or 6 parking spaces should be provided, depending on the number of allocated or unallocated spaces per house. Four spaces are proposed, which is clearly short of that suggested by the Calculator. The Highway Authority advises, however, that the site is in a sustainable location (close to town centre shops, services and public transport) and that there is no off-street parking for the existing use (so the existing use is reliant on on-road parking space). In the circumstances, the Highway Authority advise that a refusal of permission on parking grounds would be difficult to sustain.

6.5 The site is relatively close to the Esplanade and beach. At the time of writing, the advice of the Environment Agency (EA) is awaited on the application, in terms of whether the development is acceptable regarding the risk from flooding. The recommendation of approval is therefore subject to 'no objection' from the Environment Agency being received, and an update on the EA response will be given at the meeting.

6.6 The houses would be similar, but not identical, to the terraces of houses to the south of the site. The height of the terrace would be similar to that of the existing care home, being higher than the adjacent terrace. Small back gardens, about 3m deep, would be provided (the same depth as the existing terrace to the south) behind which are the playing fields of Seaford Head Lower School.

7. RECOMMENDATION

That the Director of Regeneration and Planning be authorised to grant conditional planning permission, subject to no 'objection' to the application being received from the Environment Agency.

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

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

3. 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.

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.

4. 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, Part 1 of 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 the appearance and character of the area 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.

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.

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.

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>

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>

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	13 April 2017	
Existing Layout Plan	13 April 2017	
Flood Risk Assessment	13 April 2017	
Photographs	13 April 2017	
Proposed Block Plan	13 April 2017	2017-30-01
Proposed Floor Plan(s)	13 April 2017	2017-30-02
Proposed Floor Plan(s)	13 April 2017	2017-30-03A
Street Scene	13 April 2017	2017-30-04A
Location Plan	13 April 2017	2017-30-05
Proposed Elevation(s)	13 April 2017	2017-30-06

Street Scene	13 April 2017	2017-30-07 EXISTING
Flood Risk Assessment	30 May 2017	AMBIENTAL
Justification / Heritage Statement	4 May 2017	HER
Additional Documents	27 April 2017	HER CONSULTATION
Technical Report	13 April 2017	HIGHWAYS
Existing Floor Plan(s)	13 April 2017	P001-100FF
Existing Floor Plan(s)	13 April 2017	P001-100GF
Existing Floor Plan(s)	13 April 2017	P001-100SF