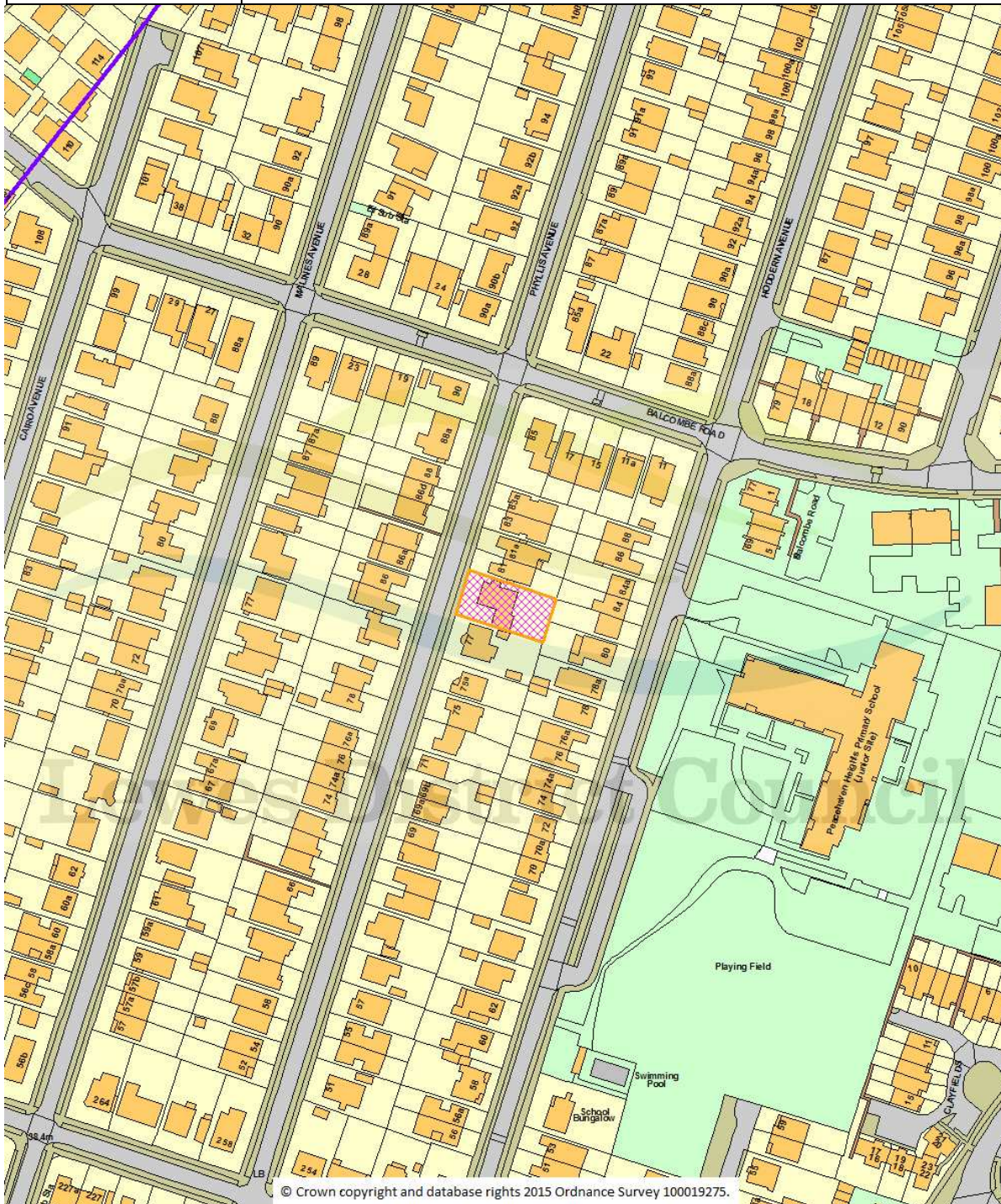


APPLICATION NUMBER:	LW/17/0375	ITEM NUMBER:	10
APPLICANTS NAME(S):	Stevens & Page Services Ltd	PARISH / WARD:	Peacehaven / Peacehaven West
PROPOSAL:	Planning Application for Demolition of the existing bungalow and double garage and erection of two x 3 bedroom semi-detached bungalows with rooms in the roof		
SITE ADDRESS:	79 Phyllis Avenue Peacehaven East Sussex BN10 7RA		
GRID REF:	TQ 40 01		



© Crown copyright and database rights 2015 Ordnance Survey 100019275.

1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is occupied by a detached bungalow dwelling located on the eastern side of Phyllis Avenue, and to the west of Hoddern Avenue. The property has a traditional form and design with a pitched roof and tile hung gable and a flat roof double garage and driveway to one side. The property has a front garden area and a low brick wall along the front boundary.

1.2 The site is in a predominantly residential area and is close to Peacehaven Heights Primary School. The property is located within the Planning Boundary for the town, and the building is not Listed or situated in a Conservation Area.

PROPOSAL

1.3 The application seeks planning permission for the demolition of the existing bungalow and double garage and for the erection of two semi-detached bungalows, each having 3-bedrooms and accommodation within the roof space.

1.4 The overall site is 30m deep and 14.8m in width. The new dwellings will each be approximately 6.1m across and 15m in depth, with a small projection to the front elevation. The floor area of each property will be approximately 95 square metres, not including the floor areas within the roof space where the clear head height is less than 2m between floor and ceiling).

1.5 On the ground floor the new properties will comprise two bedrooms at the front, the entrance hall and bathroom on each side, and an open plan kitchen, lounge and diner at the rear. On the first floor a master bedroom and bathroom will be accommodated.

1.6 The dwellings will be set back from the street along the established building line and no farther forward than the front of the existing bungalow. Gaps of 1.1m to 1.5m will be retained between the new properties and the adjoining plots.

1.7 The form will be traditional with a pitched roof having a pitched front elevation and a half-hip roof to the rear elevation, allowing for first floor level windows.

1.8 External materials include West Hoathly facing brick and dark red Ludlow Major roof tiles, samples of which have been submitted by the applicant.

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/60/0993 - Planning and Building Regulations applications for bungalow with double garage on plots 31-32, block 116. Building Regs approved. Completed. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Environmental Health

4.1 No objection. No objection subject to conditions relating to hours of construction, dust control, unsuspected contamination, a Construction Environmental Management Plan, and informative in respect of waste management and working with asbestos.

ESCC Archaeologist

4.2 No objection. No objection subject to the imposition of the following condition:

- *No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.*
- *Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.*

4.3 The proposed development is within an Archaeological Notification Area defining an area of prehistoric and Roman activity, including significant flint knapping sites dating to the Mesolithic and Neolithic periods.

4.4 Although there is likely to have been some impact to archaeological remains on this site from the existing bungalow foundations, the proposed new building is on a slightly large footprint and requires groundwork's relating to soakway's and new parking areas in areas that are likely less disturbed.

4.5 In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a programme of archaeological works. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved in situ or, where this cannot be achieved, adequately recorded in advance of their loss.

Main Town Or Parish Council

- 4.6 Objection. Refusal Recommended due to:-
- Inadequate local infrastructure - including A259, surgeries, school
 - Increase air pollution on A259
 - Effect on local character - surrounding area included

- Density of layout & over development - too large for plot
- Inadequate parking
- Increase of traffic & congestion
- Exacerbate existing parking problems

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 No representations have been received from neighbours or the wider public.

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 a local primary school and within walking distance of the Meridian Shopping Centre. The proposal is to replace an existing dwelling with two 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. The proposals will provide a net increase of one residential unit on the site and this will go a small way towards helping the district meet its housing demand.

6.4 The demolition of the existing bungalow is considered acceptable in principle.

DESIGN

6.5 The new dwelling will have a traditional form and design in keeping with the character and appearance of many neighbouring properties within the local area. The eaves height and ridge line of the new development will be in keeping with the scale of neighbouring properties, and the new dwellings will be the same height as 81 Phyllis Avenue.

6.6 The development will retain a sufficient gap with the adjoining properties and will not have a cramped or incongruous appearance within the street scene.

6.7 The applicant has sought to replicate the character of neighbouring properties by including low boundary walls across the site frontage, formed by fixed planters, and areas of front garden as soft landscaping.

AMENITY

6.8 The proposals to introduce two dwellings onto this site which is currently occupied by a single dwelling will lead to some increase in levels of activity and intensification of the

use of the land. However, this is not considered to be significant in this predominantly residential area.

6.9 The new homes will broadly align with both of the neighbouring properties and due to the separation distances between the properties the additional depth beyond the rear elevations of the neighbouring properties will not lead to undue overshadowing or an overbearing impact.

6.10 On each of the side elevations to the two new dwellings there will be a kitchen window and a secondary window to the living and dining areas.

6.11 The applicant proposes a 1.8m high close-boarded timber fence along the side boundaries to the new properties and this should afford sufficient screening to prevent overlooking from the development into the neighbouring properties.

ACCESSIBILITY AND SUSTAINABLE TRANSPORT

6.12 Both of the new dwellings will have two off-street car parking spaces together with provision for secure cycle storage within the back gardens.

6.13 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 the net increase of one household on the site is not likely to have a significant material 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 or use cycling, buses or walking to local shops and facilities as alternatives.

7. RECOMMENDATION

Approval is recommended subject to conditions.

The application is subject to the following conditions:

1. The development hereby permitted shall be constructed in accordance with the West Hoathly facing brick and dark red Ludlow Major roof tile samples submitted on 28th June 2017 for external finishes and materials to the walls and roof. The development shall be carried out in accordance with the approved samples and retained as such thereafter, unless otherwise agreed in writing by the local planning authority.

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 840mm above the main ridge height of 77 Phyllis Avenue, or exceed the overall ridge height of 81 Phyllis Avenue, in accordance with approved drawing no. 17053/13.005A, 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. 17053/10.001D prior to the first residential occupation of any of the two 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. 17053/10.001D 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.

10. No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. A written record of any archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy.

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>
Waste Minimisation Statement	4 May 2017	
Design & Access Statement	4 May 2017	
Proposed Layout Plan	28 June 2017	10.001D
Proposed Floor Plan(s)	4 May 2017	11.001C
Proposed Floor Plan(s)	4 May 2017	11.002B
Proposed Roof Plan	4 May 2017	11.003
Proposed Elevation(s)	4 May 2017	13.001A
Proposed Elevation(s)	4 May 2017	13.002
Proposed Elevation(s)	4 May 2017	13.003
Proposed Elevation(s)	4 May 2017	13.004
Street Scene	28 June 2017	13.005A
Location Plan	4 May 2017	1:1250
Proposed Block Plan	16 May 2017	1:500
Existing Block Plan	4 May 2017	1:500
Justification / Heritage Statement	4 May 2017	HER
Justification / Heritage Statement	4 May 2017	HERITAGE STATEMENT
Planning Statement/Brief	4 May 2017	PLANNING STATEMENT