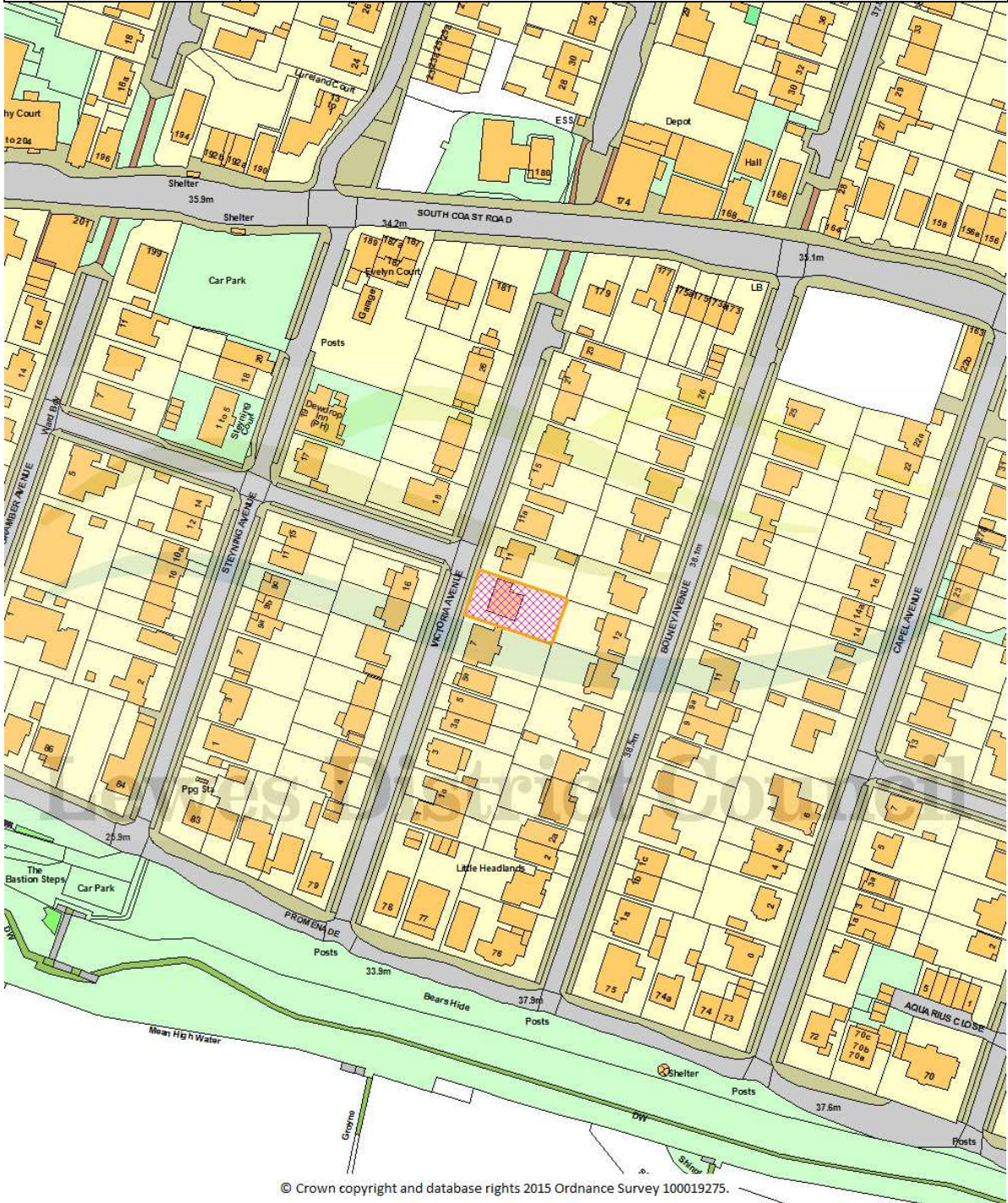


APPLICATION NUMBER:	LW/17/0361	ITEM NUMBER:	9
APPLICANTS NAME(S):	Mr G Merchant	PARISH / WARD:	Peacehaven / Peacehaven East
PROPOSAL:	Planning Application for Demolition of detached bungalow and erection of two three bedroom semi-detached chalet bungalows		
SITE ADDRESS:	9 Victoria Avenue Peacehaven East Sussex BN10 8LX		
GRID REF:	TQ 41 00		



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is occupied by a detached bungalow dwelling located on the eastern side of Victoria Avenue almost directly opposite the un-named link road with Steyning Avenue. The property is a short distance from both the A259 South Coast Road and also from the clifftop. The dwelling backs onto the rear garden of 12 Bolney Avenue and is located in a predominantly residential area.

1.2 The bungalow has a traditional design dating back to the late 1950s and has a pyramid style pitched roof and a garage to one side. There is a glazed conservatory addition across the front elevation, which is quite unusual.

1.3 The site is not in a Conservation Area and the building is not Listed or of Local Interest. The application site is within the Planning Boundary of Peacehaven.

PROPOSAL

1.4 The application seeks planning permission for the demolition of the existing bungalow and for re-development of the site by way of a pair of two storey semi-detached houses designed to look like chalet-style bungalows with the first floor level accommodation contained within the roof space.

1.5 The new dwellings will be set back from the public footway by 6m and each will have a front garden area and to the side a single off-street car parking space. Secure and covered cycle storage facilities are proposed in the back gardens of the properties.

1.6 The semi-detached houses will have pitched roofs with Sussex barn ends and there will be four pitched roof dormers to the front roof slope. On the rear roof slope each property will have 2 rooflights. The entrances to each dwelling will be on the side elevation.

1.7 The proposed dwellings will have an eaves height of 2.5m and a ridge height of 7.1m which is 520mm taller than the existing bungalow, as shown on the submitted drawing no. 1403/17 Sheet 04 of 05. This is also 610mm taller than 11 Victoria Avenue and 1.09m higher than the ridge of 7 Victoria Avenue, although the eaves height of the proposed development will be lower than that of both adjoining properties.

1.8 Each house will be 6m wide and 12m from front to back, and set 1.6m from the boundary of the site. On the ground floor each dwelling will comprise lounge/dining room and kitchen at the rear, en-suite bedroom and ground floor W.C. at the front. On the first floor within the roof space, each dwelling will have two bedrooms and a bathroom, the latter having a side window in the half-gable ends of the new building.

1.9 External materials and finishes include light grey/off-white render walls over a low plinth of blue brick; Marley modern roof tiles in smooth grey; and dark grey/anthracite uPVC windows.

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

LW/17/0361 - Demolition of detached bungalow and erection of two three bedroom semi-detached chalet bungalows -

E/58/0198 - Planning and Building Regulations application for bungalow. Building Regs Approved. Completed. - **Approved**

E/57/0427 - Planning and Building Regulations Applications for proposed bungalow and garage on plots 015 & 016, Block 094. Building Regs Approved. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

ESCC Archaeologist – No objection

Although this application is situated on the edge of an Archaeological Notification Area, based on the information supplied it is not believed that any significant below ground archaeological remains are likely to be affected by these proposals.

Environmental Health – No objection

Subject to conditions relating to unsuspected contamination; hours of construction; dust suppression; and an Informative relating to waste management.

District Services – No objection

Waste services has no issues with the application, as long as the refuse is able to be placed at the front of the property on the kerbside for collection.

Peacehaven Town Council – Objection

Refusal Recommended due to concerns raised by neighbouring property and the impact on its foundations if this development goes ahead, the resident of this property has received correspondence to this effect. The neighbouring property is of historical interest being an original Peacehaven bungalow.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Representations have been received from 7, 11, 14 and 16 Victoria Avenue; and 103 The Promenade, objecting to the application for the following reasons:-

- Building close to site boundaries
- Over-development
- Loss of amenity
- Overbearing building/structure
- Noise and disturbance
- Overlooking, loss of privacy
- Overshadowing

Parking issues
Parking on verges will be harmful to visual amenity
Traffic generation
Traffic on A259
Access for emergency vehicles
Effect on wildlife
Loss of trees
Damage to foundations of adjoining properties
Impact on drains

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.

6.2 The comments of the Town Council in relation to the impact of the proposed development on the foundations of neighbouring properties are acknowledged. However, this potential impact is not a sustainable reason to withhold planning permission. The application proposes works within the red edge of the location plan submitted, and the development, if approved, will have to adhere to the Building Regulations in order to be constructed in an appropriate manner. Provided that works are carried out by competent persons, in accordance with the Building Regulations, there is no reason to consider that the proposed works will lead to damage to neighbouring homes.

PRINCIPLE -

6.3 The application site is within the Planning Boundary of Peacehaven and located in a predominantly residential area a short distance from the A259 South Coast Road. 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 because the site constitutes an unidentified infill development within the existing Planning Boundary.

6.4 The plot is wider than many others in the nearby vicinity and can accommodate more than a single dwelling unit.

6.5 The demolition of the existing bungalow is considered acceptable in principle and the building is not of Local Interest or a special historic significance. Having been built in the late 1950s, the existing bungalow is not likely to have been one of the earliest dwellings built in Peacehaven.

DESIGN -

6.6 The height of the proposed dwellings will not be significantly different to the overall heights of the pitched roofs to the bungalows within the locality, and the ground floor eaves height will be lower than those of the adjoining properties.

6.7 The scale, form and design of the development is considered to be acceptable and the new dwellings will have a traditional style featuring a tall pitched roof and half-hip half-gable ends.

6.8 It is not considered that the visual impact of the proposals will be unacceptable or harmful to the street scene.

AMENITY -

6.9 The application site is a wide plot within a built-up residential area. In terms of noise and disturbance, the intensification of the use of the land and the amount of domestic activities and comings and goings associated with the net increase of one single household is not likely to have a significantly adverse impact on the living conditions of neighbouring residents.

6.10 The neighbour objection citing loss of privacy is acknowledged. The entrances to the proposed dwellings will be on the side elevations, which is not uncommon for properties in Peacehaven, and these entrances will be used for the most part by residents coming in and out as opposed to spending considerable amounts of time. The ground floor W.C. and first floor bathroom windows will be obscure glazed and non-opening (up to 1.7m) in order to prevent overlooking. The only other window on the side elevation will be a kitchen window. These small windows are unlikely to cause overlooking and loss of privacy if there is a fence or wall along the boundary with the neighbouring properties. The plans submitted indicate that there will be fence or wall along the site boundaries, and a condition is recommended in order to agree the precise details, including appearance and height.

6.11 Further comments include disruption and noise during construction. The period of construction is temporary and the impact of the works during construction can be controlled by imposing a condition requiring details of a Construction Environment Management Plan. This will include the locations for the parking of contractors' plant and vehicles, the locations of storage of materials, methods for dust suppression during demolition, site security fencing, and lighting among others.

ACCESSIBILITY AND SUSTAINABLE TRANSPORT -

6.12 The application site is a short walk from the A259 South Coast Road through Peacehaven and along this road there are many shops and facilities including a Post Office, convenience stores and food outlets. There are also frequent bus serves along the A259 to Brighton and Eastbourne, with quick journeys to Newhaven where there is also a mainline railway station. 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.

6.13 The application site is adjacent to the public footway along Victoria Avenue, which has safe pedestrian links up to the A259 South Coast Road and to nearby streets.

6.14 The planning application proposes 1 off-street car parking space per dwelling, and normally a minimum of 2 car parking spaces would be required. Neighbouring residents have raised concerns in respect of the development contributing to additional car parking on the surrounding streets.

6.15 However, the amount of extra vehicles parking in the street is not likely to be sufficient to be material and the proposals incorporate mitigation measures including secure cycle storage in the back garden, and benefits from being in a reasonably sustainable location with easy access to public transport. As such it is considered that a refusal of planning permission based on the shortfall of one car parking space for each of the 2 units will not be sustainable or justified in this instance.

7. RECOMMENDATION

In view of the above approval of the planning application is recommended.

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 and cladding 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, 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 main roof to the semi-detached dwellings hereby permitted shall not exceed 610mm above the main ridge height of 11 Victoria Avenue, or 1.09m above the main ridge height of 7 Victoria Avenue, in accordance with approved drawing no. 1403/17 sheet 04 of 05, 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. Notwithstanding drawing no. 1403/17 sheet 03 of 05, no development shall take place until the details of all boundary treatments, to include the heights and materials, have been submitted to and approved in writing by the local planning authority. The boundary treatments shall be implemented in full prior to the first residential occupation of either of the two new 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) B, D and E, 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. Prior to the first residential occupation of either of the two new dwellings hereby permitted the cycle parking facilities shown on the approved drawings (sheltered cycle parking spaces within the back garden of each property for a minimum of 2 cycle per facility) shall be provided on site. The cycle parking 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. Prior to the first residential occupation of either of the two new dwellings hereby permitted the car parking facilities shall be provided in accordance with the approved drawings and retained as such thereafter only for the parking of vehicles associated with the residents and visitors to the approved development.

Reason: In the interests of providing adequate parking provision 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.

11. All hard surfaces incorporated into the development hereby approved shall be constructed from porous or permeable materials or designed to direct surface run-off to soakaways within the application site.

Reason: In order to drain surface run-off water naturally in the interests of sustainability and reducing the risk of flooding, in accordance with Core Policies 11 and 12 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to National Planning Guidance contained in the National Planning Policy Framework 2012.

12. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved 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 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.

13. In accordance with approved drawing no. 1403/17 sheet 01 of 05 issue C, the lower sill of the rooflights on the rear roof slopes of the development hereby permitted shall not be less than 1.6m in height above internal finished floor level, unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the privacy and amenity of neighbouring residents in accordance with retained policy ST3 and Core Policy 11 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to National Planning Policy 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 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.

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>
Proposed Elevation(s)	14 August 2017	17 C 1 OF 5
Proposed Floor Plan(s)	14 August 2017	17 C 2 OF 5
Design & Access Statement	26 April 2017	
Location Plan	26 April 2017	1:1250
Proposed Block Plan	26 April 2017	1:500
Proposed Layout Plan	26 April 2017	17 3 OF 5
Proposed Elevation(s)	26 April 2017	17 4 OF 5
Existing Elevation(s)	26 April 2017	17 5 OF 5