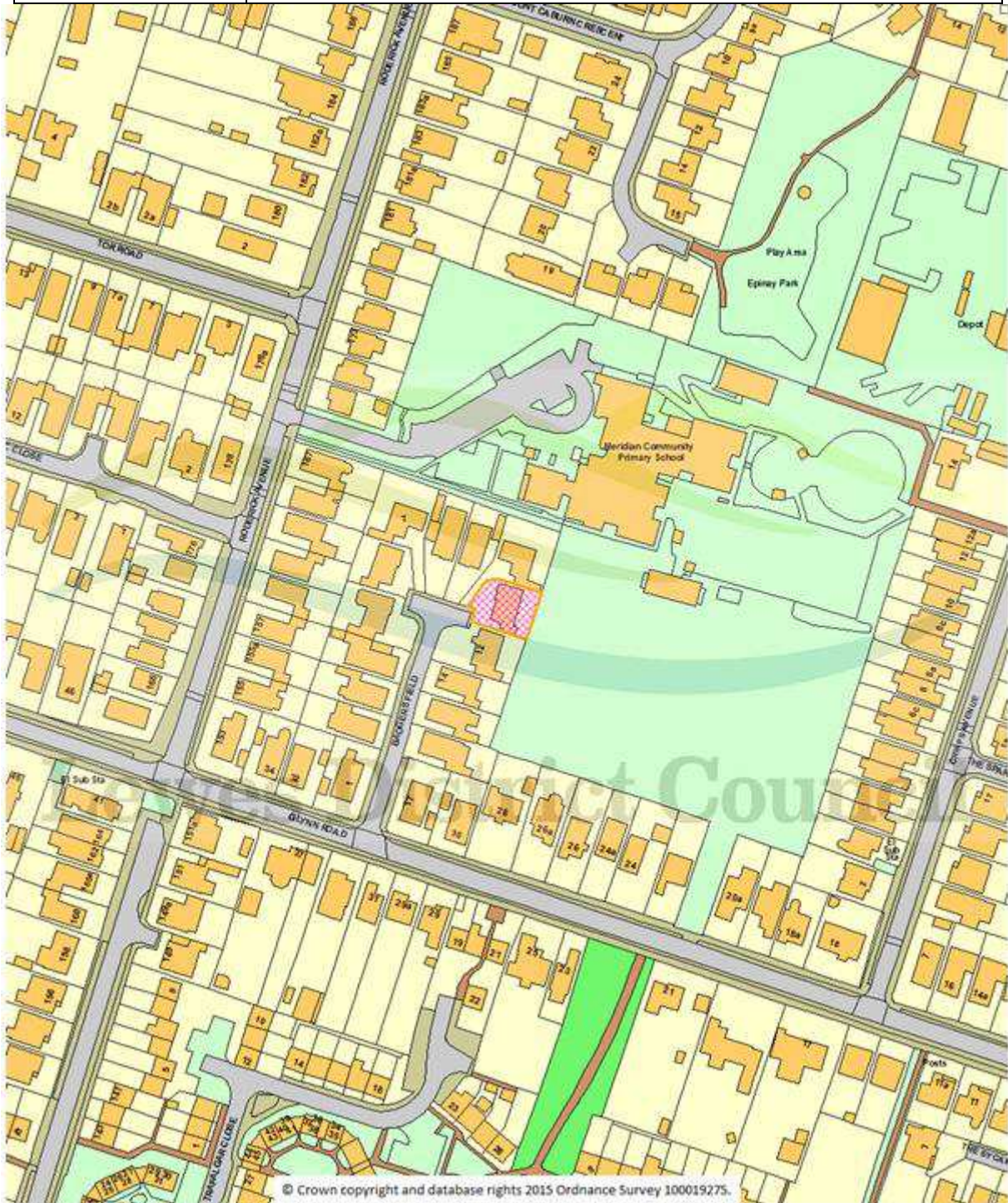


APPLICATION NUMBER:	LW/17/0955	ITEM NUMBER:	7
APPLICANTS NAME(S):	Mr I Buchanan	PARISH / WARD:	Peacehaven / Peacehaven North
PROPOSAL:	Planning Application for demolition of existing garage and construction of an attached annexe		
SITE ADDRESS:	11 Badgers Field Peacehaven East Sussex BN10 8LQ		
GRID REF:	TQ4102		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is a circa 1980s three bedroom bungalow with adjacent garage to the side set in a moderate plot located at the end of a cul-de-sac Badgers Field. It is located within the planning boundary in Peacehaven but is not subject to any Site Specific Policies.

1.2 It is proposed to demolish the existing adjacent garage to the side and to erect a self-contained annex accommodation along the same line on the southern boundary as the existing garage. The new structure would comprise a bedroom, separate WC and lounge with open plan kitchen. External parking would be provided in the form of two car parking spaces at the front of the property as shown on the block plan, serving both the main house and annex.

1.3 In comparison to the existing garage, the annex would be 3.5 metres deeper to the rear leaving 0.3 metre gap between the rear boundary lane, and set 3.7 metres towards the front, effectively being in line with the principle elevation wall.

1.4 The existing gable-end facing south and this facing west would be cladded in weather boarding. A small bonnet roof would be constructed to the front of the annex roof with tiles to match existing house. Also, the front elevation of the annex would have a rendered panel around the window to match the rest of the main house. The remaining garden area would serve both the main house and the annex. Access to the annex would be provided at the rear of the property through a side passage way leading to the garden.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

None

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Peacehaven Town Council – Refusal Recommended due to:-

- Concerns/objections raised by neighbours, in particular with regards to foundations encroaching on neighbouring property
- Overdevelopment
- Back garden development
- Development out of character with surrounding properties
- Parking issues - the property is located at the end of a cul-de-sac adjacent to the turning space for vehicles which may cause highway safety issues
- Unneighbourly

4.2 ESCC Archaeologist – No comment.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

Eight representations from nearby residents objecting on grounds of:

- Out of character
- Overbearing Building/Structure
- Over-development
- Noise and Disturbance
- Inadequate Access
- Highway Hazards
- Parking issues increased pressure and competition for parking space
- Drainage

In addition, other non-material planning considerations were raised such as property devaluation, multiple occupancy, inappropriate social mix, boundary dispute, fire regulations, future use of the dwelling and disruption while construction underway.

6. PLANNING CONSIDERATIONS

6.1 This application is effectively to create a new self-contained unit set within the planning boundary. The proposed annex would, in a small way, help meet the housing requirements of the district. Also, the site is located within the built-up boundary of the district therefore provision of a new unit is acceptable in principle subject to other factors relating to visual impact, impact on the neighbours or highway matters.

6.2 There is no local plan policy solely relating to annex extensions or self-contained accommodation. Consequently, there is no requirement within the adopted policy to restrict the way of access or internal facilities regarding 'Granny Annexes'. Therefore, this development is assessed under the saved policies ST03 and RES13 that expect permissions to comply with criteria for the design, form and setting of development. In addition to that, paragraph 50 of the National Planning Policy Framework states that in achieving sustainable development, local planning authorities should deliver sustainable, inclusive and mixed communities.

6.3 Although the proposed annex would have an increased ridge height to the front and side elevation, 1.5 metre and 0.6 metre respectively, when comparing to the existing garage, the overall appearance of a new addition would be seen as subservient to the main house. The highest point of the roof serving the annex would be dropped by 1.7 metre from the main ridge height. The front elevation would be flush with the principle elevation; however, this will not cause a 'terracing effect' as the main house would be set back by 2.3 metre from the principle elevation wall of No. 12 and is to be separated from the neighbour's side elevation wall by approximately 1 metre.

6.4 Also, as highlighted within the Design and Access Statement, the rear extension would be of similar scale and massing as was noted at No. 10 Badgers Field set immediately north from the site. Therefore, the structure as proposed is not considered to form an alienated feature within the locality. Nevertheless, to avoid potential overdevelopment of the site in the future, Permitted Development rights would be restricted by planning condition.

6.5 The annex would have a floor area of approximately 39 sqm, which is above the recommended minimum floor space for a one-bed dwelling of 37 sqm, set out in the DCLG 'Technical housing standards' (2015). Then, the proposed bedroom's gross internal space

would of 10.2sq.m which is also above the minimum recommendation of 7.5 sqm for a single occupancy bedroom.

6.6 The proposal would result in reduced rear garden amenity space by 12.2 sqm. Nevertheless, there is no minimum open garden amenity space requirement set with the local plan, and the remaining amenity space would be of comparable size to other residential gardens that can be found within close proximity to the site. It is therefore considered that the proposed development would not result in overdevelopment of the site, and would provide adequate open space around the building.

6.7 The structure although expanding the existing bungalow to the front and rear is not considered to have an overbearing effect on immediate neighbouring amenities. The immediate neighbour at No. 11 Badgers Filed is set southwards and therefore no loss of light would occur due to the positioning of the annex. The relation of the proposed annex to the neighbour set southwards would be similar to that of a rear extension at No. 10 affecting the application site. In addition, the loss of privacy due to harmful overlooking of adjoined neighbouring amenities is not considered in this case, as no side facing windows are to be introduced. A planning condition would be introduced restricting side facing windows along the southern elevation of the annex.

6.8 A vast majority of residents mentioned inadequate parking provision on site due to the additional one bedroom annex accommodation. The existing three bedroom house benefits from a garage space and parking at the front of the garage capable of accommodating one vehicle. As stated with the East Sussex Highway Authority's guidance for minor planning application comprising five dwellings or less, 'garages should only count as 1/3rd space each due to their limited use. This means for every three garages to be provided, they should only count as one parking space towards the overall parking requirement'. Additionally, the existing garage has internal dimensions of 2.4 metres by 5.3 metres whereas the Highway requirement for single garages is of the minimum internal dimensions of 6.0 metres by 3.0 metres. As a result, the current garage space does not comply with current requirements and should not be counted as existing parking space.

6.9 Nevertheless, as highlighted within the submitted Design and Access Statement, loss of garage space would be compensated by additional parking space set vertically to the existing space along the driveway. The vertical space would measure 3 metres by 6.5 metres, and will be set on the driveway 2.7 metres by 5 metres. The County's parking requirement for three to four bedroom dwellings is two spaces. The addition of annex accommodation would result in four bedrooms in total. Moreover, the minimum dimensions of a usable car parking space are 2.5 metres wide by 5 meters long with additional 0.5 metre added to either or both dimensions where space is adjacent to a wall or fence. Consequently, the proposed development would comply with the existing parking requirements.

7. RECOMMENDATION

In the circumstances, it is recommended 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 policies ST03 and RES13 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. No windows or openings of any kind shall be inserted in the southern elevation of the development hereby approved, other than those expressly permitted by this consent.

Reason: To protect the privacy and residential amenity of neighbours having regard to policies ST03 and RES13 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. No part of the development shall be occupied/brought into use until the car parking has been constructed and provided in accordance with the approved Block Plan dated 9 November 2017. The area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide suitable car-parking space for the development

4. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 11 Badgers Field BN10 8IQ;.

Reason: To prevent the creation of an additional dwelling having regard to policy ST03 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

5. 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 Part 1 and Part 2 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 ST03 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to policy ST03 of the Lewes District Local Plan.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Block Plan	9 November 2017	1:200
Location Plan	9 November 2017	1:1250
Existing Elevation(s)	9 November 2017	1117
Proposed Elevation(s)	9 November 2017	1117
Proposed Section(s)	9 November 2017	1117
Proposed Floor Plan(s)	9 November 2017	1117