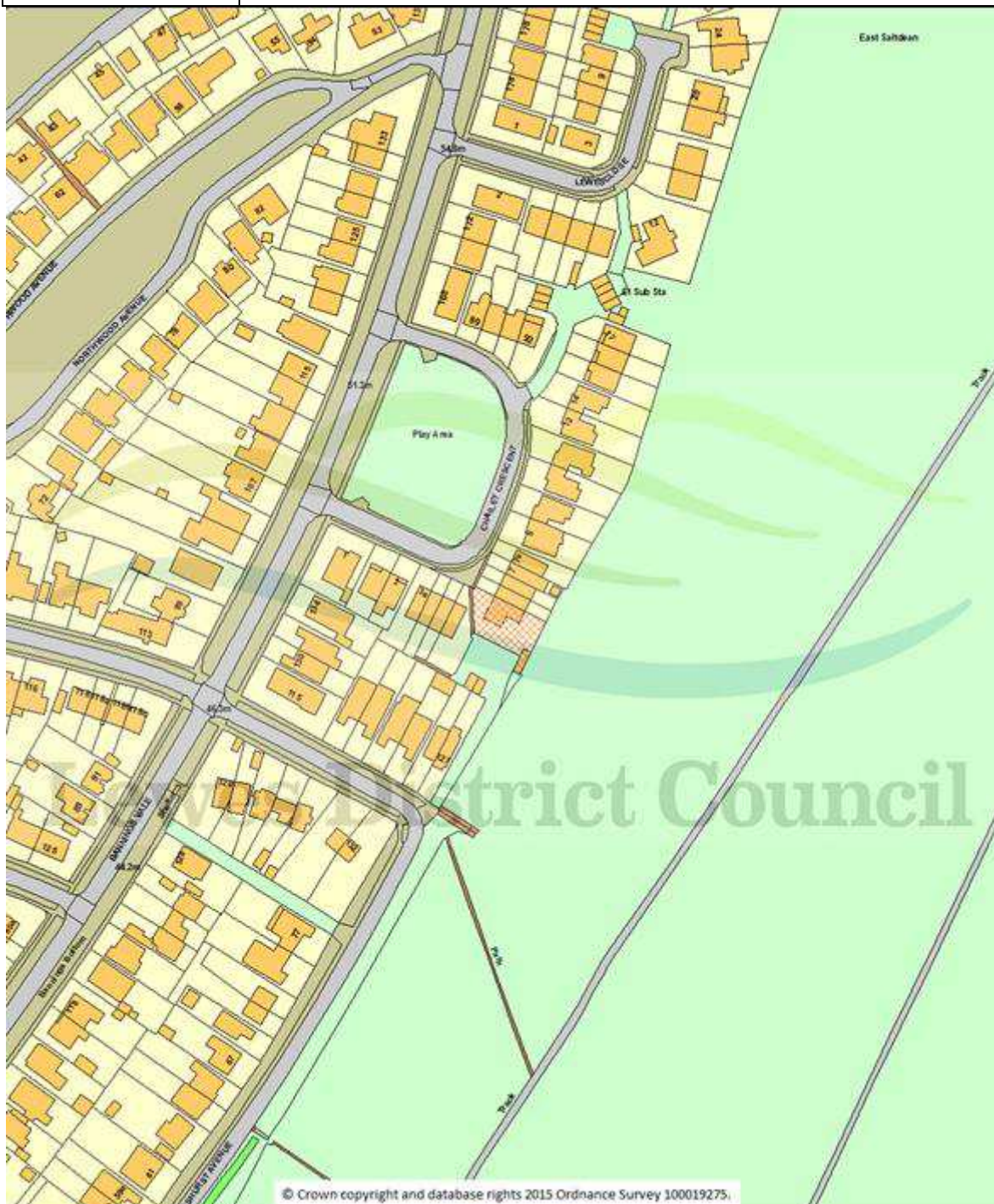


APPLICATION NUMBER:	LW/17/0972	ITEM NUMBER:	9
APPLICANTS NAME(S):	Mr C Baker	PARISH / WARD:	Telscombe / East Saltdean & Telscombe Cliffs
PROPOSAL:	Planning Application for Demolish existing two storey side extension and replace with a 3 bedroom dwelling		
SITE ADDRESS:	5A Chailey Crescent Saltdean East Sussex BN2 8DP		
GRID REF:	TQ 39 02		



1. SITE DESCRIPTION / PROPOSAL

1.1. The application site consists of one of five circa 1970s terraced dwellings and forms the end house set in a spacious corner plot with a large garden to the side of the main house. The existing dwelling is high fronted and adjoins two low fronted properties. There is a footpath running diagonally from the road at the front of the site to a garage area to the side. The site is located within the planning boundary for Saltdean and adjoins the South Downs National Park boundary to the rear.

1.2. This application seeks planning approval for demolition of an existing 3.5 metres wide two storey side extension to the south-west side elevation that is of the same height as the original house. Planning permission for the existing side extension was granted in the late 1980s under planning approval ref. LW/87/1428. The extension would be replaced with a 0.7 metre wider two storey side extension of the same height as the existing dwelling. When comparing to the existing extension, it would be set 6 metres further to the rear although not beyond the existing rear elevation wall.

1.3. The proposed works would also include an adjoined 4 metres high single storey pitched roof 4.4 metres wide and 6.8 metres deep structure. It would be in line with the rear elevation wall but will be set 5.5 metres back from the principle elevation wall. The existing plot would be divided into two separate residential gardens and a new two and an half storey structure would create a 3-bedroom self-contained house, whereas a remaining host building would form a 2-bedroom accommodation. The proposals include a shared cycle store that would be provided through conversion of an existing garage on site.

2. RELEVANT POLICIES

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

LDLP: – RES13 – All extensions

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – ST04 – Design, Form and Setting of Development

3. PLANNING HISTORY

LW/87/1428 - Planning and Building Regulations Applications for two storey side extension. Building Regs. Approved. Completed. - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Object to the application on the following grounds:

- Overdevelopment of the site
- Out of character with the surrounding area
- Back garden development
- Unneighbourly and overlooking neighbouring property
- Access problems - nothing mentioned in the design and access statement
- Parking issues - not enough spaces

ESCC Archaeologist – No objection

Environmental Health – No objection, subject to conditions

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Nine representations from nearby residents objecting on grounds of:

- Out of keeping and character with the surrounding area
- Overdevelopment
- Back garden development
- Unneighbourly and overlooking neighbouring property
- Loss of privacy
- Noise and disturbance
- Access problems - nothing mentioned in the design and access statement
- Parking issues - not enough spaces
- Traffic generation
- Highway hazard
- Not sustainable development
- Effect on wildlife
- Insufficient information

5.2 In addition to that, other non-material planning considerations were raised such as:

- Structurally unsound building
- Legal matters
- Nuisance during construction works
- Conflict with tenants
- Health issues of the local residents
- Daytime sleep disturbance

6. PLANNING CONSIDERATIONS

6.1. Pre-application advice was sought from the local authority prior to submitting a full planning application. The case officer summarised in his reply ref. PREAPP/17/0192 that an 'L' shape dwelling set to the rear is 'a better approach as it retains the spacing to the front thereby maintaining the separation between the terraces'. In addition to that, the applicant was told that if 'this section is single storey this will also help to reduce the bulk and mass on site'.

6.2. The application site is located within the build-up boundary of Saltdean. 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.

6.3. The existing terrace façade is built of a mixture of face brickwork and vertical timber cladding, with a mix of pitched and flat roofs. The replacement two storey addition would be set within an almost identical footprint as the existing front/side extension to no. 5A that is to be demolished. Also, it would match the size, detailing and materials of the lower fronted properties in the existing terrace with the high roof to the rear, continuing the alternating pattern of development. Therefore, the main consideration is the effect of an additional single storey side addition upon the street scene.

6.4. Core Policy 2 states that account 'needs to be given to the existing character and housing mix of the vicinity', whereas saved Policy ST03 says 'development should respect...rhythm and layout of neighbouring buildings and the local area more generally'. As already agreed during the pre-application advice process, a single storey 'L' shape section would retain the spacing to the front and will not be seen as a bulky addition to the main house. It is therefore considered that a subservient addition in form a single storey pitched roof extension would maintain the space between the terraces which backs on to the SDNP. As already stated, the addition of a single dwelling adjacent to the host building would be cohesive in relation to surrounding development, would retain the spacing between properties and maintain an acceptable outlook for the occupants.

6.5. The proposed facades will be face brickwork to match the existing terrace. The host dwelling would still benefit from an open garden space of a comparable footprint as is serving other neighbouring terraced houses. Moreover, a new dwelling would benefit from sufficient garden amenity. Consequently, it is considered that the proposed design and layout would complement that of the host house and wider area. However, to avoid potential overdevelopment of the site in the future, some of the Permitted Development rights would be restricted through a planning condition.

6.6. Impact upon neighbouring amenities has been assessed. Those amenities that can be potentially affected by the proposed works are No. 5 Chailey Crescent with no elevation windows set approximately 7 metres way westwards, as well as rear gardens of Nos. 123, 125 and 127 Bevendean Avenue located approximately 30 metres away southwards, separated from the site by an existing community parking area.

6.7. The two storey addition immediately adjacent to the host dwelling would retain views across the frontage of the terrace located to the north-west and would be consistent with the layout of surrounding development. No upper floor side facing windows would be proposed and the single storey addition set to the rear would not cause overlooking issues to the level that could warrant planning refusal. It is considered that the scale and separation distances of the proposed works would not result in loss of light at neighbouring amenities.

6.8. The neighbours' concerns about the impact of construction on the health of some of the local residents are noted and there is sympathy with these concerns, but these concerns do not constitute planning grounds for refusal, as construction impact is of limited duration. In the circumstances, however, it is recommended that a Construction Management Plan should be prepared if permission is granted, to help control the impact of dust, noise, access to the site, etc.

6.9. The applicant amended this initial proposal showing retention of an existing garage that is not in line with the current adopted space standards that require a minimum of 3 metres by 6 metres internal space. The applicant also removed his statement indicating that parking spaces would be provided in the garage/parking area adjacent to the plot. The existing 5-bedroom property would be divided into 2no. units consisting of 2-bedroom and 3-bedroom houses. Therefore, the overall number of bedrooms within the application site would not increase. As a result of that, parking demand would not differ from the existing one.

6.10. Two cycle stores would be provided serving each unit. This will be set within the existing garage structure. In addition to that, although there is no on-site parking provision, it is noted that also other adjoined terraced houses, as well as immediate properties set westwards lack of on-site parking provision. There is an existing community parking adjacent to the site that during officer's site visits seemed to be underused.

6.11. The local area benefits from no restricted on-road parking spaces. Access for construction vehicles shall be specified within a Construction Management Plan that would be conditioned as already highlighted in this report. Consequently, the impact upon the local highway and parking provision would not warrant planning refusal.

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 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. Prior to the commencement of development, a Construction Management Plan (CMP) shall be submitted to and approved by the local planning authority, which shall set out the means of controlling construction impact in the locality, in terms of excavation, dust emission, noise and other impacts. The approved CMP shall be implemented for the duration of the building works.

Reason: To help limit the effect of construction works in the locality, having regard to Policy ST3 of the Lewes District Local Plan.

3. No upper floor windows or openings of any kind shall be inserted in the southern elevation of the development hereby approved.

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.

4. 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 ST03 of the Lewes District Local Plan.

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.

INFORMATIVE(S)

1. There should be no bonfires on site.

2. Please note that all waste materials to be stored; removed from the site and disposed of in an appropriate manner to an approved site.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	7 February 2018	REVISED
Proposed Floor Plan(s)	7 February 2018	PL02
Proposed Floor Plan(s)	17 November 2017	PL03
Proposed Section(s)	17 November 2017	PL05
Existing Floor Plan(s)	17 November 2017	S02
Existing Elevation(s)	17 November 2017	S04
Proposed Elevation(s)	8 February 2018	PL04
Location Plan	17 November 2017	LP01
Proposed Block Plan	17 November 2017	LP01
Proposed Floor Plan(s)	17 November 2017	S02
Proposed Elevation(s)	17 November 2017	S04
Proposed Roof Plan	17 November 2017	PL03
Proposed Elevation(s)	17 November 2017	PL05
Proposed Layout Plan	17 November 2017	PL01
Existing Layout Plan	17 November 2017	S01
Existing Floor Plan(s)	17 November 2017	S03
Existing Roof Plan	17 November 2017	S03