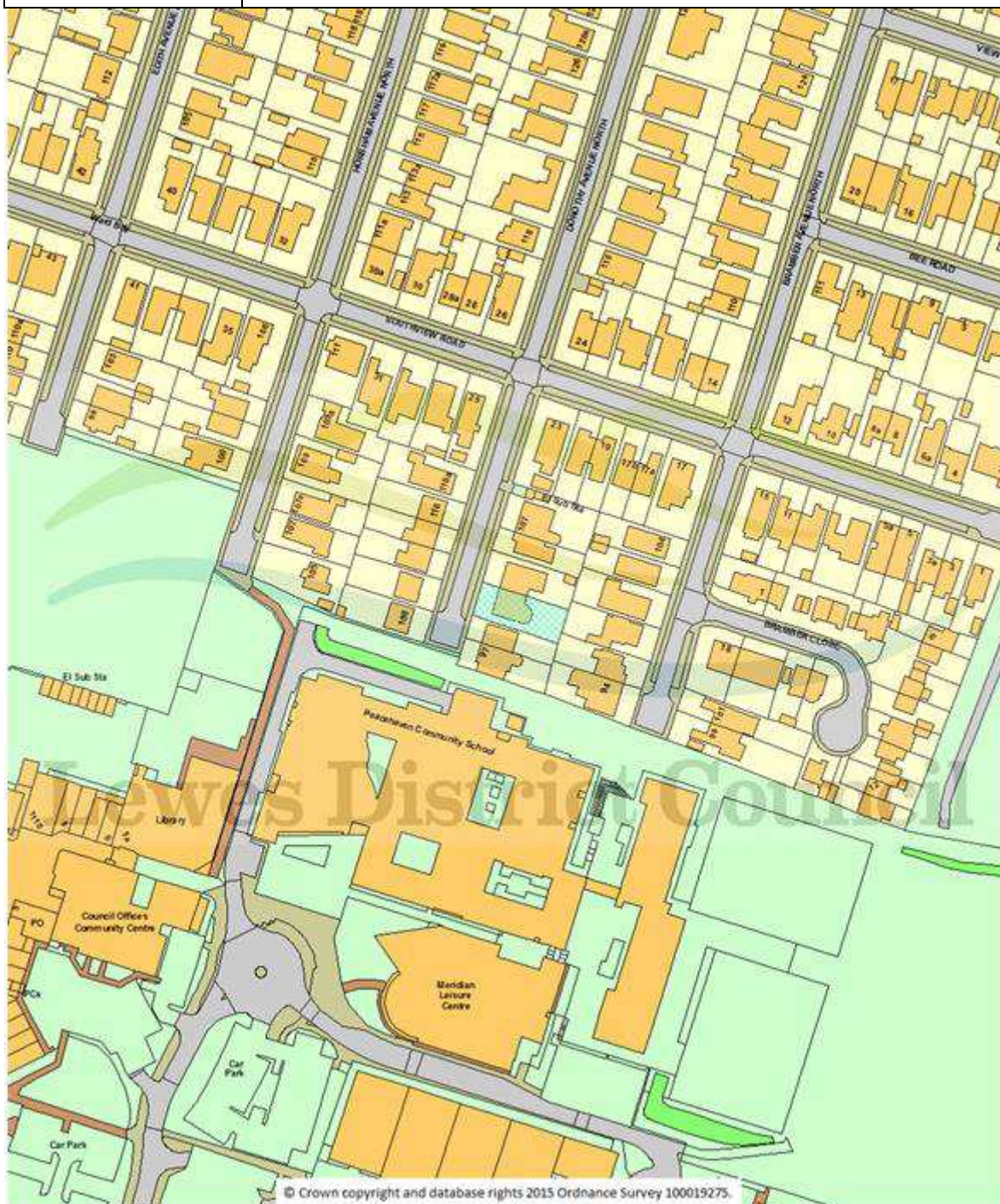


APPLICATION NUMBER:	LW/17/1010	ITEM NUMBER:	8
APPLICANTS NAME(S):	Miss S Vernon	PARISH / WARD:	Peacehaven / Peacehaven West
PROPOSAL:	Planning Application for Conversion of garage to provide new ground floor wheelchair facilities		
SITE ADDRESS:	101 Dorothy Avenue North Peacehaven East Sussex BN10 8DP		
GRID REF:	TQ 41 01		



1. SITE DESCRIPTION / PROPOSAL

1.1 The site is a 'link' detached two-storey house fronting onto Dorothy Avenue, just north of the Peacehaven Community School ('link' detached means detached but linked to the adjacent house by a side garage).

1.2 The proposal is to convert the garage to a bedroom and bathroom facility for a wheelchair user, with a window replacing the existing garage door at the front. As part of the works the roof of the garage would be raised by about 0.3m, which it is understood is to provide space for an internal hoist within the bathroom. A letter from Adult Social Care dated June 2017 has been submitted with the application (on a confidential basis) highlighting that the applicant's father requires wheelchair access throughout his home

1.3 The application has been called in for determination by the Committee by Councillor Harrison-Hicks.

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

LW/17/0403 - Conversion of garage to provide new ground floor wheelchair facilities (to include a bedroom and bathroom as well as a new ramp access to the front door) - **Refused**

APPEAL/18/0002 - Conversion of garage to provide new ground floor wheelchair facilities (to include a bedroom and bathroom as well as a new ramp access to the front door) - **Appeal In Progress**

4. REPRESENTATIONS FROM STANDARD CONSULTTEES

Peacehaven Town Council – No Objection – Councillors noted that there are no adverse consequences as a result of this development and questioned why it could not be actioned under permitted development.

Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13:00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played.

Sympathetic materials to be used. Require a Waste Minimisation Plan. Vehicles belonging to construction staff should not block access for other residents and should not to be parked on grass verges or at junctions. Any damage to the grass verges during construction must be repaired by the developer. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid 'rush hour' on the A259 and ease congestion

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 The neighbour (at no. 103) objects, on grounds that the raising of the garage roof would make the frontage of the properties uneven. This affects the appearance of the

property from the road and rear garden and would look out of character. There are no precedents for the work on other 'linked detached' properties in the area.

5.2 The neighbour has suggested that the shared roof be raised so the two garage roofs are even, and that no objection would be raised to this, but there are no plans to do so.

6. PLANNING CONSIDERATIONS

6.1 The previous application, LW/17/0403, was for an identical proposal. The application was refused (by officers under delegated powers) on 12 September 2017 for the following reason:

"It is considered the proposal will have a detrimental impact on the character and appearance of the property and street scene, contrary to Policies ST3 (Design, Form and Setting of Development) and RES13 (Residential extensions) of the Lewes District Local Plan".

6.2 The substance of the refusal, as is clear from the officer's report on LW/17/0403, was that the raising of the garage roof would make the property appear unbalanced in relation to no. 103, to the detriment of this pair of properties and the wider street scene. An appeal has been lodged against that refusal (the appeal has not yet been decided).

6.3 In parallel to the appeal against the refusal of LW/17/0403, the property owner has submitted this application (LW/17/1010) for, essentially, the same proposal again, in order that the Council may re-consider its previous decision and this time grant permission.

6.4 In the interests of consistency, and having regard to the expectations of the neighbour (who objected to LW/17/0403 and has objected to this application), the application should be refused.

6.5 The personal circumstances of the applicant, who aims to accommodate her father in the living rooms created by the garage conversion, are noted. However, personal circumstances rarely outweigh sound planning objections to a proposal, and in this case it is considered that LW/17/0403 was refused for a sound planning reason.

6.6 The argument against the proposal is that, in carrying out the work, the rooflines between the houses would be unbalanced as a result of the increase in ceiling height within the converted garage. This would be detrimental to 'street scene'.

6.7 This application, like LW/17/0403, is similarly recommended for refusal.

7. RECOMMENDATION

That planning permission be refused.

Reason(s) for Refusal:

1. It is considered the proposal will have a detrimental impact on the character and appearance of the property and streetscene, contrary to Policies ST3 (Design, Form and Setting of Development) and RES13 (Residential extensions) 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>
Location Plan	12 January 2018	01
Proposed Block Plan	5 December 2017	02
Existing Elevation(s)	5 December 2017	03
Existing Floor Plan(s)	5 December 2017	03
Proposed Elevation(s)	5 December 2017	04
Proposed Floor Plan(s)	5 December 2017	04
Design & Access Statement	5 December 2017	DESIGN & ACCESS STMNT