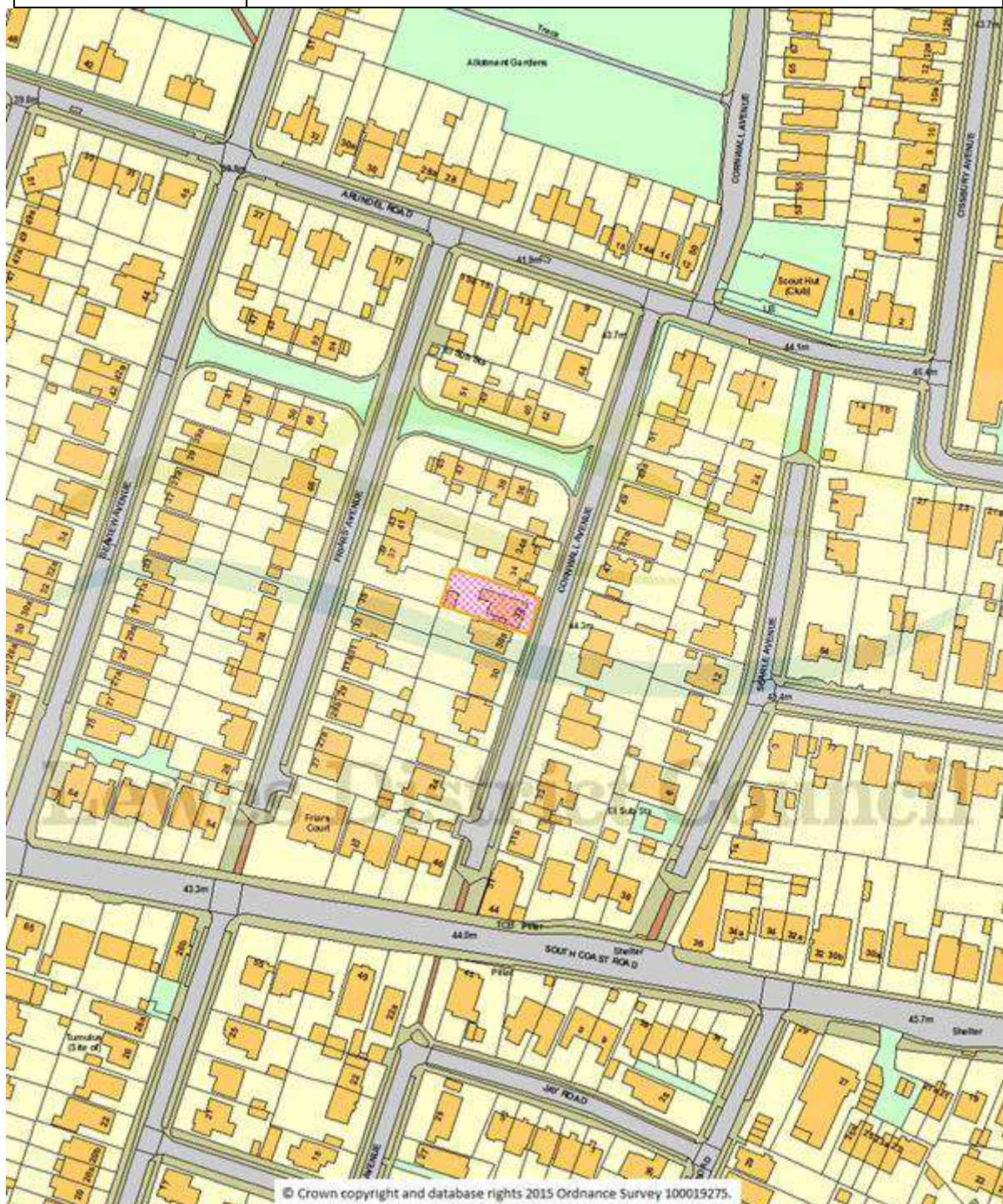


APPLICATION NUMBER:	LW/18/0008	ITEM NUMBER:	7
APPLICANTS NAME(S):	Miss S Briggs	PARISH / WARD:	Peacehaven / Peacehaven East
PROPOSAL:	Planning Application for Roof conversion with raised pitch and flat roof dormer to side roof slope.		
SITE ADDRESS:	32 Cornwall Avenue Peacehaven East Sussex BN10 8SG		
GRID REF:	TQ 42 00		



1. SITE DESCRIPTION / PROPOSAL

SITE DESCRIPTION

1.1 The application site is occupied by a detached bungalow with pitched roof, situated on the western side of Cornwall Avenue, a little to the north of the junction with the A259/South Coast Road. The property has a driveway to one side and a coniferous hedge along the front boundary. The building is not Listed or located in a Conservation Area. The application site is within the Planning Boundary of Peacehaven.

1.2 The immediate area is predominantly residential in character. The dwellings are generally set back from the street along a reasonably well established building line. The dwellings are mostly either detached or semi-detached and they have traditional forms with pitched roofs. However, heights and spaces between properties vary, with some dwellings having low pitched roofs, whilst others have taller roofs within accommodation within, some orientated with gables fronting the street. The application site is one of two similar looking bungalows, the neighbouring property having a flat roof side dormer and a different palette of external finishes.

PROPOSAL

1.3 The application seeks planning permission to increase the height of the roof and consequently increase the gradient of the roof slopes. The existing roof is 5.16m to the ridge and 2.49m to the soffits. The new roof will be 5.69m to the ridge and 2.55m to the soffits, and increase of 0.53m. The roof will be finished in tiles to match existing.

1.4 A flat roof dormer is proposed across part of the north facing side roof slope. The dormer will be tile hung and will be 2.3m high, 2.79m deep and 5.06m wide. A rooflight is also proposed on this roof slope.

1.5 On the south facing roof slope four rooflights are proposed.

1.6 The existing ground floor plan comprises three bedrooms; lounge; kitchen; porch to the side; bathroom; and conservatory at the rear.

1.7 The proposed development will provide for two bedrooms in the roof space, each with an en-suite shower/W.C., these to be housed within the flat roof side dormer. The only internal alterations to the ground floor will be the installation of stairs in the lounge and the creation of a new internal doorway to the front bedroom.

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/13/0277 - Erection of a single storey rear and side extension - Approved

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Peacehaven Town Council – Objection, due to:

- The design is top heavy.
- Out of keeping with street scene and other properties.
- Out of keeping with local character.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Representations have been received from 35, 42 and 45 Cornwall Avenue, in support of the application for the following reasons:-

- The proposal will improve the appearance of the property and in turn enhance the street scene.
- Cornwall Avenue is an eclectic mix of bungalows, semi-detached houses, detached houses and a lot of those also have loft conversions already.
- The street's character is an eclectic mix and this conversion is just adding to the mix that is Cornwall Avenue and in fact Peacehaven itself.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the planning application include the design and appearance of the development and the impact on neighbour amenity.

DESIGN AND APPEARANCE

6.2 The objections from Peacehaven Town Council are noted and acknowledged.

6.3 The proposed side dormer would normally, subject to the windows being obscure glazed, constitute permitted development, the volume being 16.2 cubic metres. The neighbouring bungalow, which is nearly identical to the application site in terms of scale and form, has an existing flat roof side dormer, also on the north facing roof slope. Therefore, the proposed dormer would not be out of keeping and in longer distance views of the application site, the two properties would be seen at the same time, thereby granting some degree of uniformity of appearance. The side dormer will also only be visible from angled views of the property, and it will have a limited impact on the immediate street scene in terms of visual amenity.

6.4 The proposed increase in the height of the roof is also considered acceptable. The properties in this street are not all of the same height, and even with the proposed increased, the resulting dwelling will not appear unduly taller than other properties in the vicinity of the application site.

NEIGHBOUR AMENITY

6.5 No details have been submitted as to the heights of the proposed rooflights above internal finished floor level. This will be necessary in order to prevent overlooking of neighbouring properties and these details can be secured by imposing an appropriate condition.

6.6 Similarly, in order to prevent overlooking the two en-suite, windows on the flat roof dormer will need to be obscure glazed and non-opening below 1.7m above internal finished floor level.

6.7 The increased height of the roof will have greatest impact towards the ridge line and it is considered that the relatively small increase in the massing of the new roof will not

have a significant adverse impact on neighbour amenity in terms of overshadowing or an overbearing impact.

7. RECOMMENDATION

In view of the above approval is recommended.

The application is subject to the following conditions:

1. No development shall take place until the details of the overall height of the proposed development together with the overall ridge heights of 30A and 34 Cornwall Avenue, to be measured Above Ordnance Datum (AOD), have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the details approved unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and neighbour amenity, and in order to comply with 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.

2. No development shall take place until section drawings showing the heights of the lower sills to the rooflights above internal finished floor level have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the details approved unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of safeguarding neighbour amenity, and in order to comply with 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.

3. The two en-suite windows on the north facing elevation of the flat roof side dormer hereby permitted shall be obscure glazed (to a minimum of privacy level 3) and non-opening unless the parts of the windows that can be opened are at least 1.7 metres in height above the internal finished floor level within the rooms served by those windows. The development shall be maintained as such thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To protect the privacy and residential amenity of neighbouring residents having regard to retained policies ST3 and RES13 and policy CP11 of the Lewes District Joint Core Strategy and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. Unless otherwise agreed in writing by the local planning authority the development hereby approved shall be constructed using external materials and finishes to match those used in the walls and roof of the existing building.

Reason: To ensure a satisfactory development in keeping with the locality 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.

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. 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, Class 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.

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. 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>

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>
Location Plan	2 January 2018	1:1250
Proposed Block Plan	2 January 2018	1:500
Existing Elevation(s)	2 January 2018	01/020
Existing Floor Plan(s)	2 January 2018	01/020
Proposed Elevation(s)	2 January 2018	02/020
Proposed Floor Plan(s)	2 January 2018	02/020