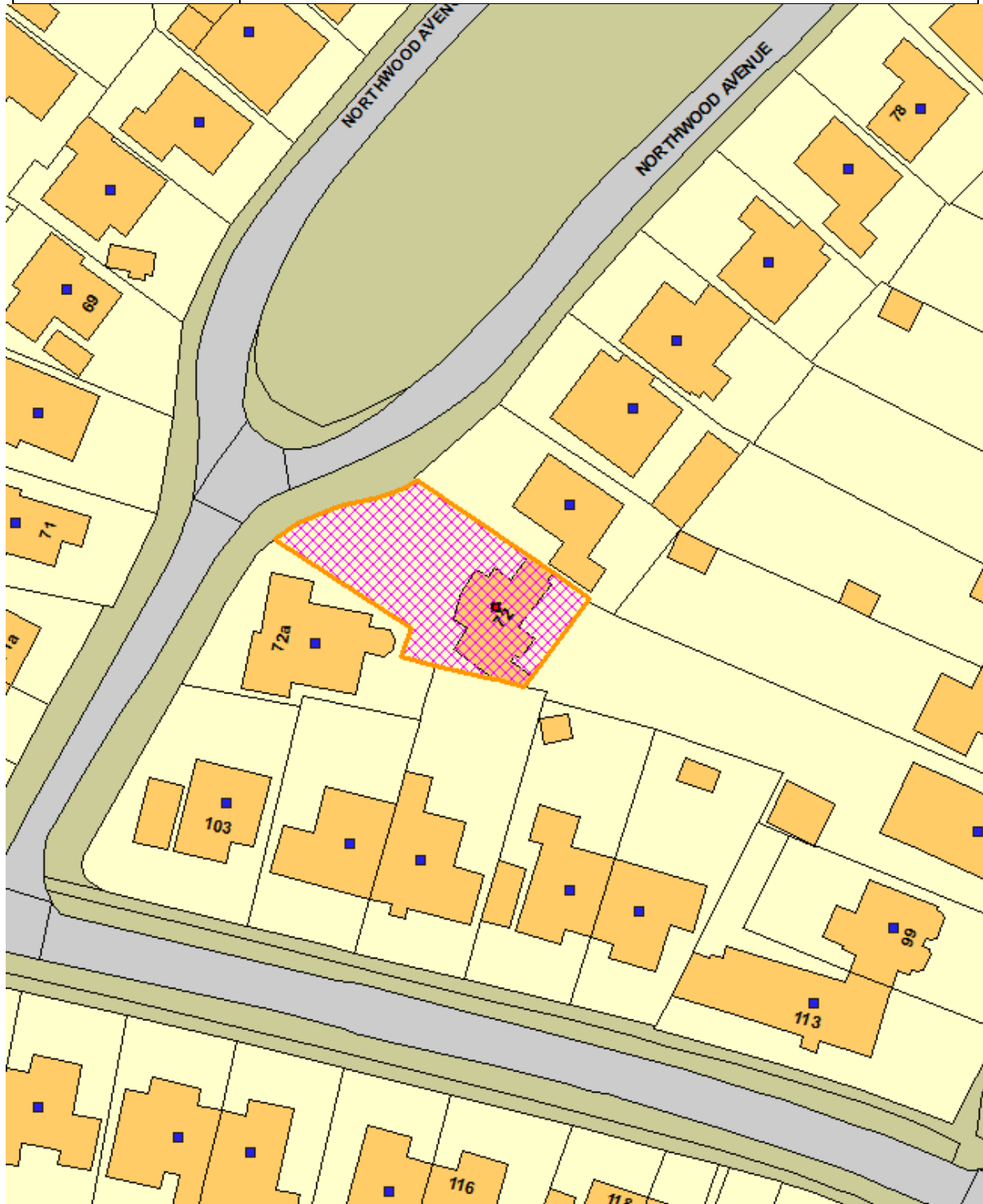


APPLICATION NUMBER:	LW/19/0882		
APPLICANTS NAME(S):	Mr A Benham	PARISH / WARD:	Telscombe / East Saltdean & Telscombe Cliffs
PROPOSAL:	Planning application for demolition of existing bungalow and erection of replacement single family dwelling		
SITE ADDRESS:	72 Northwood Avenue, Saltdean, East Sussex, BN2 8RG		
Recommendation	Grant planning permission		



1. SITE DESCRIPTION / PROPOSAL

1.1 The application site lies to the south east of Northwood Avenue, a wholly residential area characterised by detached bungalows and chalet bungalows of varied scale and appearance. The access road is unmade.

1.2 The site is occupied by a detached 1950s' bungalow with a hipped form and a render and concrete tile finish. It has been extended with various flat-roofed/ lean-to extensions. Ground levels fall from west to east. There is off-street parking on an unmade driveway along the south western edge of the site and a relatively large garden to the front of the property both of which slope down from the road to the front of the bungalow. There is no formal turning area on the site. There is a small paved yard to the rear of the property. The boundary treatments to the sides and rear are a mixture of tall fences, walls and shrubs. The front of the site is bounded by a low wall. There is a grass verge beyond it which is used for informal parking. The site is not within a conservation area.

1.3 The application seeks planning permission for the demolition of the existing bungalow and its replacement with a three bedroom chalet bungalow which would be sited closer to the road and have a larger footprint and ridge height. The proposed dwelling would be finished with brick, timber-effect cladding, uPVC joinery and a clay tiled roof. It would have an integral garage with space for one car. The driveway would be relocated to the north west of the site.

2. RELEVANT POLICIES

LDLP: – CP2 – Housing Type, Mix and Density

LDLP: – CP11 – Built and Historic Environment & Design

LDLP: – CP12 – Flood Risk, Coastal Erosion and Drainage

LDLP: – CP13 – Sustainable Travel

LDLP: – CP14 – Renewable and Low Carbon Energy

LDLP:- DM1 - Planning Boundary

LDLP:- DM22 – Water Resources and Water Quality

LDLP:- DM24 – Protection of Biodiversity and Geodiversity

LDLP:- DM25 – Design

3. PLANNING HISTORY

[PREAPP/19/0145 – Demolish the existing dwelling and erect new dwelling. Response summarised as follows:

- Footprint should be pulled back to provide a better transition between adjoining dwellings.
- Care should be taken to avoid any overlooking from the first floor windows, in particular No.72a.
- Surrounding dwellings are individually styled however have some distinctive features such as front gables, hanging tiles, brick and plain tiles, which would be a good starting point for detailed design.

- CP14 of LDLP1 should be considered.

Approved applications for a replacement bungalow on the site, most recently under LW/13/0736 have expired.

Applications relating to the demolition of the bungalow and its replacement with a pair of semi-detached dwellings under LW/06/0040 and LW/05/1617 were refused on the grounds the development would be out of keeping in terms of excessive footprint, bulk, height and unsympathetic design; detrimental to neighbouring amenity in terms of overlooking, loss of light and obtrusiveness; and provide insufficient parking.]

LW/06/0407 - Erection of a replacement bungalow with detached garage - **Approved**

LW/13/0736 - Demolition of existing bungalow and construction of new dwelling - **Not Proceeded With**

E/51/0005 - Proposed garage. - **Refused**

E/54/0047 - Planning and Building Regulations Applications for proposed extension of loggia. Building Regulations Approved. - **Approved**

E/53/0436 - Planning and Building Regulations Applications for proposed conversion of garage into living room and addition of garage. Building Regulations Approved. - **Approved**

LW/05/1617 - Demolition of existing bungalow and erection of a pair of semi- detached houses - **Refused**

LW/06/0040 - Demolition of bungalow and erection of two semi-detached houses - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Main Town Or Parish Council – Parish Council object to the application due to overdevelopment of the site and loss of privacy for the neighbours.

Environmental Health – No objection to the proposal subject to conditions relating to hours of work and dust management and informatives.

District Services – Bins to be brought to highway for collection. There should be no steps to bin store.

ESCC Highways – No comments to make. Reference to Minor Planning Application Guidance 2017 Minor Planning Application Guidance (2017).

5. REPRESENTATIONS FROM LOCAL RESIDENTS

An objection was received from the occupants of a neighbouring property to the rear which raises concerns about the lack of obscure glazing to the rear-facing bedroom window and loss of privacy.

6. PLANNING CONSIDERATIONS

6.1 The main considerations in the determination of the application include the principle of development; the character and appearance of the area; residential amenity; accessibility; biodiversity; and renewable energy/ sustainable building design.

Principle of development

6.2 The site is within the Peacehaven and Telscombe planning boundary where development is supported in principle under DM1 of LDLP2 provided it accords with other policies. The existing dwelling is dated and is not of architectural or historic merit. The principle of its demolition and replacement is acceptable.

Character and appearance of the area

6.3 The dwelling's proposed layout would create a transition between the more uniform and spacious pattern of development to the north and No.72a, which has a much smaller plot and limited separation distance to the road. It would also provide a more usable private amenity space to the rear of the site.

6.4 The site lies between two relatively modest bungalows however there are examples of taller chalet bungalows in the immediate area. The larger footprint, mass and higher ridge would not be excessive or out of keeping with surrounding development taking into account the relatively varied character of the area, the smaller plot and siting of No.72a closer to the road and the proposed dwelling's staggered building line and varied roof form. Whilst being located further to the front of the site and being a higher building than the existing, it is not considered that the proposal would be overbearing to either neighbour.

6.5 The proposed design is relatively conventional with a mixture of clay brick, cream timber-effect cladding, clay roof tiles and white uPVC joinery however would replace a building of no particular architectural or historic merit and would be sympathetic to surrounding development.

6.6 The proposal would therefore accord with Policies CP11 of LDLP1 and DM25 of LDLP2.

Residential amenity

6.7 There are a number of clear-glazed windows on the facing side elevations of the adjoining bungalows to the north and south (Nos 72a and 73 respectively). There is also a conservatory on the north eastern corner of No.72a. The rear gardens of properties to the east and south east abut the rear boundary of the site.

6.8 There would be no material harm to neighbouring amenity through overshadowing or an overbearing impact taking into account the orientation of the site and the layout and form of the proposed dwelling; the effect of existing tall boundary treatments along the sides of the application site; and the separation distance to dwellings to the east/ south and depth of their gardens.

6.9 The comments from the Town Council in relation to privacy has been noted, however it is considered that there would be no material harm through overlooking of neighbouring properties from side-facing windows as these would be a combination of rooflights and obscure glazed units with high sills.

6.10 The potential to erect a sizeable dormer extension with clear-glazed windows on the rear elevation of the existing dwelling under permitted development rights is a material consideration. The proposed dwelling would be sited further from the rear boundary than

the existing dwelling. In any case there would be no material harm through overlooking of properties to the south and east taking into account the separation distance involved and the depth of their rear gardens. Planting along the rear boundary would provide a degree of mitigation and could be secured by condition.

6.11 Construction hours are limited by condition in the interests of neighbouring amenity. A condition requiring details of dust management would not be justified for a development of this scale.

6.12 The proposal would provide a satisfactory environment for future occupants of the proposed dwelling in terms of outlook, light, privacy and external amenity space.

6.13 The proposed development therefore accords with Policies CP11 of LDLP1 and DM25 of LDLP2.

Accessibility

6.14 The proposal would relocate the driveway and retain off-street parking including one garage space. While drivers would be required to reverse off the site this is currently the case. A low level wall and planting along the frontage could be secured as part of a landscaping scheme to maintain visibility.

6.15 The application site would provide ample scope for the provision of secure and covered cycle storage which is secured by condition to encourage sustainable modes of transport.

6.16 The proposed development accords with the objectives of Policy CP13 of the LDLP1.

Sustainable building measures

6.17 The application is not supported by a sustainability statement to demonstrate how the scheme would meet the objectives of CP14 of LDLP1 in terms of renewable/ low carbon energy and sustainable use of resources.

6.18 The plans show an electrical vehicle charging point in the proposed garage and the proposed driveway would be finished in permeable block paving however there is scope for PV panels or other forms of renewables on the site as well as conservative water consumption. Further details are secured by condition to meet the requirements of Policy CP14.

Ecological Impact

6.19 There is scope for biodiversity enhancement in the form of a bat/ bird nesting box (or a suitable alternative) and soft landscaping in accordance with DM24 and the NPPF. Further details are secured by condition.

7. RECOMMENDATION

7.1 The proposal would be in keeping with the character and appearance of the area and would not result in material harm to neighbouring amenity. The proposal would preserve highway safety. There scope to meet policy requirements in terms of sustainable design and use of resources as well as biodiversity enhancement.

7.2 Therefore is recommended that planning permission is granted.

The application is subject to the following conditions:

1. Notwithstanding the approved plans, proposals for the landscaping of the site shall be submitted to, and approved in writing by, the Local Planning Authority. The landscaping scheme shall include details of boundary treatments around the perimeter of the site and details of hedge and/or tree planting along the front and rear boundaries (including the number, size and species to be planted).

Upon approval:

- a) the approved scheme shall be fully implemented with new planting carried out in the planting season October to March inclusive following occupation of the dwelling or the completion of the development whichever is the sooner, or in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- b) all planting shall be carried out in accordance with British Standards, including regard for plant storage and ground conditions at the time of planting;
- c) the scheme shall be properly maintained for a period of 5 years and any plants (including those retained as part of the scheme) which die, are removed or become damaged or diseased within this period shall be replaced in the next planting season with others of a similar size and the same species, unless the Local Planning Authority gives written consent to any variation; and
- d) the whole scheme shall be subsequently retained.

Reason: In the interests of visual amenity, neighbouring amenity, highway safety, sustainable urban drainage and achieving biodiversity enhancement in accordance with Core Policies 10, 11 and 12 of the Lewes District Local Plan Part One: Joint Core Strategy; DM22, DM24 and DM25 of Lewes District Local Plan Part Two and the NPPF 2019.

2. Prior to the first residential occupation of the dwelling hereby permitted, measures to reduce carbon energy use; facilitate renewable energy installations; and lower household water consumption, shall be put in place, in accordance with details that shall be submitted to and approved in writing by the local planning authority. These measures shall be retained as such thereafter.

Reason: In order to reduce locally contributing causes of climate change in accordance with Policy CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and the NPPF 2019.

3. Prior to the first residential occupation of the development hereby permitted, an electric vehicle charging point shall be provided in the garage as shown on the approved plans or in a convenient location adjacent to the parking area and be ready for use. The electric vehicle charging point shall be retained thereafter and kept in good working order.

Reason: To encourage the uptake of electric vehicles in the interests of reducing harmful emissions and minimising the impact of the development on air quality, in accordance with policies CP9, CP13 and CP14 of the Lewes District Local Plan Part One: Joint Core Strategy and having regard to the NPPF 2019.

4. Prior to the first occupation of the dwelling hereby permitted, a secure and sheltered cycle storage facility shall be provided within the curtilage of the dwelling in a location which is convenient to use, in accordance with details that shall first be submitted to and approved in writing by the local planning authority. The cycle storage facility shall be retained thereafter.

Reason: In order to reduce private car use and encourage sustainable forms of transport and to reduce local contributing causes of climate change, in accordance with policies CP9, CP13 and CP14 of the Lewes District Local Plan Part 1 and the NPPF 2019.

5. Prior to the first residential occupation of the development hereby permitted, the car parking shown on the approved plans shall be provided in accordance with the approved plans. The parking area shall be retained as such thereafter, unless otherwise agreed in writing by the local planning authority, and the spaces shall not be allocated to staff, customers or residents, but shall be unallocated.

Reason: In the interests of amenity and sustainability and to provide sufficient off-street car parking for the approved development, in accordance with CP13 of Lewes District Local Plan Part One: Joint Core Strategy; DM25 of Lewes District Local Plan Part Two and the NPPF 2019.

6. Details of the specification, design and location of bat or bird nest boxes/bricks (or suitable alternatives) to be installed on the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The boxes/ bricks (or agreed alternatives) shall be installed in accordance with the approved details prior to first occupation of the dwellings hereby approved and thereafter retained.

Reason: In the interests of biodiversity enhancement in accordance with CP10 of Lewes District Local Plan Part One: Joint Core Strategy; DM24 of Lewes District Local Plan Part Two; and the NPPF 2019.

7. All hard surfaces of the development hereby approved shall be permeable to allow for natural soakage of surface water into the land or direct surface water run-off to soakaways or permeable surfaces within the application site.

Reason: To ensure the appropriate management of surface water on the site and in accordance with CP12 of the Lewes District Local Plan Part One; DM22 of Lewes District Local Plan Part Two; and the NPPF 2019.

8. The external materials and finishes to be used in the construction of the development hereby permitted shall be as specified in the submitted Design and Access Statement and shown on the approved plans.

Reason: In the interests of visual amenity having regard to Policies CP11 of the Lewes District Local Plan Part 1; DM25 of Lewes District Local Plan Part 2; and the NPPF 2019.

9. The sills of the high-level dormer windows on the south west side elevation of the development hereby permitted shall be no less than 1.7m in height above internal finished floor level. All first floor windows on the south west side elevation shall be glazed with obscure glass sufficient to prevent external views.

Reason: To prevent perceived and actual overlooking of neighbour properties in accordance with CP11 of the Lewes District Local Plan Part One: Joint Core Strategy; DM25 of Lewes District Local Plan Part 2; and the NPPF 2019.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (and/or any Order revoking and/or re-enacting that Order), no development falling within Classes A, B or C of Part 1 of Schedule 2 of the Order shall be erected/ installed on the dwelling hereby approved without express planning consent from the Local Planning Authority first being obtained.

Reason: In view of the siting of the development together with the proximity and orientation in relation to neighbouring properties, further development of the site has the potential to significantly adversely affect residential amenity and therefore should be regulated in accordance with the aims and objectives of Policy CP11 of the Lewes District Local Plan Part One; Policy DM25 of Lewes District Local Plan Part Two; and the NPPF 2019.

11. Construction work and deliveries associated with the development hereby permitted shall be restricted to between the hours of 08:00 to 18:00 hours Monday to Friday and 09.00 to 13:00 hours on Saturdays and not at any time on Sundays or Bank Holidays.

Reason: In the interests of residential amenity having regard to Policy CP11 of the Lewes District Local Plan Part One; Policy DM25 of Lewes District Local Plan Part Two; and the NPPF 2019.

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. Waste management advisory comment. All waste material arising from any clearance and construction activity at the site should be stored, removed from the site and disposed of in an appropriate manner. There should be no bonfires on site.

3. The applicants should undertake an asbestos survey prior to demolition of the current building and ensure that the relevant Health and Safety Regulations and Guidance are adopted during the demolition of the building should asbestos containing materials be present within the dwelling.

4. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	9 December 2019	01-1219-04
Proposed Block Plan	9 December 2019	01-1219-09
Proposed Roof Plan	9 December 2019	01-1219-07
Proposed Elevation(s)	23 January 2020	01-1219-08A
Proposed Floor Plan(s)	30 January 2020	01-1219-05B
Proposed Floor Plan(s)	23 January 2020	01-1219-06A

Application Details

	Existing	Proposed	Gain/Loss
Parking - Cars -			
Unit	2	2	
Parking - Bicycles -			
Unit	0	2	