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|----------------------------|---|-----------------------|--|
| <b>APPLICATION NUMBER:</b> | LW/19/0855  | <b>ITEM NUMBER:</b>   | n/a  |
| <b>APPLICANTS NAME(S):</b> | Mr C Allen  | <b>PARISH / WARD:</b> | Telscombe / East Saltdean & Telscombe Cliffs |
| <b>PROPOSAL:</b>           | Planning Application for Alterations to existing dwelling and conversion to two houses (Alterations previously approved under application number LW/19/0477 and LW/19/0678) |                       |  |
| <b>SITE ADDRESS:</b>       | 37 Gorham Way Telscombe Cliffs East Sussex BN10 7BA   |                       |  |

## 1. SITE DESCRIPTION / PROPOSAL

### Site Description

1.1 The application site is a detached chalet bungalow on the east side of Gorham Way in Telscombe Cliffs. The bungalow is situated on a reasonable sized plot with bungalows either side and to the rear. Telscombe Tye is located on the opposite side of the road. The immediate surrounding area is characterised by chalet bungalows.

1.2 The property gained planning approval in 2019 (LW/19/0477) for a 'Loft conversion with front dormers' and for Certificate of Lawful Use under LW/19/0678 for 'Single storey rear extension and rear dormer'.

1.3 The current proposal is convert the existing extended bungalow into 1 x two bedroom and 1 x four bedroom houses.

## 2. RELEVANT POLICIES

**LDLP:** DM8: Residential Sub-Divisions and Shared Housing  
DM25: Design

## 3. PLANNING HISTORY

**LW/19/0476** - Single storey rear extension with loft conversion and rear dormer - **Refused**

**LW/19/0477** - Loft conversion with front dormers - **Approved**

**LW/19/0678** - Single storey rear extension and rear dormer - **Approved**

**E/57/0385** - Outline Application to develop land as a residential estate. Amended Plan and Building Regulations submitted E/57/0385A. Approved Conditionally. - **Approved**

**E/56/0185** - Application for the approval of detailed particulars of plot layout, estate road, soil/surface water drainage and street lighting at Telscombe Tye Estate. - **Approved**

**E/59/0398** - Planning and Building Regulations Applications for eighteen proposed detached bungalows and semi-bungalows, fourteen with garages, on Plots 030-047. Building Regs Approved. Completed. Restrictive Planning Condition. - **Approved**

**E/55/0620** - Outline Application for residential development. - **Approved**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Main Town Or Parish Council** – The committee considered the application and it was proposed by Cllr Clarkson, seconded by Cllr Cheta and unanimously recommended to OBJECT to the application due to gross overdevelopment and out of keeping with the street scene

**Planning Policy Comments** – The principle of development is accepted at this location and the proposal appears to be generally compliant with policy DM8 subject to the case officer being content that the proposal will not result in unacceptable harm to the amenity space for residents.

**ESCC Archaeologist** – no significant impact on any archaeological remains

**ESCC Highways** – Not necessary to consult

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

Three letters of objection received from neighbours at 40 & 42 Highview Road commenting on the works already approved and raised concerns over the parking issues within the street and the overdevelopment of the existing site.

## 6. PLANNING CONSIDERATIONS

6.1 The site is located within the planning boundary and therefore there is a presumption in favour of development. The Development Plan policies, listed, are considered to accord fully with the objectives of the NPPF, full regard to which has been given during the consideration of this application.

Visual amenity/design

6.2 No external changes are proposed to the fabric of the property to enable the conversion other than those that have already been approved, and therefore it is considered there will be no change to the appearance of the dwelling or to the visual impact upon the wider streetscene.

6.3 At the ground floor it is proposed that house one will have a living room to the front of the property with lounge, kitchen and dining room to the rear and house two will have two bedrooms at the front of the property with lounge, kitchen and dining room to the rear. Both houses will have two bedrooms each in the loft space with bathrooms. Each bedroom has at least one window serving it. Each property and all bedrooms within are compliant with the national space standards with the smallest bedroom measuring having a floor area of 12.26sqm.

6.4 Policy DM25 of the Lewes Local Plan requires that adequate consideration has been given to the spaces between and around buildings to ensure that they are appropriate to their function, character, capacity and local climatic conditions. This aspect will not be altered as no further building works are proposed.

Residential Amenity

6.5 The outdoor amenity area in the rear gardens of the new dwellings measure between 7m-9.8m which is considered to provide adequate external space for each dwelling. As no additional building works are proposed other than those already approved, there will be no greater impact on the amenities of the adjacent occupiers.

6.6 Objections have been received referring to the works already approved under previous applications, overdevelopment of the existing site and concerns over increase in parking. These comments are noted, however the rear extension and loft conversion has been approved, there are no further alterations to convert the existing dwelling into two residential units.

#### Parking and Streetscene

6.7 It is proposed to create two parking spaces to the front of the property and cycle storage for both proposed properties.

6.8 ESCC Highways has been consulted and comments "On this occasion I do not consider it necessary to provide formal Highway Authority comment and advise you to consult the minor planning application guidance (2017)". The ESCC guidance, specifically the 'Parking Calculator' tool, it was ascertained that the proposed development would require a total of 3.33 parking spaces.

6.9 However, the character and appearance of the streetscene in this area is made up of both on and off road parking, with no restrictions on street parking. The proposal would result in the front garden of the property being hardstanding for vehicles with a grassed area remaining, which would be similar to other properties within the area.

6.10 It is considered that the proposal, whilst providing one less off-street space than should be provided, it is considered that the proposal makes adequate provision for car parking, storage for bicycles and recycling/refuse containers, and as such complies with policy DM8 of the Lewes District Local Plan. Policy DM25 also requires the criteria for car parking to be appropriate to the context and sensitively located and designed so as to not dominate the public realm.

6.11 It is considered that the provision of hard surfacing to facilitate the parking proposed in this location would address the requirement of parking without negatively affecting the amenity of the surrounding area or creating a detrimental visual impact on the wider streetscene, therefore the proposal is in accordance with Policy DM8 & DM25 of the Lewes Local Plan.

6.12 It is considered that the proposal will not have a detrimental impact on the character of the property, and will not unduly impact on the residential amenities of the local residents, in accordance with Policies DM25 (Design) and DM8 (Residential Sub-Divisions and Shared Housing) of the Lewes Local Plan Part 2.

## **7. RECOMMENDATION**

7.1 It is recommended that planning permission be approved.

### **The application is subject to the following conditions:**

1. The dwellings hereby approved shall not be occupied until the parking, cycle storage and refuse facilities have been provided on the site and shall thereafter kept available for that purpose only.

Reason: In the interests of highway safety having regard to DM24 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2019.

2. No development above ground floor slab level of any part of the development hereby permitted shall take place until details of how the development will incorporate measures to reduce carbon energy use, facilitate renewable energy installations, and lower household water consumption, have been submitted to and approved in writing by the local planning authority. The approved measures shall be put in place prior to the first occupation of each of the residential units, and 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 National Planning Policy Framework 2019.

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

| <u>PLAN TYPE</u>          | <u>DATE RECEIVED</u> | <u>REFERENCE</u>   |
|---------------------------|----------------------|--------------------|
| Location Plan             | 28 November 2019     | SLP01              |
| Proposed Block Plan       | 28 November 2019     | BP01               |
| Existing Floor Plan(s)    | 28 November 2019     | E01                |
| Existing Elevation(s)     | 28 November 2019     | E02                |
| Proposed Floor Plan(s)    | 28 November 2019     | P01_B              |
| Proposed Roof Plan        | 28 November 2019     | P02                |
| Proposed Elevation(s)     | 28 November 2019     | P03 - South _ West |
| Proposed Elevation(s)     | 28 November 2019     | P04 - East _ North |
| Design & Access Statement | 28 November 2019     |                    |