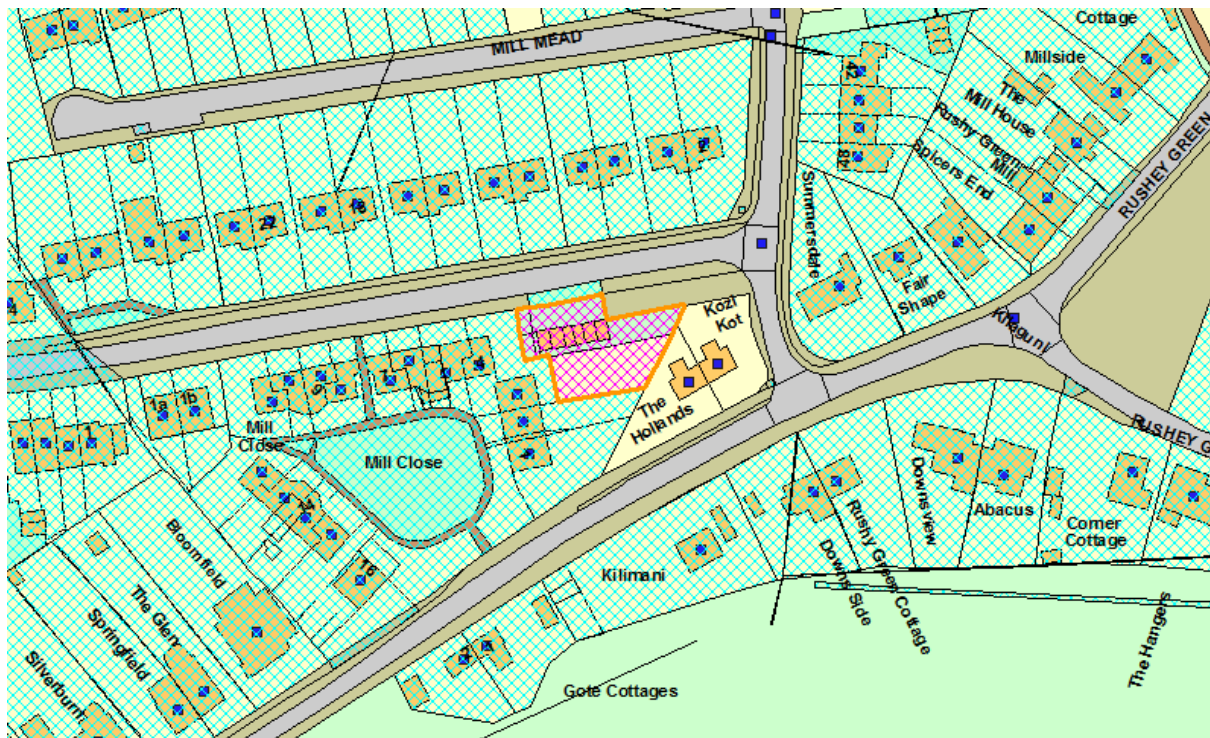


**Report to:** Planning Applications Committee  
**Date:** 10 March 2021  
**Application No:** LW/20/0880  
**Location:** Garage Site, Mill Road, Ringmer, BN8 5JA  
**Proposal:** Demolition of existing vacant garages and construction of one wheelchair accessible, five-bedroom bungalow with associated hardstanding and soft landscaping.  
**Applicant:** Lewes District Council, c/o Leighton Rowe  
**Ward:** Ouse Valley & Ringmer  
**Recommendation:** Grant Planning Permission.  
**Contact Officer:** **Name:** Julie Cattell  
**E-mail:** [julie.cattell@lewes-eastbourne.gov.uk](mailto:julie.cattell@lewes-eastbourne.gov.uk)

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**IMPORTANT NOTE: This scheme is CIL Liabile.**

**Map Location:**



## 1. **Executive Summary**

- 1.1 The bungalow proposed by this application has been specially designed to meet the specific needs of a family with disabled members and broadly meets all relevant national and local plan policies.
- 1.2 As the application has been submitted on behalf of the Council, it falls to be determined by the Planning Committee.
- 1.3 Approval is recommended, subject to conditions.

## 2. **Relevant Planning Policies**

### 2.1 National Planning Policy Framework

- Achieving sustainable development.
- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well designed places

### 2.2 Lewes District Local Plan

- LDLP: – SP2 – Distribution of Housing
- LDLP: – CP1 – Affordable Housing
- LDLP: – CP2 – Housing Type, Mix and Density
- LDLP: – CP11 – Built and Historic Environment & Design
- LDLP: – CP13 – Sustainable Travel
- LDLP: – CP14 – Renewable and Low Carbon Energy
- LDLP: – DM1 – Planning Boundary
- LDLP: – DM21 Land Contamination
- LDLP: – DM25 – Design
- LDLP: - DM26 - Refuse and Recycling
- LDLP: - DM27 - Landscape Design

### 2.3 Ringmer Neighbourhood Plan

- RNP: - 5.3 - Proposals for new provision for the elderly & disabled
- RNP: - 6.1 – New homes in Ringmer
- RNP: - 6.2 – Affordable housing
- RNP:- 6.3 – Scale of new development
- RNP:- 8.3 – Parking
- RNP:- 9.1 – Design, massing and height of buildings
- RNP:- 9.2 – Making good use of available land
- RNP:- 9.3- Materials

RNP:- 9.4 – Housing space standards

RNP:- 9.6 – Hard and soft landscaping

RNP:- 9.7 - Types of residential development

RNP:- 9.8 – Housing for the elderly & disabled

### **3. Site Description**

- 3.1 The application site is located on the south side of Mill Road, Ringmer, close to the junction with Shepherds Way and within the planning boundary. The site is not in a Conservation Area or an Area of Established Character.
- 3.2 The site is owned by the council and covers an area of 596m<sup>2</sup> or 0.05ha. At the front of the site is a block of six garages. The land to the rear is laid out as a grassed amenity area. The garages are not big enough to accommodate modern cars and are let on license for storage use. The licenses can be terminated with 28 days' notice and current licensees will be offered alternative premises within Ringmer if required.
- 3.3 Immediately adjacent to the site are properties in Mill Close, a housing scheme for over-55s set around a private open space to the south west of the site, with entrances on Mill Road. These properties share similar design characteristics to properties in this part of Mill Road – i.e. wide fronted bungalows with access at the side, light red brickwork and concrete interlocking roof tiles on shallow pitched roofs. Some of the properties have simple pitched roofs; others have hipped and pitched roofs. Many have hard-standing on the front for off-street parking. Almost all of the front gardens to the bungalows are open with no boundary treatment. There are grass verges between the footpath and the road, which adds to open character of the area.

### **4. Proposed Development**

- 4.1 The application seeks planning permission for the demolition of the garages and construction of a new, 5 bedroom bungalow with front and rear gardens, specifically designed to accommodate a family with complex needs, including wheelchair users.
- 4.2 The new bungalow would have a gross internal floorspace of 160 sqm<sup>2</sup>. Three of the bedrooms are designed to exceed Building Regulations Approved document part M section 3 wheelchair user dwellings with associated accessible wet rooms and accessible bathroom. The circulation, dining and living rooms are also set out in accordance with wheelchair standards. The other two bedrooms and kitchen are set out in accordance with M4(2) adaptable standards as these provide facilities for visiting carers and those with less complex physical needs without excluding access for those wheelchair users.
- 4.3 The residential density of the site would be 20dph. The bungalow has been designed to reflect the character of the existing area, with a materials palette of red brick and interlocking concrete tiles similar to those used in the majority of properties in Mill Road. The shallow pitched roof is hipped and the ridge and eaves heights, at 5.2m and 2.5m, are very similar to other

properties in the area. An array of Photovoltaic cells will be provided on the south facing roof slope.

- 4.4 The front of the bungalow would be 2.5m further forward than the adjacent building line and set back 2.1m from the back edge of pavement. A paved ramped access to the front entrance door will extend across 11m of the site frontage. The existing grassed area along the rest of the site frontage will be retained and supplemented with planting, to reflect the prevailing character of the street.
- 4.5 The application was accompanied by comprehensive Arboricultural and Ecology Reports. The Arboricultural Report recommends that of the four trees on the site, two are of poor quality and should be removed. The Ecology Report includes surveys for protected species; none were found and the report concluded that the site has a low ecological value with scope for enhancement.
- 4.6 Two off-street parking spaces are to be provided, adapting the existing crossover to provide access. One space will be standard size, 3 x 6m, the other accessible at 4.7 x 7.4. A dual electric vehicle charger with fast charge compatible with solar trickle charge will be provided. Storage for 3 cycles and 1 adaptive electric bike and charging point is to be provided as well as a store for refuse and recycling bins.
- 4.7 The tenure of the bungalow will be intermediate or shared ownership, with the council as the Registered Provider.

## 5. **Relevant Planning History**

- 5.1 There is no relevant planning history.

## 6. **Consultations**

### 6.1 Environmental Health

6.1.1 Awaited.

### 6.2 District Services

6.2.1 Awaited.

### 6.3 Planning Policy

6.3.1 Awaited.

### 6.4 Tree and Landscape Officer

6.4.1 Awaited.

### 6.5 Ringmer Parish Council

6.5.1 Ringmer Parish Council objects to this application for the reasons below:

- Substantially further forward than current building line.
- Not in keeping with the area -The proposed property will not be in keeping with surrounding dwellings which are 1 and 2 bedroom bungalows for older people.

- Parking issues - 2 parking spaces is not enough and is not in accordance with Policy 8.3 of the Neighbourhood Plan. There will also be significant impact on Mill Road as there will be an increase of parking, preventing busses from passing on an extremely busy bus route.

## 7. Neighbour Representations

7.1 Representations have been received from two local residents, objecting to the proposal on the following grounds:

- Not acceptable for potential family home with children located so close to retirement homes.
- Site is not big enough for such a large property.
- Negative impact on street scene, too close to the pavement, which would not be good for occupiers.
- There are family homes being built elsewhere in Ringmer which could suit the intended occupants.
- Site would be better used for two new homes for older residents.
- If property is subsequently subdivided to provide 2 properties, there would not be enough space for the level of parking required by Ringmer NP.
- Not enough parking, not acceptable to have parking on the street, doesn't meet Ringmer NP standards.
- Parking survey does not take into consideration that buses and other large vehicles often have to drive onto verges to avoid parked cars.

## 8. Appraisal

### 8.1 Principle

- 8.1.1 The proposal will provide an affordable new home for a family with specific needs within the Ringmer planning boundary, in compliance with policies DM1, SP2, CP1, 5.3, 6.1, 6.2 and 9.8.
- 8.1.2 The proposed new dwelling is a bungalow, which is the predominant dwelling type in this part of Mill Road/Mill Close. Although the properties in Mill Road/Mill Close are generally 2 and 3 bedrooms, this 5 bedroom property has been designed to meet specific needs.
- 8.1.3 The density of the site would be 20dph, which is within the range for the area. The overall floorspace and bedroom sizes exceed the Nationally Described Space Standards. The key requirements of policies CP2, 5.3, 9.2 and 9.7.

### 8.2 Design and landscape

- 8.2.1 The new bungalow has been designed with reference to the appearance, massing and scale of prevailing local character – i.e. single storey, shallow pitched roofs, brick finish to walls and interlocking concrete roof tiles.

- 8.2.2 The building is proposed to be sited forward of the building line in this section of Mill Road, which maximises the space available for the rear garden. This is considered to be appropriate, given the established urban design principle that corner sites offer scope to break existing streetscape pattern. The new building will provide a focal point in the east facing vista along Mill Road, certainly more attractive than the garages it will replace.
- 8.2.3 In all aspects of design, the proposal meets the relevant criteria in policies CP11, DM25, 6.3, 9.1 and 9.3.
- 8.2.4 The design of the front and rear gardens has been informed by the Arboricultural and Ecology reports. The area immediately outside the back doors will be laid as a patio and the remainder to lawn. The landscape scheme includes new trees, shrubs to all boundaries, including special sensory plants, raised flower beds, insect and bee hides, a bat box and starling and sparrow hides. All of these measures will enhance the ecological value of the site and provide a stimulating environment for the future residents. Accordingly, the scheme is compliant with policies DM27 and 9.6.

### 8.3 Amenity

- 8.3.1 The siting of the proposed new house and its juxtaposition with surrounding properties avoids any overshadowing or overlooking conflicts.
- 8.3.2 The overall floorspace and bedroom sizes exceed the Nationally Described Space Standards. The layout meets wheelchair mobility standards and will provide a spacious and welcoming home for its intended occupiers. The plans indicate a store for refuse and recycling.
- 8.3.3 The proposal meets the amenity criteria of policies CP11, DM25 and 9.4, and policy DM26.

### 8.4 Transport and parking

- 8.4.1 The site is very well located in terms of access to local facilities and bus routes.
- 8.4.2 The ESCC Parking Calculator indicates that a development of this type (affordable, 5 bedrooms) in this ward would generate a need for 2.36 parking spaces. Two spaces will be provided on site, with one of extended width for disability use, and a dual electric car charge point.
- 8.4.3 The application was accompanied by a Highways and Parking Statement which indicates that there is capacity for additional on street parking, and that the reduction in width of the access to the site will result in one additional on-street parking space should the need arise.
- 8.4.4 Notwithstanding, policy 8.3 of the Ringmer Neighbourhood Plan requires a higher level of on-site parking for residential development than ESCC standards. For this development, three parking spaces would be required.

- 8.4.5 In this instance it is considered that there are overriding social benefits of the scheme, which has been designed to provide an affordable bungalow to meet specific physical needs of a family. A further space could potentially be provided to the east of the dwelling but this would impact on the verdant nature of the landscaping in the public realm and result in the loss of a street tree. Personal circumstances can, in exceptional circumstances, be a material consideration. In this case it is recommended those circumstances and the need to provide a dwelling to meet the specific need of a family justify an exception to the NP plan parking standard to be made.
- 8.4.6 A secure, covered store for 5 cycles, including one electric bike and charger is shown on the submitted plans.
- 8.4.7 In terms of sustainable transport, it is considered that the proposal meets the aims of policy CP13.

## 8.5 Sustainability

- 8.5.1 The application was accompanied by a Sustainability Statement which sets out a comprehensive strategy to reduce carbon emissions and water use. The measures proposed include:
- Fabric first approach to reduce heat loss
  - Photovoltaic panels on the south facing roof
  - Mechanical ventilation and heat recovery system
  - Electric boiler
  - Underfloor heating
  - Rainwater harvest tank to attenuate surface water run-off
  - Taps and sanitary products chosen to reduce potable water usage.
- 8.5.2 These measures will meet the requirements of policy CP14.

## 8.6 Contaminated land

- 8.6.1 As the site has previously been used for garaging of vehicles, standard land contamination conditions will be applied, in accordance with policy DM21.

## 9. **Human Rights Implications**

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

## 10. Recommendation

10.1 In view of the above the proposed development is considered to be acceptable and approval is recommended subject to conditions.

### 10.2 Conditions

1. No development shall take place above ground floor slab level until details and samples of all external materials including the fenestration; hard surfaces; roof materials and external finishes to the walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and samples and retained as such thereafter.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11, DM25 of the Lewes District Local Plan, policy 9.3 of the Ringmer Neighbourhood Plan and having regard to the National Planning Policy Framework.

2. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- (a) all previous uses

- (b) potential contaminants associated with those uses

- (c) a conceptual model of the site indicating sources, pathways and receptors

- (d) potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that



the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework.

3. No development shall commence, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters –

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and egress and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors; loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- details of the precautions and facilities put in place to guard against the deposit of mud and substances from the application site on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed in order to be free of mud and similar substances prior to entering the public highway; and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works;
- measures to control the emission of dust, dirt, air pollution and odour during demolition and construction;
- temporary lighting for construction and security;
- public engagement both prior to and during construction works;
- means of safeguarding public rights of way or providing temporary diversions;
- details outlining the proposed range of dust and dirt control measures and noise mitigation measures during the course of construction of the development, having regard to Section 61 consent under the Control of Pollution Act 1974;
- details of off-site monitoring of the CEMP; and
- assurance that the construction will be undertaken in accordance with the Considerate Constructor's Scheme

The approved CEMP shall thereafter be implemented and adhered to throughout the entire site preparation and construction period.

Reason: In the interests of highway safety and the environmental amenities of the area, having regard to guidance within the National Planning Policy Framework.

4. No development above ground floor slab level 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.

5. No development shall take place above ground floor slab level until details for the provision of electric car charging points shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented in accordance with that approval prior to the first occupation.

Reason: To promote sustainable ways of transport in accordance with policies CP13 and CP14 of the Lewes District Joint Core Strategy National Policy Guidance contained in the National Planning Policy Framework.

6. Prior to commencement of development, the tree protection measures as set out in the Arboricultural Methodology Statement shall be carried out in full.

Reason: To preserve trees on the site and in the interest of visual amenity and environment having regard to policy CP10 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

7. Prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with National Policy Guidance contained in the National Planning Policy Framework

8. The development hereby approved shall not be occupied until the car parking facilities as shown on the approved plan have been made ready for use.

Reason: To provide suitable car-parking space for the development.

9. The development hereby approved shall not be occupied until the cycle storage facilities as shown on the approved plan have laid out and made ready for use.

Reason: To promote sustainable ways of transport in accordance with policies CP13 and CP14 of the Lewes District Joint Core Strategy to comply with National Policy Guidance contained in the National Planning Policy Framework.

10. The development hereby approved shall not be occupied until the refuse and recycling facilities as shown on the approved plan have been made ready for use.

Reason: To ensure that the facilities are available having regard to policy DM26 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

11. The development hereby approved shall not be occupied until the landscaping, planting and ecological enhancements shown on the approved plans have been carried out in full.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan, policy 9.6 of the Ringmer Neighbourhood Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

12. 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 policies CP11 and DM25 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework.

13. The development hereby permitted shall be carried out in accordance with the following approved drawings:

| <b>PLAN TYPE</b>          | <b>DATE RECEIVED</b> | <b>REFERENCE</b>                  |
|---------------------------|----------------------|-----------------------------------|
| Design & Access Statement | 17 December 2020     | Design & Access Statement         |
| Additional Documents      | 17 December 2020     | Sustainability & Energy Statement |
| Location Plan             | 17 December 2020     | P-300-Rev 02                      |
| Proposed Block Plan       | 17 December 2020     | P-300-Rev 02                      |
| Other Plan(s)             | 17 December 2020     | PE-303 rev 05-                    |

| <b>PLAN TYPE</b>       | <b>DATE RECEIVED</b> | <b>REFERENCE</b>                          |
|------------------------|----------------------|---|
|                        |                      | Proposed site plan                        |
| Proposed Floor Plan(s) | 17 December 2020     | P-304 rev 03                              |
| Proposed Roof Plan     | 17 December 2020     | P-304 rev 03                              |
| Proposed Elevation(s)  | 17 December 2020     | P-305 rev 04                              |
| Proposed Section(s)    | 17 December 2020     | P-306 rev 03                              |
| Other Plan(s)          | 17 December 2020     | P-306 rev 03 artist impression            |
| Additional Documents   | 17 December 2020     | Highways & Parking Statement              |
| Additional Documents   | 17 December 2020     | Ecological Impact Assessment              |
| Additional Documents   | 17 December 2020     | Existing tree schedule                    |
| Other Plan(s)          | 17 December 2020     | 001-01 Tree constraints plans             |
| Other Plan(s)          | 17 December 2020     | 002-02 Tree retention and protection plan |

Reason: For the avoidance of doubt and in the interests of proper planning.

11. **Background Papers**

11.1 None.