



PEACEHAVEN TOWN COUNCIL

Toni Lopes
ACTING TOWN MANAGER
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E-MAIL: finance@peacehaventowncouncil.gov.uk

TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN
EAST SUSSEX
BN10 8BB

Councillors on this Committee

Cllr Jackie Harrison-Hicks (Chair of Council), Cllr Job Harris (Vice Chair of Council), Cllr Melvyn Simmons (Chair of Committee), Cllr Lynda Duhigg (Vice Chair of Committee), Cllr Daryll Brindley, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Claude Cheta

Date 19th December 2018

Dear Committee Member,

You are summoned to a **PLANNING AND HIGHWAYS** to be held on Tuesday 8th January 2019 in the Anzac Room, Community House at 7.30pm.

Toni Lopes
Acting Town Manager

AGENDA

GENERAL BUSINESS

1. **PH 542 CHAIR ANNOUNCEMENTS**
2. **PH 543 PUBLIC QUESTIONS TIME**
There will be 15 minute period when members of the public may ask questions on any relevant **PLANNING AND HIGHWAYS MATTER**. It would be preferable if the question is submitted in writing by 12 noon on the day of the meeting. Each speaker is restricted to 3 minutes.
3. **PH 544 TO CONSIDER APOLOGIES FOR ABSENCE**
4. **TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**
5. **PH 545 TO ACCEPT THE MINUTES OF THE PLANNING AND HIGHWAYS COMMITTEE 13TH NOVEMBER 2018 (Pages 1-2)**

PLANNING APPLICATIONS RECEIVED

6. PH 546: LW/18/0962- Neville Lodge, 15 Rowe Avenue (Pages 3-13)
7. PH 547: LW/18/0899- 246 South Coast Rd (Pages 14-24)
8. PH 548: LW/18/0947- 7B Phyllis Avenue (Pages 25-27)
9. PH 549: LW/18/0952- 206 South Coast Rd (Pages 28-32)
10. PH 550: LW/18/0932- 12 Gladys Avenue (Pages 33-40)
11. PH 551: LW/18/0831- 40 Slindon Avenue (Pages 41- 48)
12. PH 552: LW/18/0968- 1 Cliff Avenue (Pages 49-54)
13. PH 553: LW/18/0977- 1 Morestead (Pages 55-57)

DECISION NOTICES

14. PH 554: LW/18/0804 - 128 The Promenade (Pages 58-59) **TO NOTE**
15. PH 555 LW/17/0567 – 18A Valley Road (Pages 60-62) **TO NOTE**

CONFIRM DATE OF NEXT MEETING 5TH February 2019 AT 7.30PM

IN COMMUNITY HOUSE, ANZAC ROOM

Alan Milliner

Daryll Brindley

Sue Griffiths

Alan Miliner

Matt Gunn – Business Admin Apprentice

GENERAL BUSINESS

PH538 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Emergency Planning and Highways meeting this evening, Thursday 13th December 2018.

Firstly, may I remind you of the health and safety announcement, we are not expecting any evacuations, although if we do, the alarms will sound and you will be required to leave the building by the closest available route. We will meet on the grass area in the South Service Car Park.

I would just like to remind you of our Christmas market on Saturday the 15th of December 9am-3pm. Also tomorrow night we have our annual Carol concert starting at 6pm.

PH539 PUBLIC QUESTIONS

Mr Erskine- East Ward

The Resident raised the issue that LDC had not provided enough information regarding Planning application LW/18/0907 8 Capel Avenue. He raised his concerns that there may not be enough space for parking with a possible 6 extra cars being parked on Capel Avenue. The Resident also raised his concerns over a incorrect phone number for the developer, which meant him and his Neighbours could not find any information themselves about the proposed development. The Resident also asked what could be done to stop the development from happening.

Cllr. J Harris informed the resident that Peacehaven Town Council can only make recommendations about planning applications, and that Lewes District Council make the final Decision.

Cllr. M Simmons also informed the resident that he would get in contact with Matt Kitchener from LDC to find out the correct number for the developer.

PH540 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr. L Duhigg – accepted (illness)

Cllr. J Harrison-Hicks – noted

Cllr. Claude Cheta- noted

Cllr. Daryll Brindley- noted

TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

Any information included in this agenda or reports, is provided to Councillors as Members of Peacehaven Town Council. The comments and observations from all Peacehaven Town Councillors are preliminary ones, made prior to consideration at Lewes District Council and are based on the evidence and representations to the Town Council. It is expected that any decision they make for Peacehaven Town Council would be based on the information received, although if they are representatives on any other Council, they reserve the right to change their mind, subject to any further information

REPORTS

PH541 LW/18/0907- 8 CAPEL AVENUE

LW/18/0907 Case Officer: Matt Kitchener	8 Capel Avenue	Proposed to demolish one bungalow and build two 3 bedroom dwellings and one 4 bedroom dwelling.	EAST
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Cllr. M Simmons had been to look at the plot and said building 3 dwellings on this site would be terribly squashed, he also raised his concerns about the potential of 6 more cars having to park on the street due to insufficient space on the site. He also raised the concern that it seemed to be a money making scheme.

Cllr. S Griffiths asked if it would be possible to send a letter to LDC to request more information and complained about the omission of the plan.

Cllr. J Harris said he felt the sight would be over developed.

Cllr. A Milliner raised his concern that the developer wanted to use low energy bulbs rather than LED lights and wanted to know why this hadn't been picked up by LDC planning officers as low energy bulbs are no longer used.

Refusal Recommended due to:

- Lack of information provided about the development
- Concerns about parking
- overdevelopment of the site

Cllr. A Milliner proposed

Cllr. J Harris seconded

All Agreed

NEXT MEETING- 8th January 2018

NOTED

Meeting Ended 7:50

Planning Portal Ref: PP-07459078
Application No: LW/16/0841

Planning and Regeneration
Lewes District Council
Southover House
Southover Road
Lewes
BN7 1AB

Churchill House, Parkside
Christchurch Road, Ringwood
Hampshire BH24 3SG
Telephone 01425 462372
Fax 01425 462101

29th November 2018

Dear Sir/Madam

**Variation of Condition (1) Application pursuant to application LW/16/0841
at Neville Lodge, 15 Rowe Avenue, Peacehaven, BN10 7PE**

Please find enclosed a Variation of Condition application pursuant to planning permission LW/16/0841. The fee of £234.00 for the application has been paid online via the Planning Portal.

A previous Non Material Amendment application was submitted on 5th July 2018, REF: LW/18/0665. This application has not been determined, however advice from the Case Officer: Chris Wright to re-submit this application as a S73 application was sent via email to myself on 12th November 2018.

Through the technical design process, alterations have been made to provide the following changes:

- Addition of balconies to the development
- Soldier brick detail over top floor windows missing on some facades
- Middle parapet wall missing
- Slight setting back to one half of each gable pair omitted
- Polycarbonate roof to buggy shelter

The application comprises of and supersedes the following drawings as listed below. Please accept the amended plans below to vary condition 1 in relation to planning permission LW/16/0841.

DRAWING DESCRIPTION	APPROVED DWG REF	AMENDMENT DWG REF
SITE PLAN	20067PH - P02	20067PH - 206K
GROUND FLOOR PLAN	20067PH - P03	20067PH - 206K
FIRST FLOOR PLAN	20067PH - P04	20067PH - 221K
SECOND FLOOR PLAN	20067PH - P05	20067PH - 222L
ELEVATIONS	20067PH - P07 20067PH - P08 20067PH - P09	20067PH - 230F 20067PH - 231F
BALCONY DETAILS	N/A	20067PH - 283A 20067PH - 286

I suggest below revised wording, with the amendments and additions highlighted in **bold** text.

'Condition 1

This decision relates solely to the following plan(s):

20067PH - 206K

20067PH - 206K

20067PH - 221K

20067PH - 222L

20067PH - 230F

20067PH - 231F

20067PH - 283A

20067PH - 286

I trust that the enclosed provides you with sufficient information to determine the application. If you have any queries, or if you require any further information, please do not hesitate to contact me at this office.

I now look forward to receiving an acknowledgement that the application has been registered and a receipt for the fee.

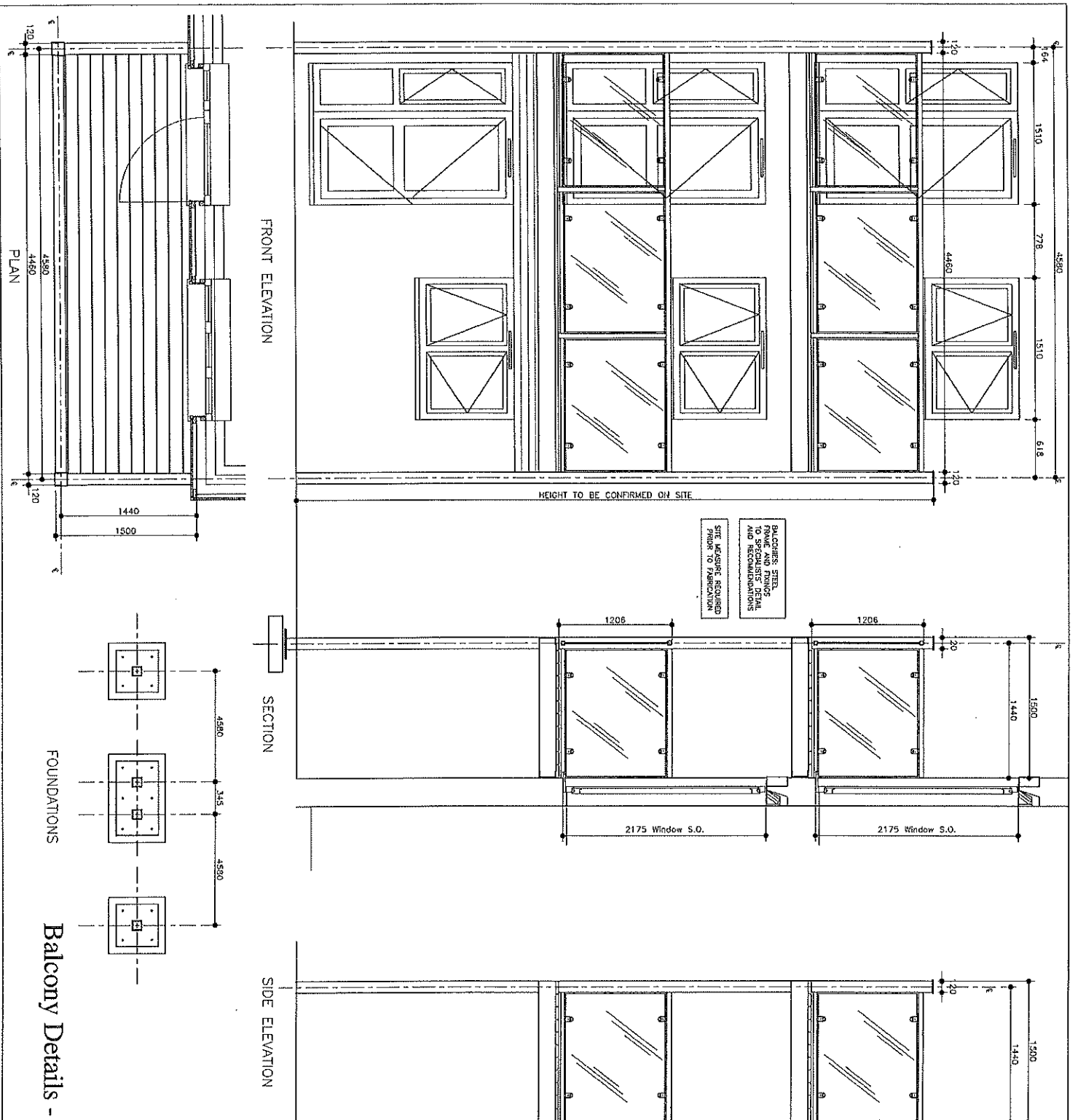
Yours faithfully,



Hilary Jackson
Planning Assistant- Planning Issues

T: 01425 462109

E: Hilary.Jackson@planningissues.co.uk



Balcony Details - Balcony Type 1A

ENDORS

DATE: 2006/7/12

BY: [Signature]

PROJECT

Churchill Retirement Living

2006/7/12

DESIGN

Churchill Retirement Living

2006/7/12

PLANNING ISSUES

2006/7/12

CONSTRUCTION

2006/7/12

FINISHES

2006/7/12

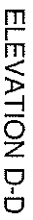
DETAILS

2006/7/12

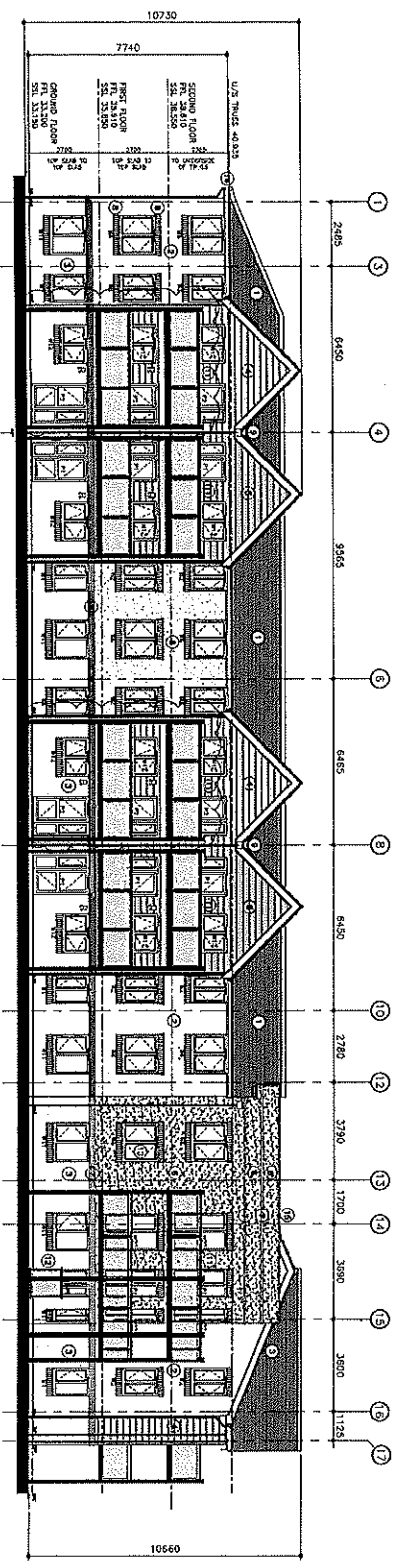
2006/7/12

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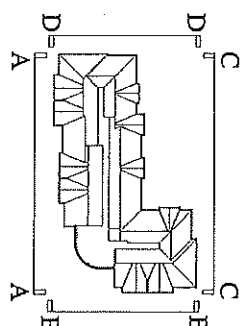
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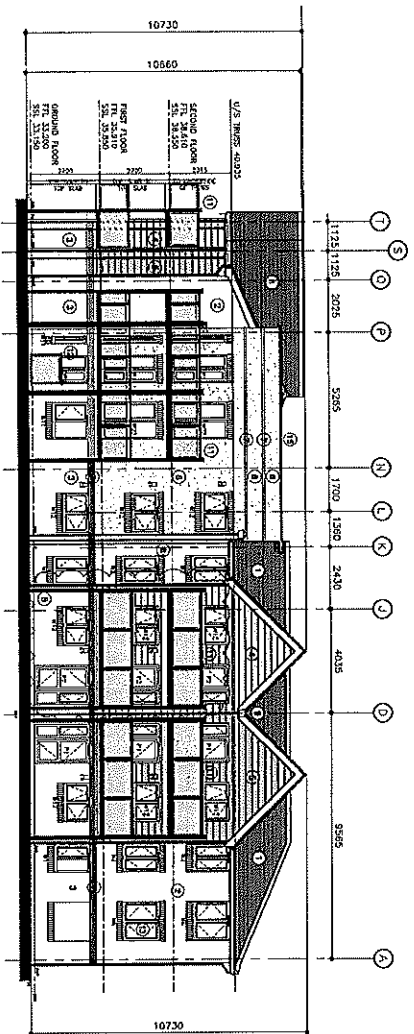
REVISIONS	
No.	Description
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100	Issue for tender



ELEVATION A-A



Key Plan



ELEVATION B-B

- ①— Roof: Maseri Element - Ashmore - Smooth Gray
- ②— Brick 1: Jistock - Darking Mail (A41224 - South Hemlock)
- ③— Brick 2: Jistock - Darking Mail (A41224 - South Hemlock)
- ④— Chalking: Maseri Element 150mm coral weather board - colour grey or similar
- ⑤— Chalking: Maseri Element 150mm coral weather board - blue grey or similar
- ⑥— Wall Render: IK-Rend - Colour Polar White
- ⑦— Feature projecting string courses: Brick Slips Darking Mail or similar
- ⑧— Window heads and sills: Darking Mail (A41224 South Hemlock)
- ⑨— Decorative bargeboards: UPVC
- ⑩— Canopy: Powder coated steel with glass canopy
- ⑪— Balcony: Bolt on, powder coated steel structure, glass balustrade panels
- ⑫— Juliette balcony: Powder coated steel structure with glass panels
- ⑬— Windows/Doors/Downer: UPVC Casement - White
- ⑭— Rainwater goods: Black UPVC
- ⑮— Coping: Aluminium, colour grey
- ⑯— Canopy: Single Ply membrane roof with lead rail effects

DATE: 11/08/21
DRAWN: LUNCH 12
CHECKED: 20067PH:230
F

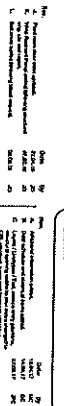
ELEVATION SHEET 1

Churchill Retirement Living

planning issues

© 2014 PLANNING ISSUES

10

[illegible][illegible]

© 2017 PLANNING ISSUES

EMPLOYEE'S LADDER, WHICH WAS USED TO REACH THE ROOF OF THE BUILDING INVOLVED, WAS NOT CORRECTLY SECURED. THE LADDER WAS NOT PROPERLY OPENED, AND THE EMPLOYEE WAS NOT PROPERLY TRAINED IN THE PROPER USE OF THE LADDER.

planning issues
What Planners Do Also
 Architects' Special Policy

Churchill
Retirement Living

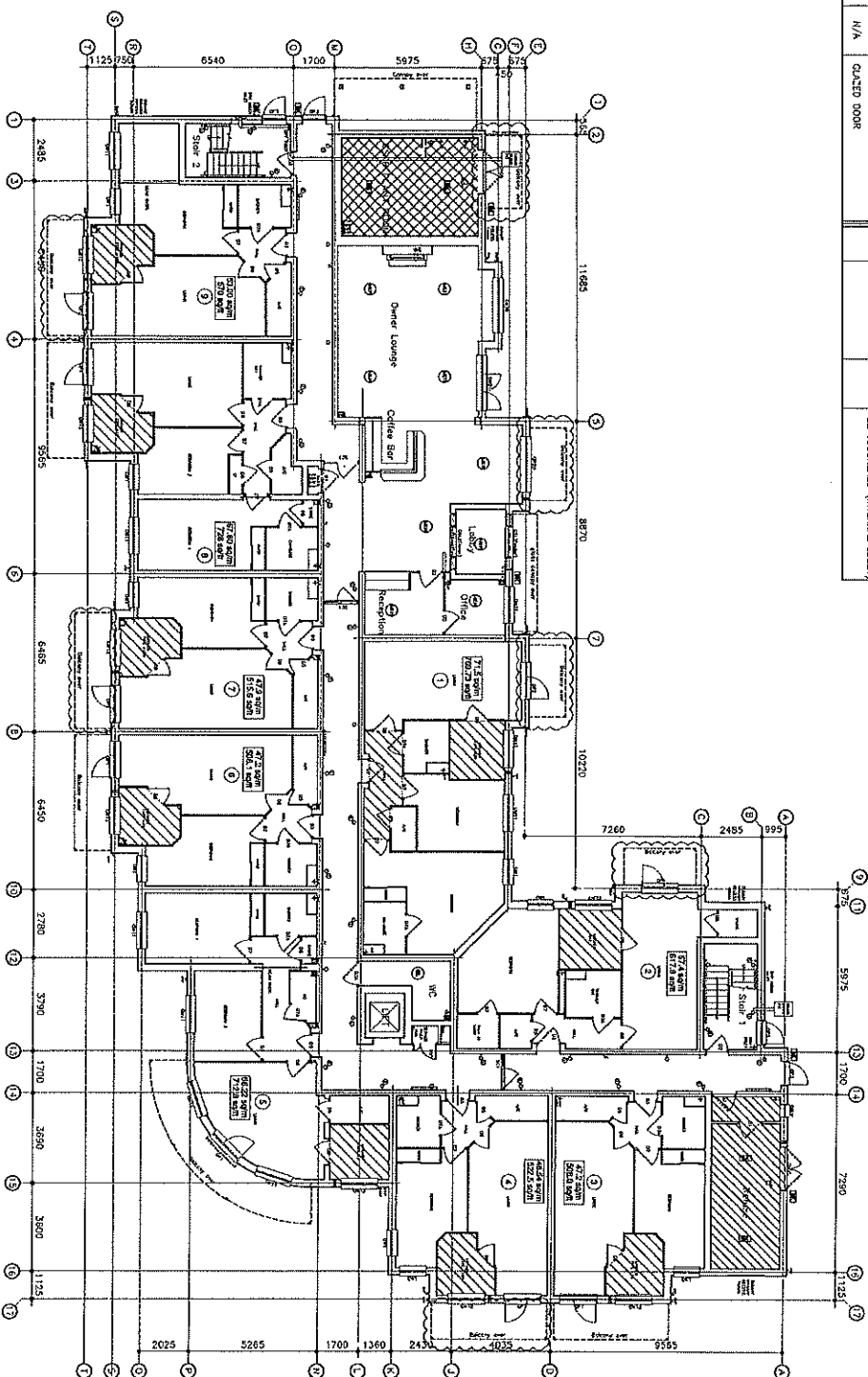
**PROPOSED SUSTAINED DEVELOPMENT
264-288 South Coast road
Peculiarities
BMO 790**

TIME	2:10 PM	DATE	MARCH 17
NAME	MC	CRIME	1974-75
PRINTED			

20067PH:222 L

2006/PH:220 M

PARAMETER LIGHT FIXTURES		
REF	PRODUCT CODE	DESCRIPTION
ME	E/MC/12/LED	Master 2w Profile LED
OL	E/OL/12/16/1W/1m	Outlet 2w 16 LED strip
BLK	E/BK/12/LED	Black 1w 12w recessed LED
MS	E/MC/12/LED 25W E/C/12/LED 25W	Master 1w 25w + luminaire 2w 25w recessed 2w
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GSSL = 33.15M
GFFL = 33.20M

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planning issues

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Project # 10
Proposed Site/Method Development
266-288 South Coast road
Pacifica/bren
BNID 772

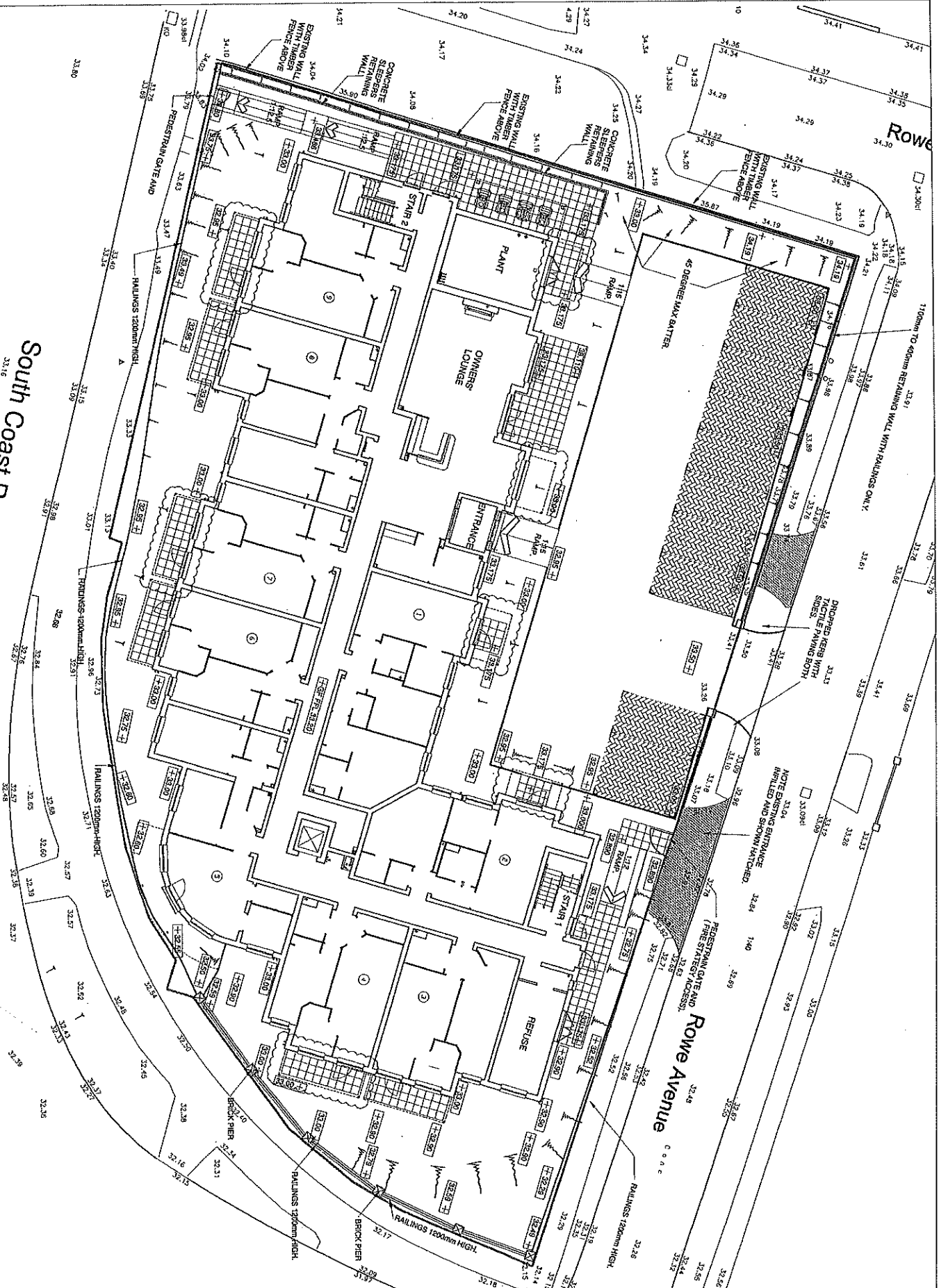
GROUND FLOOR PLAN
COMMUNAL SERVICES

20067PH:220 M

Hard Landscape Plan

South Coast Road

SOUTH COAST ROAD, PEACEHAVEN



NO.	REVISIONS	DATE	BY
1	Issue for tender	10/01/17	WJH
2	Revised plan to include proposed changes	10/01/17	WJH
3	Revised plan to include proposed changes	10/01/17	WJH
4	Revised plan to include proposed changes	10/01/17	WJH
5	Revised plan to include proposed changes	10/01/17	WJH
6	Revised plan to include proposed changes	10/01/17	WJH
7	Revised plan to include proposed changes	10/01/17	WJH
8	Revised plan to include proposed changes	10/01/17	WJH
9	Revised plan to include proposed changes	10/01/17	WJH
10	Revised plan to include proposed changes	10/01/17	WJH

Churchill Retirement Living

Churchill Retirement Living is a leading provider of retirement living solutions, offering a range of services to meet the needs of its residents.

planning issues

Churchill Retirement Living is a leading provider of retirement living solutions, offering a range of services to meet the needs of its residents.

Site: Howards Landscaping Plans

Site: Howards Landscaping Plans

20067PH:206 K

20067PH:206 K

PEACEHAVEN WEST**Case officer: Piotr Kulik**

Reference	LW/18/0899
Alternative Reference	PP-07402376
Application Received	Wed 14 Nov 2018
Application Validated	Wed 14 Nov 2018
Address	246 South Coast Road Peacehaven East Sussex
Proposal	Addition of a second floor to the property to accommodate two new flats
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Design and Access Statement

246 South Coast Road, Peacehaven, East Sussex, BN10 7NP

This Design and Access Statement should be read in conjunction with the deposited plans which accompany this planning application.

Use

The existing and proposed use of the property is to remain as a residential block of flats. The purpose of the additional floor is to provide an additional two flats to the block.

Amount

Through the replacement of the existing pitched roof with a mansard it is possible to accommodate two additional flats with a very slight increase in height to the property. This will include the use of dormers to front and rear.

Layout

The proposed development is to create an additional floor to the property and does not impact on adjacent properties and retains existing foot path to the side. The works will not impact on the rear garden / parking space and will not extend beyond the adjacent property's.

Scale

It is felt that the property can accommodate the proposed extension as it does not extend beyond the existing line of the building. Also there is sufficient space for parking. The proposed additional floor will utilise loft space by amending the current pitched roof to a mansard roof.

Landscaping

Landscaping is unaffected by the development.

Appearance

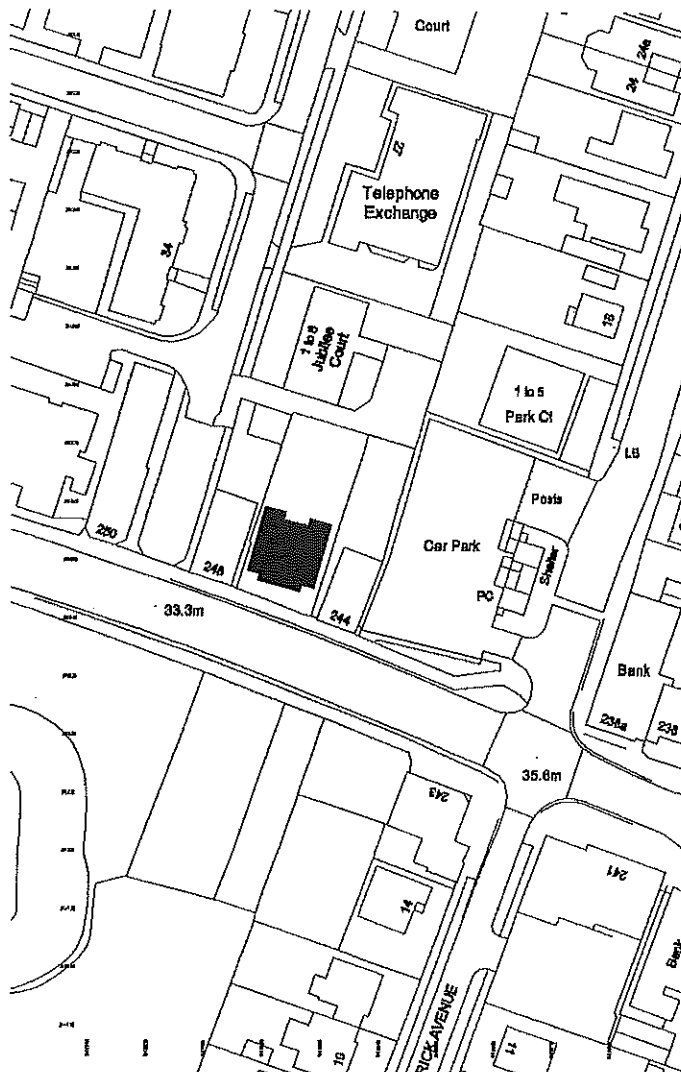
The extension will be built in materials to match the original property. This being concrete tiles to the roof slopes and hung tiled to the dormer, uPVC windows and doors to match existing. Access Existing external foot paths and internal circulation space are retained, and so access to the property will not be adversely affected by the development.

Existing Photos of the Property

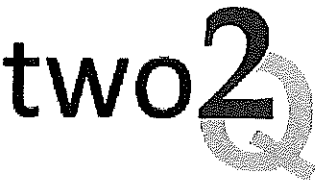


two2





All dimensions to be checked on site prior to work commencing.

 <p>Two 2Q Newhaven Enterprise Centre Denton Island, Newhaven, East Sussex BN9 9BA 01273 513189</p>	Project: Addition of second floor
	Address: 246 South Coast Road Peacehaven
	Drawing: Location Plan
	Drawing Ref: 17898-01
	Date: Nov 18
	Scale: 1:1250 - A4
	Revision: -

GENERAL NOTES

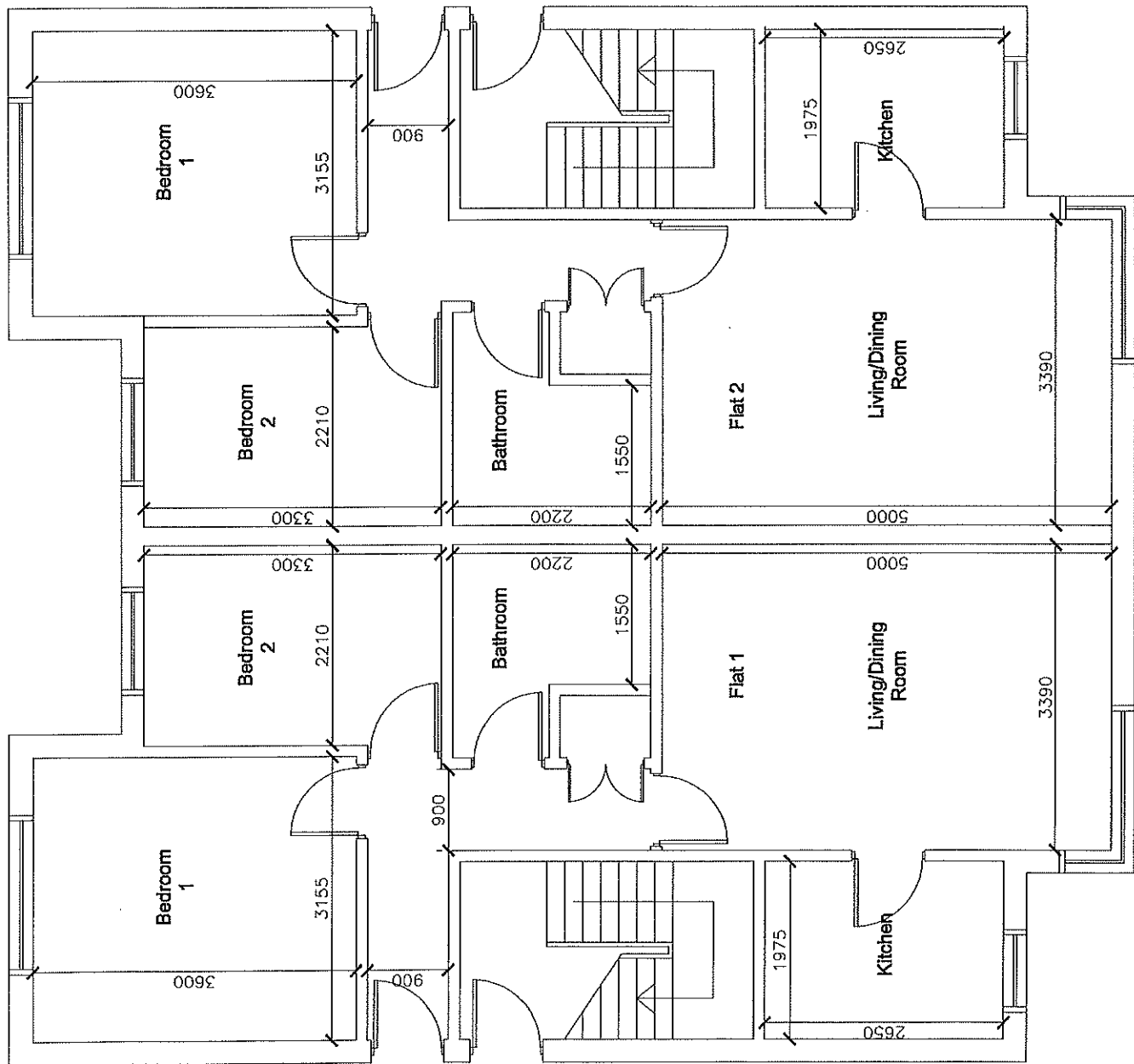
Please do not scale from this drawing. Contractors should check dimensions on site before pricing for works.
All dimensions are in millimetres (mm) unless otherwise stated.
This is a computerised drawing - please do not modify by hand.
Any discrepancies should be brought to the attention of Two2Q immediately.
All notes to be carried out to the requirements and to the satisfaction of the Local Authority.
Drawings in PDF format cannot be guaranteed to be to scale.
This drawing is to be read in conjunction with any other documents issued by Two2Q for this project.

Revisions

• Initial Layout.	RT	22.10.18
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two2q

Client	-
Project	Addition of second floor
Job	248 South Coast Road
Title	Existing Ground Floor
Job No	17888
Drawn by	RT
Checked by	150
File Name	248 South Coast Road
Drawn	-
Date	22/10/18
Scale	as is



GENERAL NOTES

Please do not scale from this drawing. Contractors should check dimensions on site before pricing for works.
 All dimensions are in millimetres (mm) unless otherwise stated.
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Revisions

- Initial Layout.

RT 22.10.18

two2Q

Client	
Project	Adoption of second floor
Location	248 South Coast Road
Use	
Title	Existing Flat floor
Job No	178308
File Name	248 South Coast Road
Rev	
Rev No	178308-04
Date	22.10.18
Drawn by	RT
Scale	1:50
Checked by	



GENERAL NOTES

Plans do not scale from the drawing. Contractors should check dimensions on site before pricing for work.
 All dimensions are in millimeters (mm) unless otherwise stated.
 This is a computerized drawing - please do not modify by hand.
 Any discrepancies should be brought to the attention of Two2 immediately.
 All work to be carried out to the requirements and to the satisfaction of the Local Authority.
 Drawings in PDF format cannot be guaranteed to be to scale.
 This drawing is to be read in conjunction with any other documents issued by Two2 for the project.

Revisions

• Initial Layout.	22.10.18
RT	



Client:

Project:
Addition of second floor

Site:
248 South Coast Road

Title:
Existing Roof Layout

Job No:
17859

File Name:
248 South Coast Road

Rev:
-

Date:
22.10.18

Drawn by:
RT

Scale: 1:50

1:50

GENERAL NOTES

Please do not scale from this drawing. Contractors should check dimensions on site before pricing for works.

All dimensions are in millimetres (mm) unless otherwise stated.

This is a computerized drawing - please do not modify by hand.

Any discrepancies should be brought to the attention of Two2Q immediately.

All works to be carried out to the requirements and to the satisfaction of the Local Authority.

Drawing in PDF format cannot be guaranteed to be to scale.

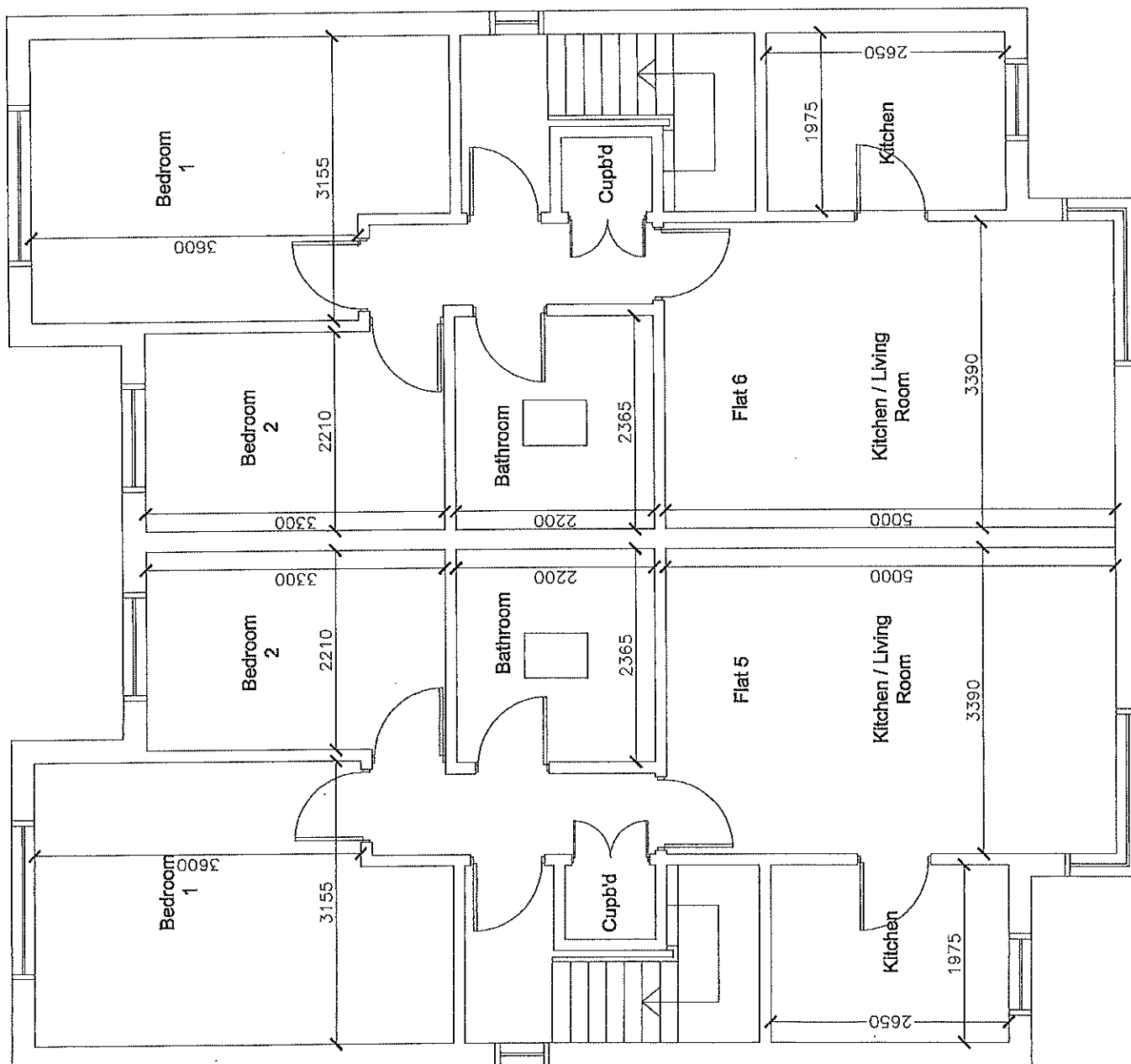
The drawing is to be used in conjunction with any other documents issued by Two2Q for this project.

Revisions

- Initial Layout.

RT

22.10.18



two2Q

Client	
Project	Addition of second floor
Job	246 South Coast Road
Title	Proposed Ground Floor
Job No.	171508
File Name	246 South Coast Road
Rev	
Drawn by	RT
Scale	1:50
Created by	

GENERAL NOTES

Please do not scale from this drawing. Contractors should check dimensions on site before pricing for works.

All dimensions are in millimetres (mm) unless otherwise stated.

This is a computerised drawing - please do not modify by hand.

Any discrepancies should be brought to the attention of TwoQ immediately.

All works to be carried out to the requirements and to the satisfaction of the Local Authority.

Drawings by TwoQ cannot be guaranteed to be to scale.

This drawing is to be read in conjunction with any/all other documents issued by TwoQ for this project.

Revisions

- Initial Layout.

RT

22.10.18

two2

Client:

Project:
Addition of second floor

Job:
248 South Coast Road

Title:
Proposed Roof Layout

Job No:
17885

File Name:
248 South Coast Road

Dwg No:
17885-03

Rev:
-

Drawn by:
RT

Scale of A3:
1:50

Checked by:

GENERAL NOTES

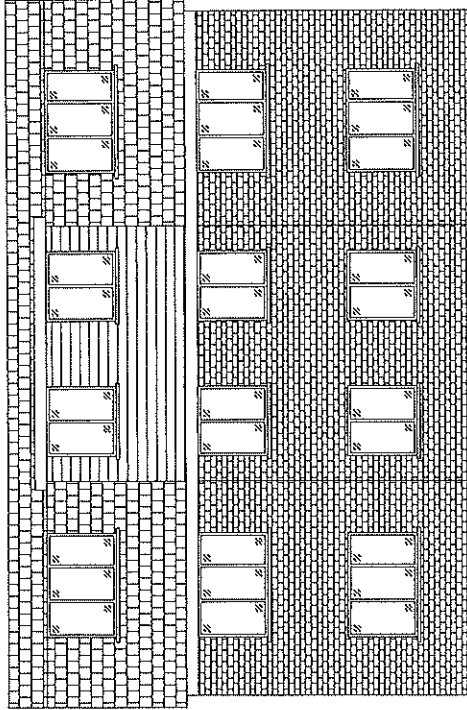
Please do not scale from this drawing. Contractors should check dimensions on site before pricing for works.
 All dimensions are in millimetres (mm) unless otherwise stated.
 This is a computerised drawing - please do not modify by hand.
 Any discrepancies should be brought to the attention of Two2Q immediately.
 All works to be carried out to the requirements and to the satisfaction of the Local Authority.
 Drawings in PDF format cannot be guaranteed to be to scale.
 The drawing is to be read in conjunction with any other documents issued by Two2Q for this project.

Revisions

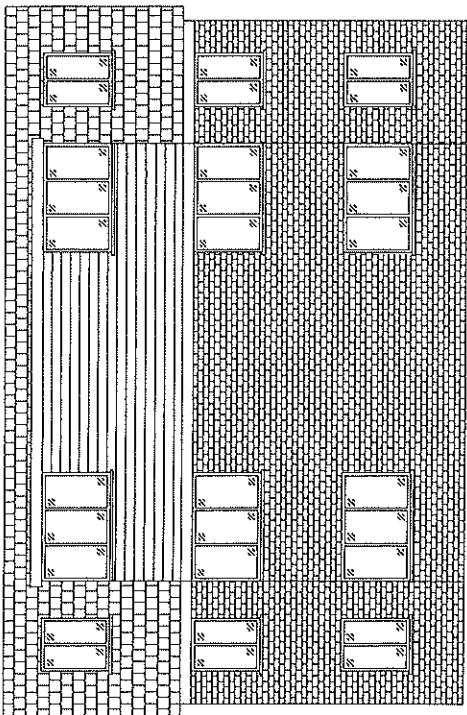
- Initial Layout

RT

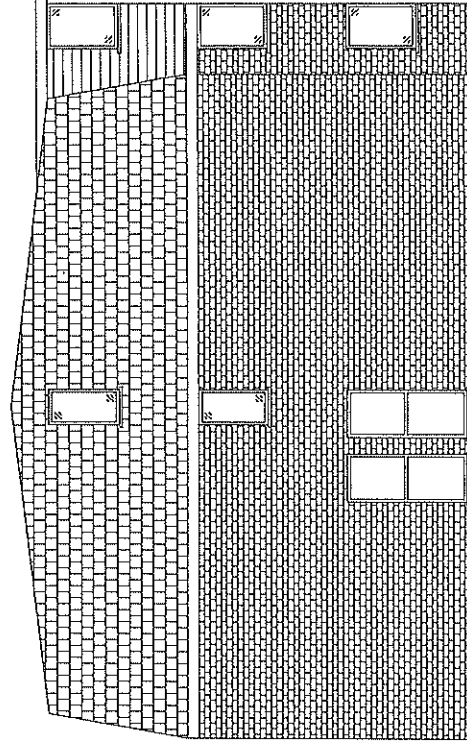
22.10.18



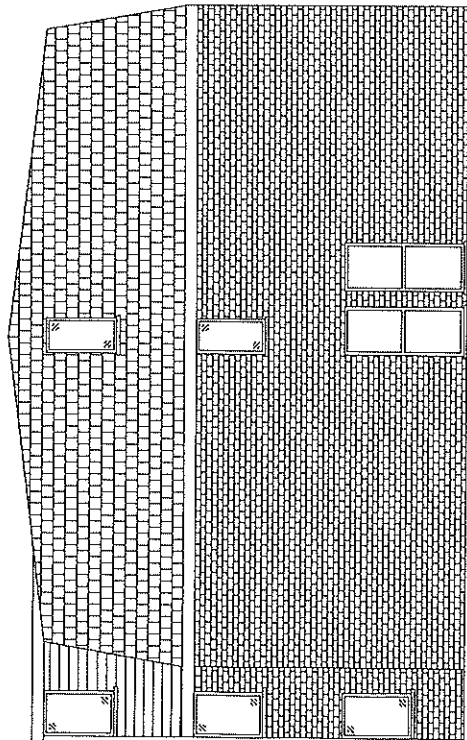
Rear Elevation



Front Elevation



Side Elevation



Side Elevation

two2Q

Client:

Project:
Addition of second floor

Job:
245 South Coast Road

Title:
Proposed Elevation

Job No:
17688

File Name:
245 South Coast Road

Drawn by:
RT

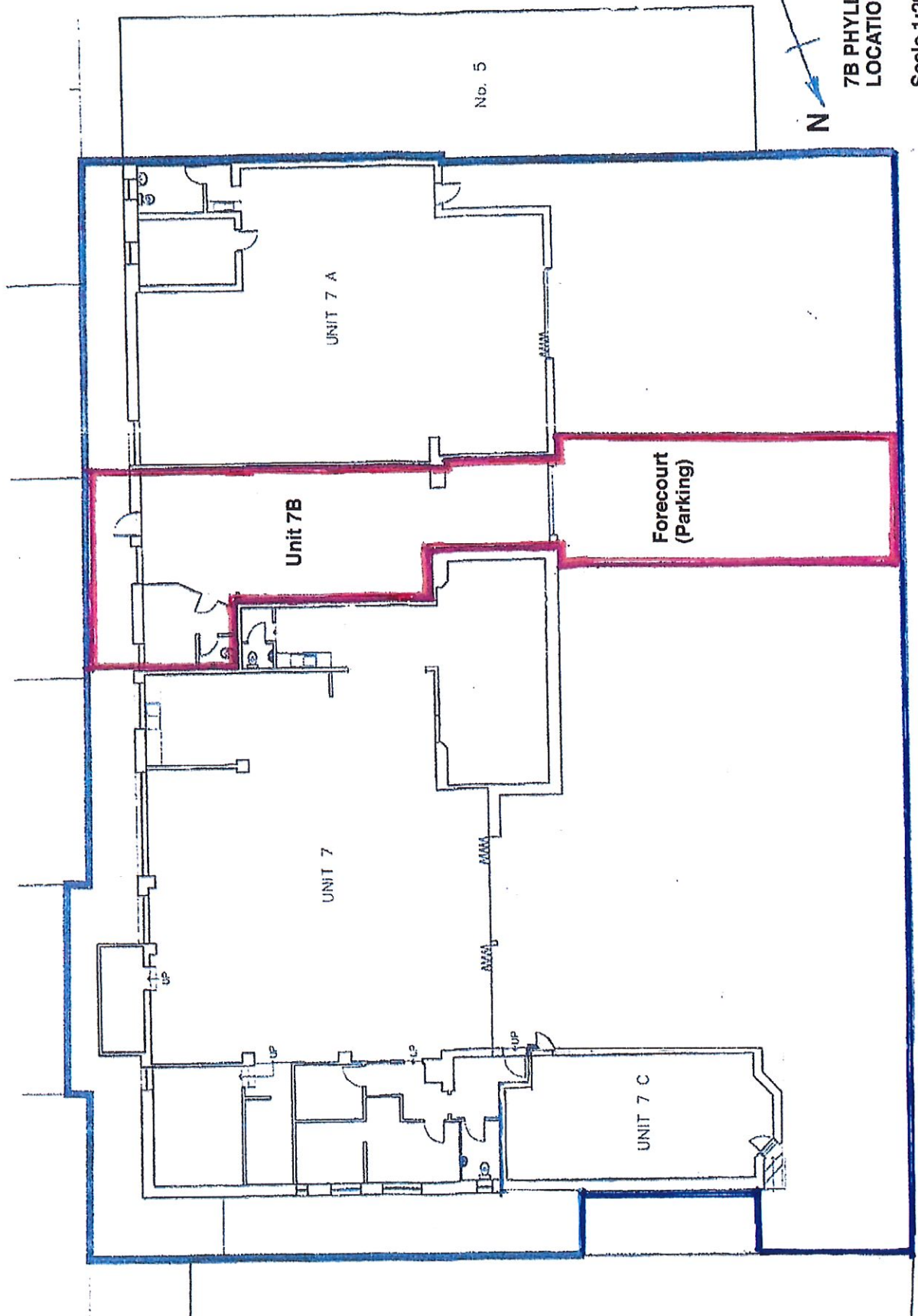
Date:
17/08/20

Scale:
RT

Checked by:
1/50

PEACEHAVEN WEST**Case officer: Piotr Kulik**

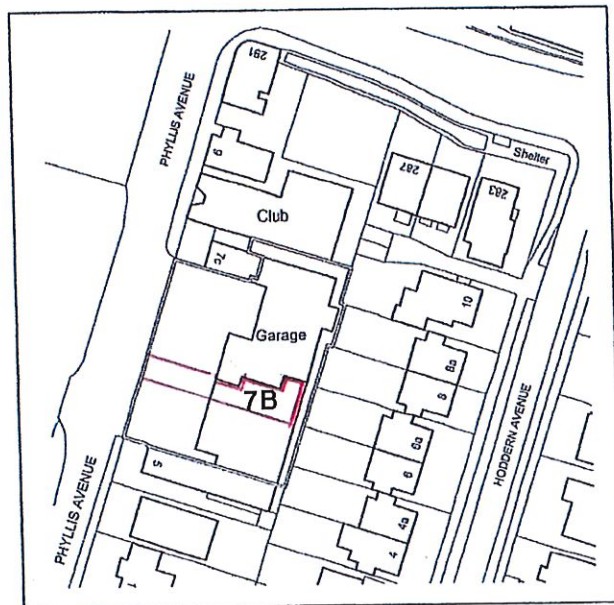
Reference	LW/18/0947
Alternative Reference	PP-07409687
Application Received	Thu 29 Nov 2018
Application Validated	Thu 29 Nov 2018
Address	7B Phyllis Avenue Peacehaven East Sussex BN10 7HY
Proposal	Change of use to class B2 use for motor vehicle repairs, servicing, sales and valeting
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



7B PHYLLIS AVENUE
LOCATION PLAN

Scale 1:200 (print A3)

PHYLLIS AVENUE



7B PHYLLIS AVENUE
LOCATION PLAN

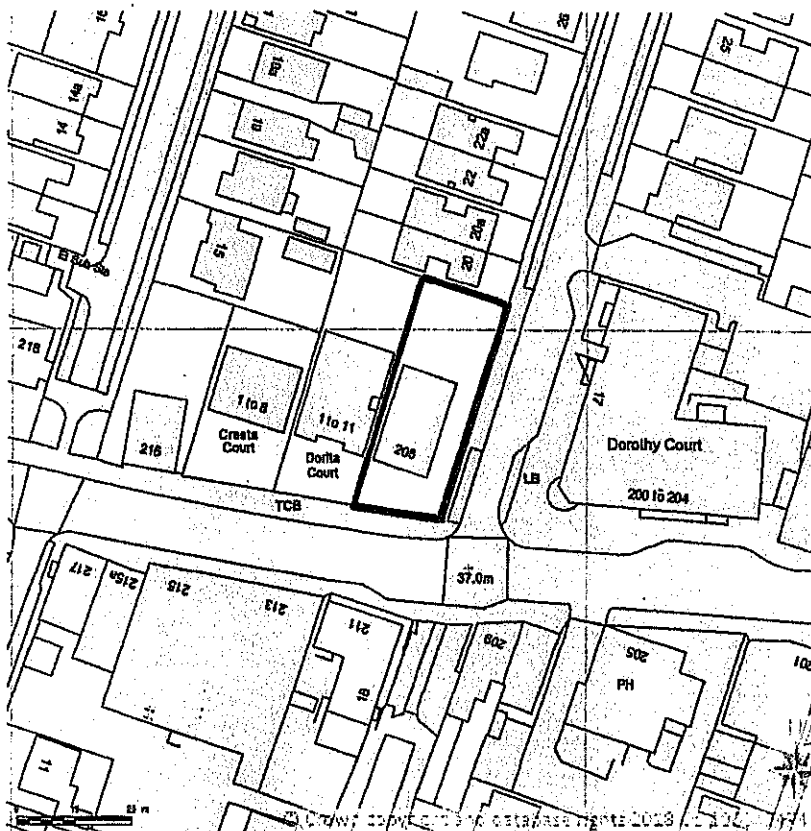
Scale 1:1250 (print A3)



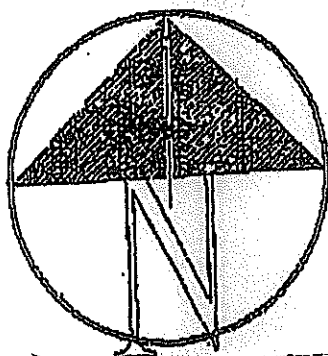
PEACEHAVEN WEST**Case officer: Piotr Kulik**

Reference	LW/18/0952
Alternative Reference	Not Available
Application Received	Tue 27 Nov 2018
Application Validated	Thu 29 Nov 2018
Address	206 South Coast Road Peacehaven East Sussex
Proposal	Prior Approval for change of use from two ground floor A1/A2 retail units to residential dwellings
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 541070, 100984



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
12/07/2018 09:35



(A4 paper size)
10m 20m 30m 40m 50m
1:1250 Scale Bar

no.	date	by	revision
project		title	
206, SOUTH COAST RD PERCEHAVEN BN10 6SP		LOCATION PLAN	
date		scale	
7-18		1:1250@A4	
drawn		drawing number	
GJ		38117/3	
<p>GRAHAM JOHNSON DESIGNS 184 HOLLINGBURY ROAD BRIGHTON EAST SUSSEX BN1 7JD Tel: 01273 821200 grahamjohnson184@aol.com</p>			

Additional parking

CRESTA COURT

flat 1

3 designated parking spaces

Pavement / Crossovers

SHOP 1 STORE

WC

WC

COMMUNAL ENTRANCE

SHOP 1

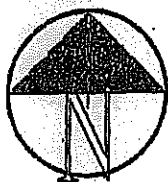
up

Courtyard.

To sewer

A 11-17 GJ Up-date.

no.	date	by	revision



1:100 Scale Bar

project

206, SOUTH COAST RD
PEACEHAVEN
BN10 8JP

title

GROUND FLOOR
DETAILS
AS EXISTING

date

6-18

scale

1-100

GRAHAM JOHNSON DESIGNS
184 HOLLINGBURY ROAD
BRIGHTON
EAST SUSSEX BN1 7JD
Tel: 01273 821200
grahamjohnson134@aol.com

drawn

GJ

drawing number

38117/1A

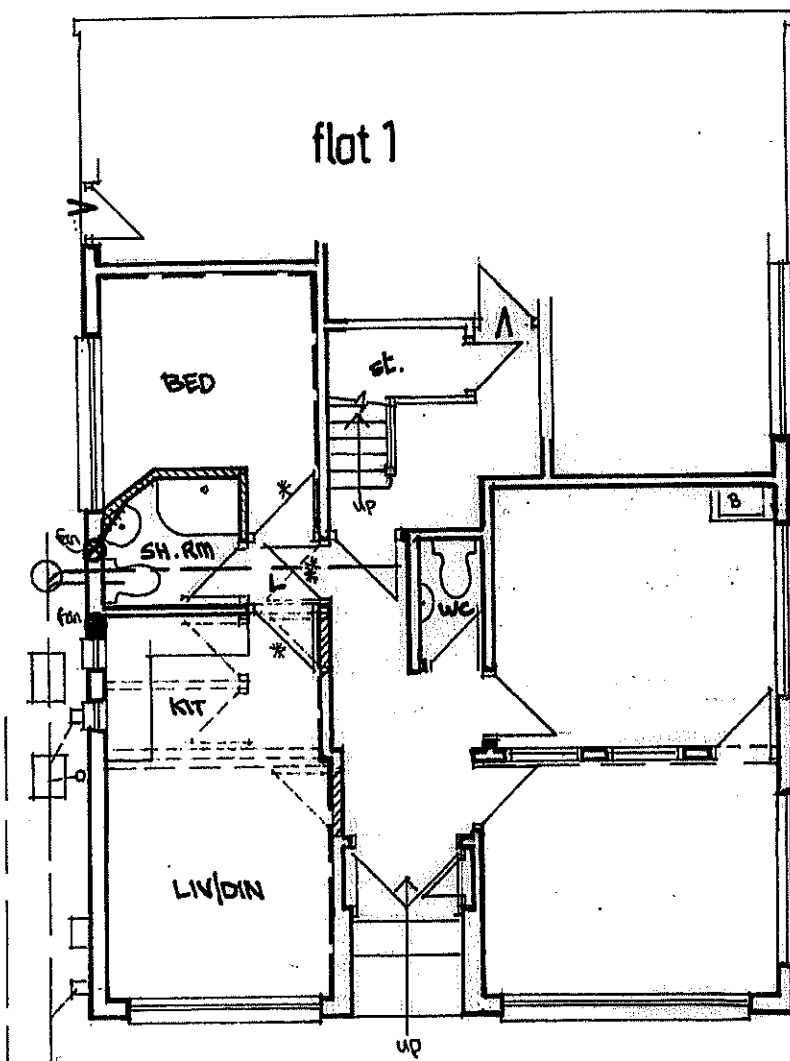
Additional parking

CRESTA COURT

flat 1

3 designated parking spaces

Pavement / Crossovers



Courtyard.

To sewer

B 11-18 GS Planning up-date
A 7-18 GS Update

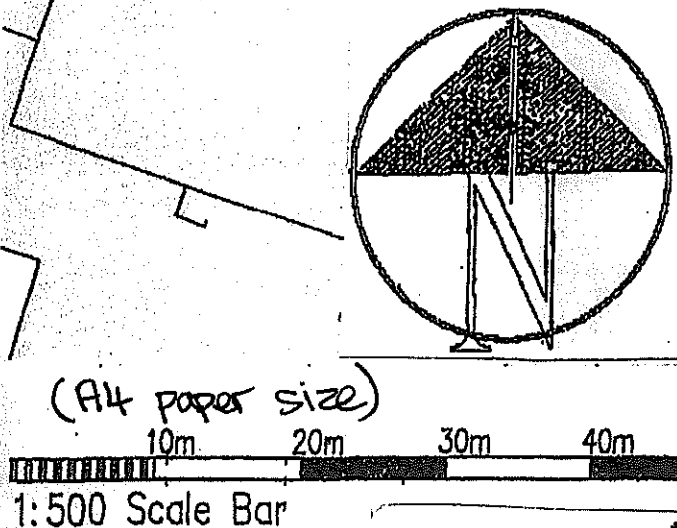
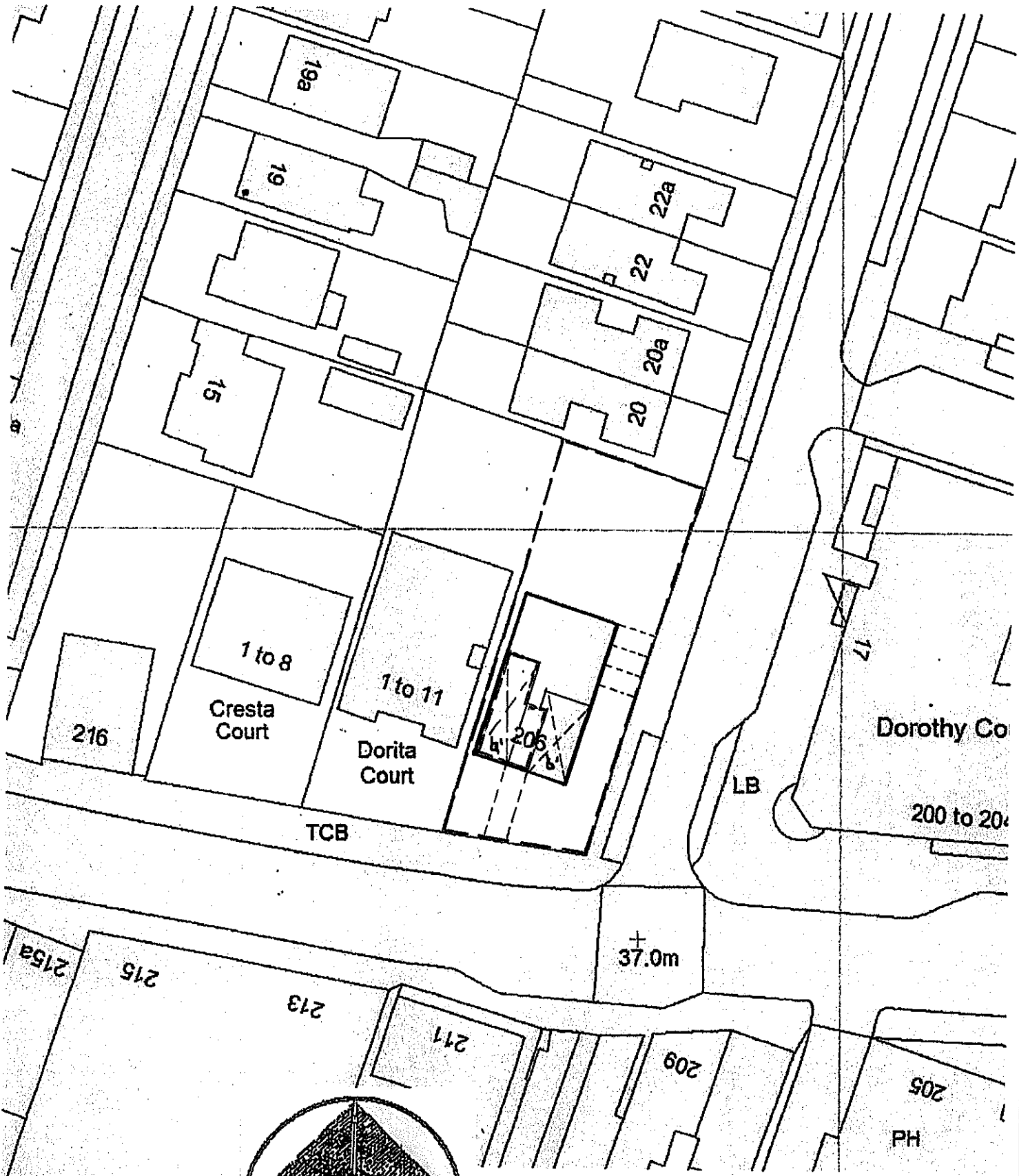
no. date by revision



1:100 Scale Bar

Project		Title	
206, SOUTH COAST RD PEACEHAVEN BN10 6JP		GROUND FLOOR DETAILS AS PROPOSED	
date	scale	date	scale
6-18	1-100	date	scale
drawn	drawing number	date	scale
GS	38117/2A8	date	scale

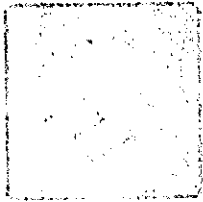
GRAHAM JOHNSON DESIGNS
134 HOLLINGBURY ROAD
BRIGHTON
EAST SUSSEX BN1 7JD
Tel: 01273 821200
grahamjohnson134@aol.com



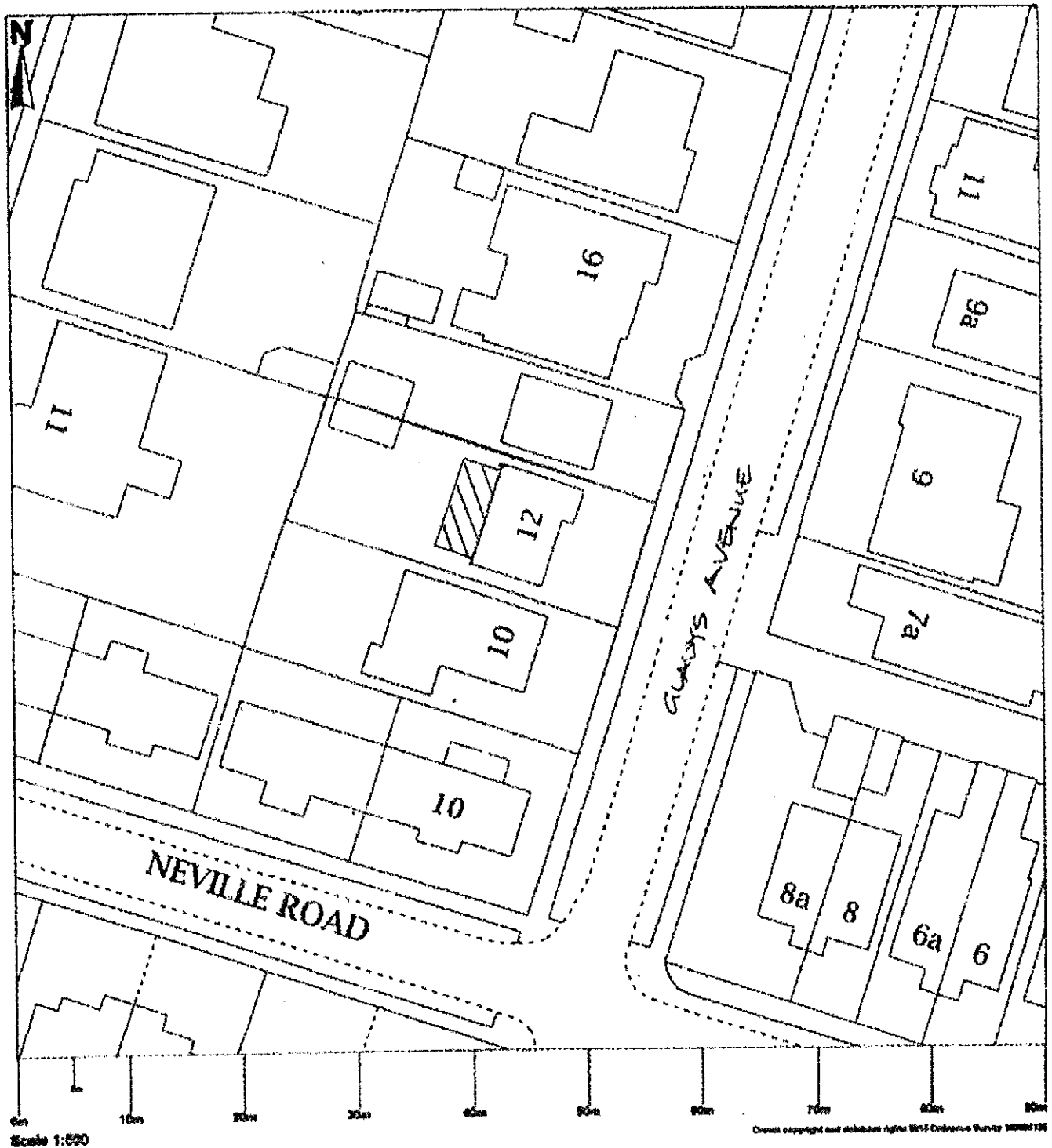
na	date	by	revision
<div> <div> project 206 SOUTH COAST RD PEACEHAVEN BN10 8JP </div> <div> title SITE PLAN </div> </div>			
<div> Graham Johnson Designs 134 Hollingbury Road Brighton East Sussex BN1 7JD Tel: 01273 821200 grahamjohnson134@aol.com </div>		<div> date 7-18 </div>	<div> scale 1-500 @A4 </div>
<div> drawn GJ </div>		<div> drawing number 38117/4 </div>	

PEACEHAVEN EAST**Case officer: Piotr Kulik**

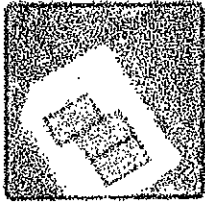
Reference	LW/18/0932
Alternative Reference	PP-07443090
Application Received	Fri 23 Nov 2018
Application Validated	Fri 23 Nov 2018
Address	12 Gladys Avenue Peacehaven East Sussex BN10 8PG
Proposal	Erection of two storey rear extension and garage conversion
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



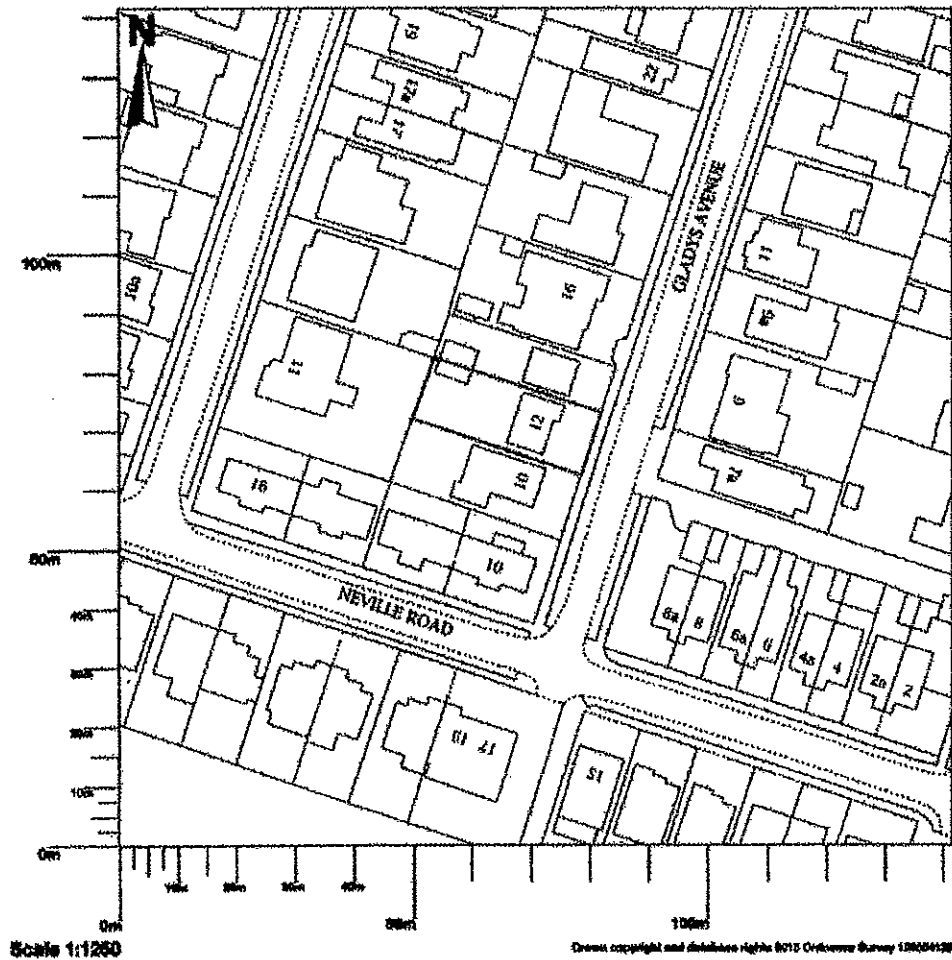
12 Gladys Avenue, Peacehaven, BN10 8PG



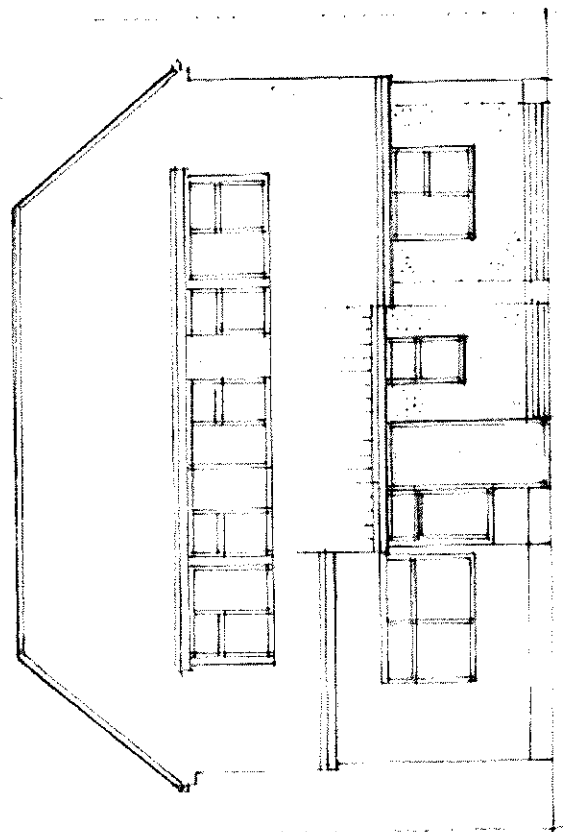
Map area bounded by: 541682,100605 541772,100695. Produced on 01 March 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: b90bvk/22/286/310455



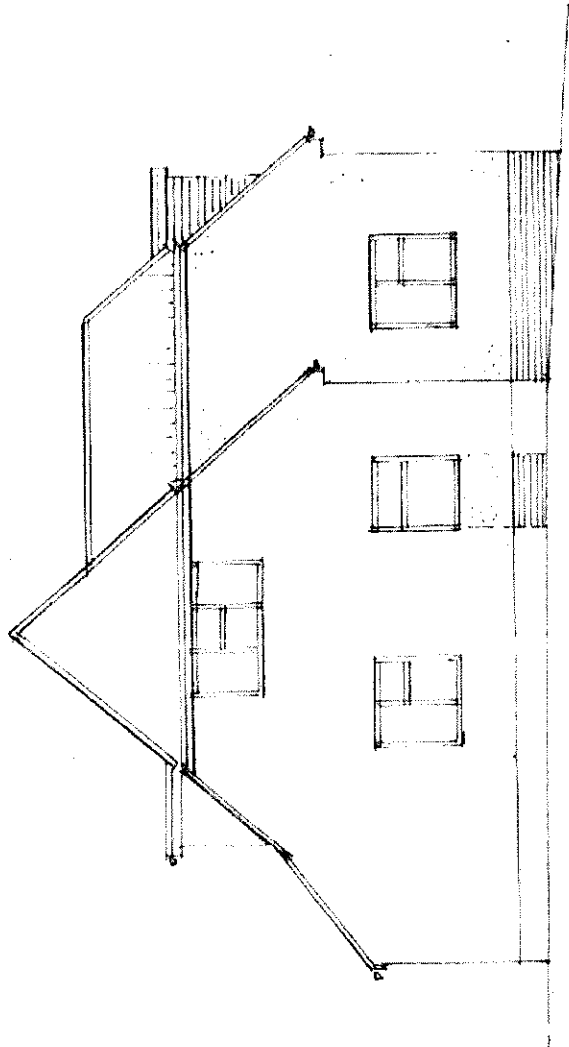
12 Gladys Avenue, Peacehaven, BN10 8PG



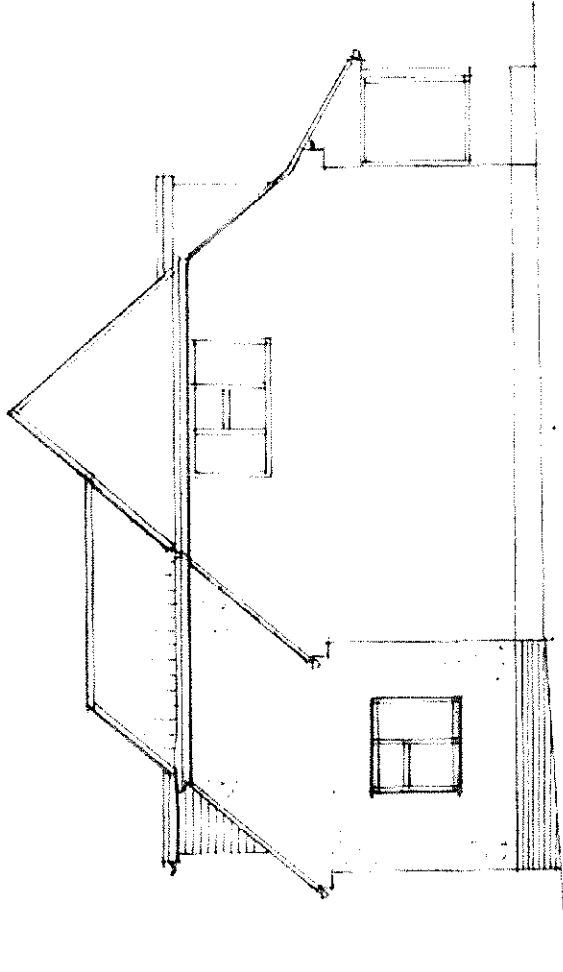
Map area bounded by: 541656,100579 541798,100721. Produced on 01 March 2018 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2018. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2buk/227286/310458



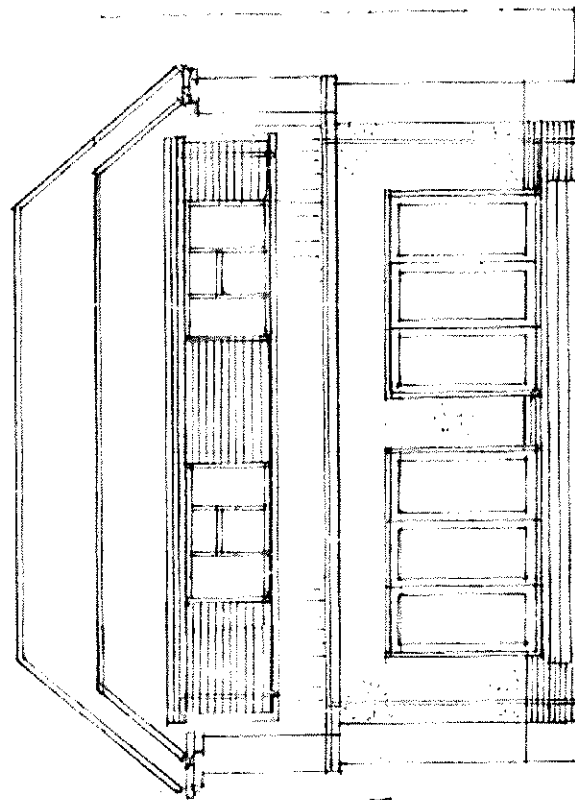
FRONT ELEVATION
1.100



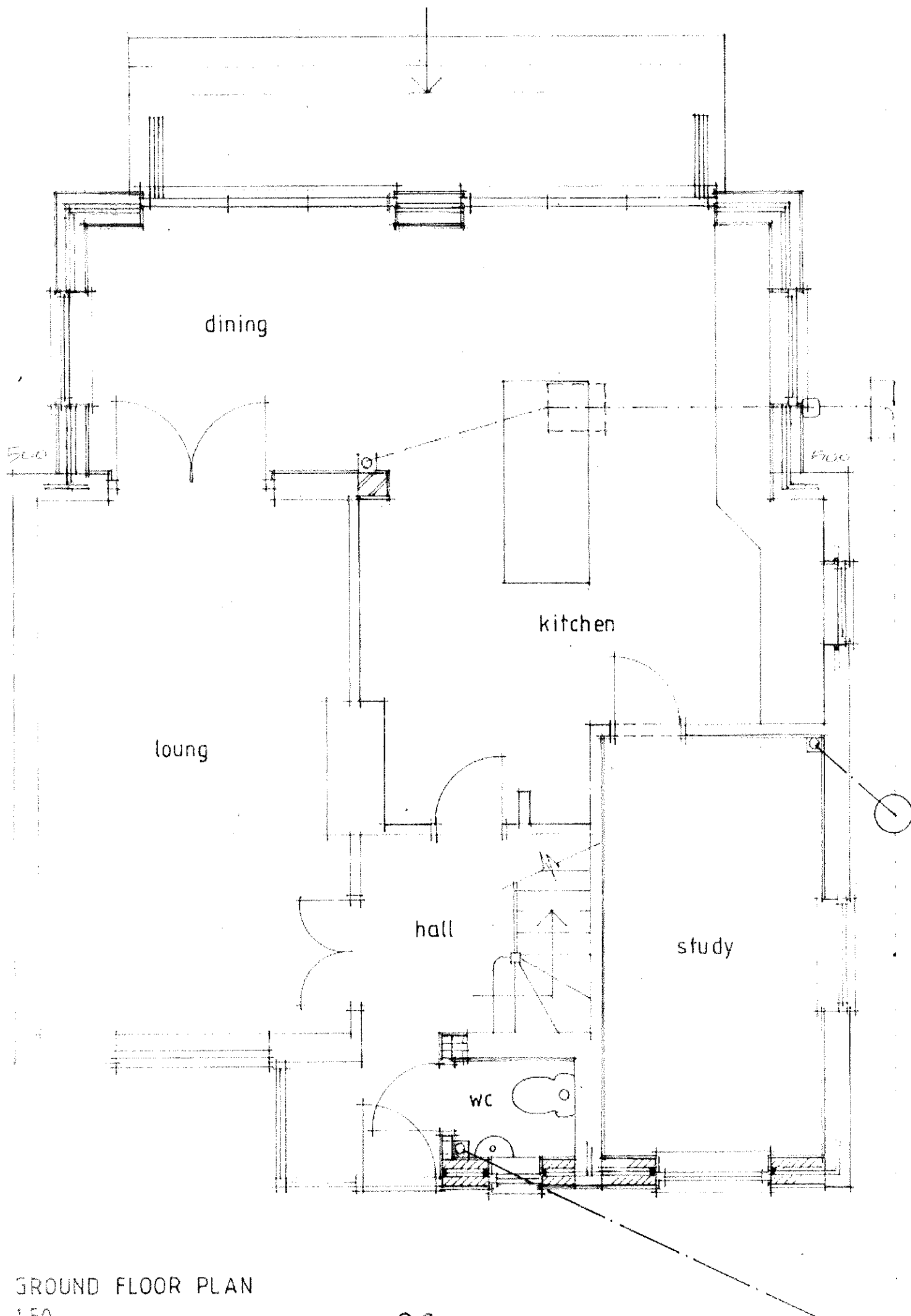
RIGHT SIDE ELEVATION
1.100



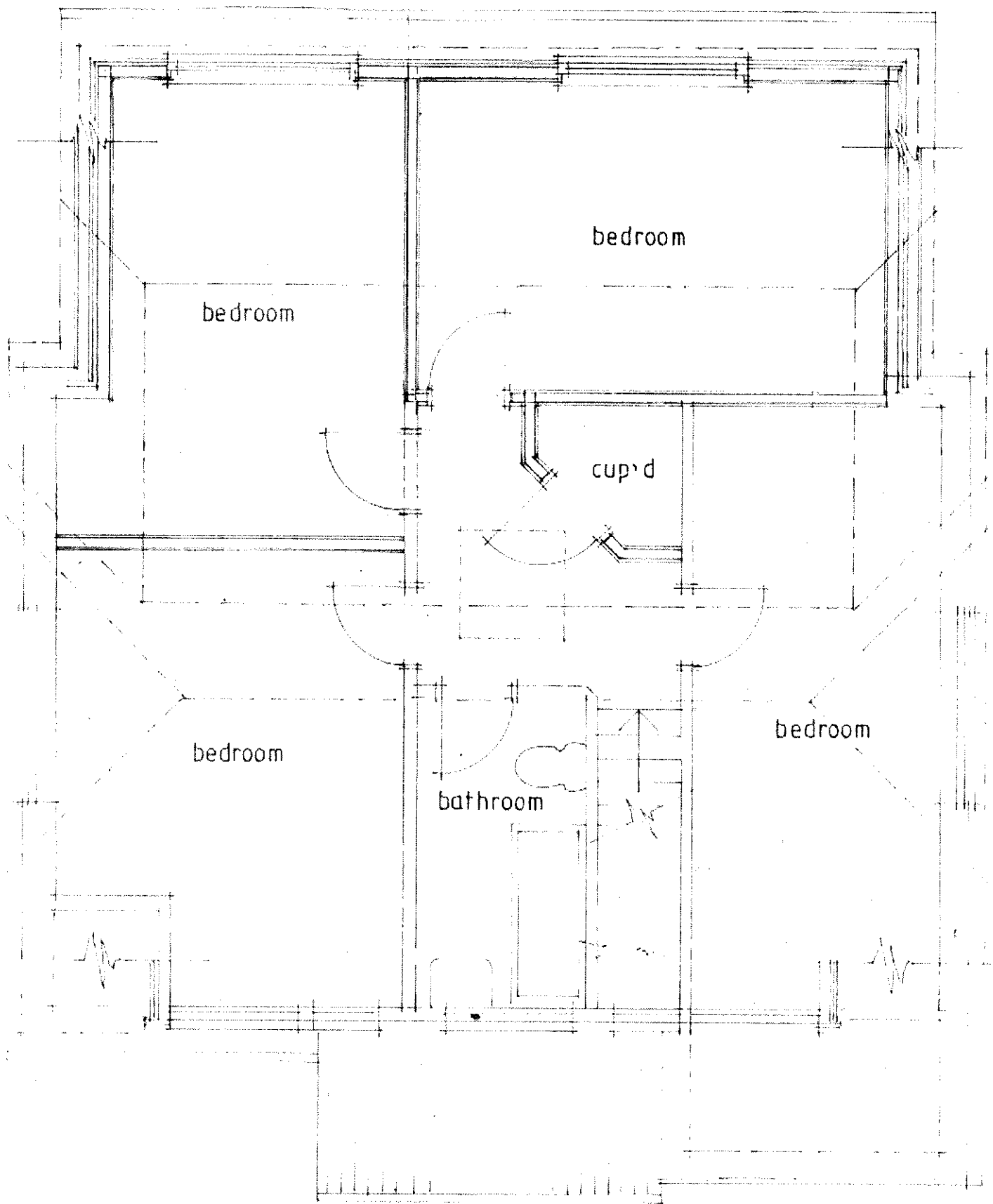
LEFT SIDE ELEVATION
1.100



REAR ELEVATION
1.100



GROUND FLOOR PLAN



FIRST FLOOR PLAN

John Darvall

Architectural Services

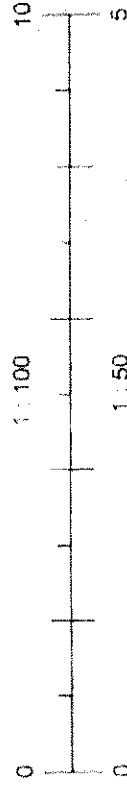
Tel: 01323 891322

Client:

MR AND MRS C McARTHUR
12 GLADYS AVENUE
PEACEHAVEN

Project:

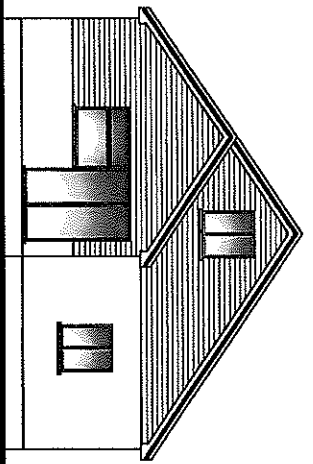
PROPOSED TWO STOREY REAR EXTENSION,
GARAGE CONVERSION AND ALTERATIONS
TO FORM WC.



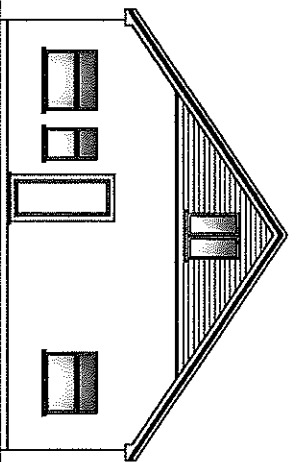
Scale	Date	Drawing No
1:100 1:50	NOV 18	02A/005

PEACEHAVEN EAST**Case officer: Matt Kitchener**

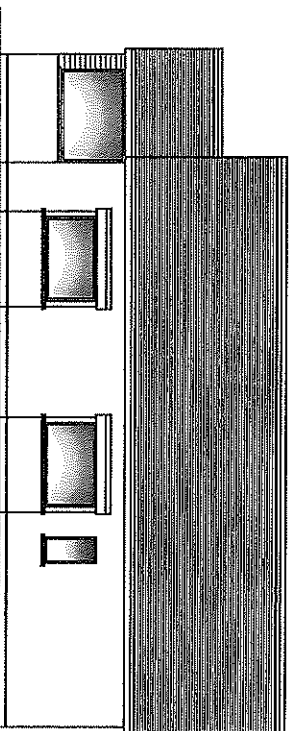
Reference	LW/18/0831
Alternative Reference	PP-07372874
Application Received	Wed 24 Oct 2018
Application Validated	Wed 28 Nov 2018
Address	40 Slindon Avenue Peacehaven East Sussex BN10 8ET
Proposal	Replacement of existing detached chalet bungalow with two semi-detached chalet bungalows
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



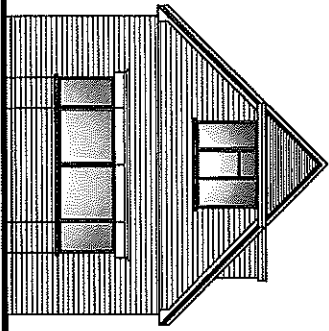
EXISTING SOUTH ELEVATION 1:100



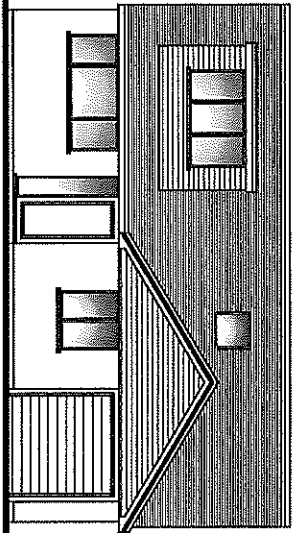
EXISTING NORTH ELEVATION 1:100



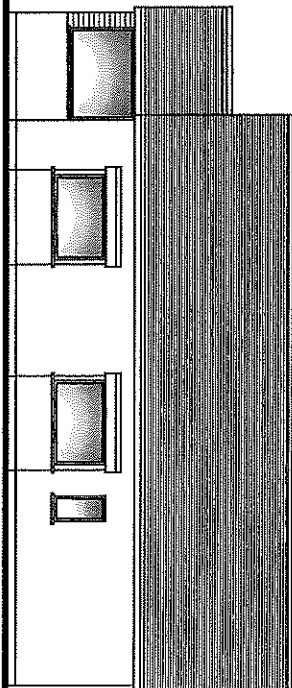
EXISTING EAST ELEVATION 1:100



NO.36.b

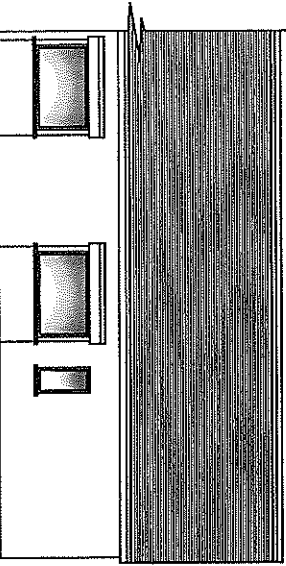


NO.38

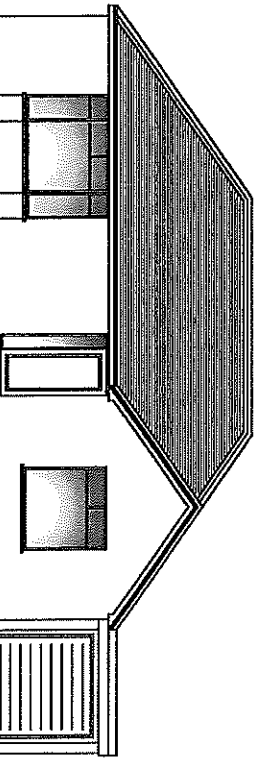


NO.40

EXISTING STREET ELEVATION 1:100



NO.40



NO.42

- Notes:**
1. Do not scale from these drawings (unless for plotting purposes).
 2. The building is shown in accordance with the standard conditions and the building is shown in accordance with the standard conditions.
 3. These drawings are for building. Contact approved only.
 4. The client / contractor is advised to read the separate rule and the design provided in the structural calculation regarding the CDM.
 5. The property owner is advised to leave of fully with notice on any adjoining owner should they need to do so under the requirements of the Party Wall Act 1994.
 6. The drawings are the client's property. If they are not approved by Building Control, they have been received and approved in writing. Any work undertaken without approval is done so at the client's risk.

ama

architectural & quantity
surveying services
Long Acre
Coventry, Warwick
CV4 7JH
02476 27113
central@ama.co.uk

Address of work:

40 Sinton Avenue, Peasehaven

Drawing file:

Proposed 2No. Dwellings

Date:

Aug. 2018

Scale:

As shown

Project No.:

A3

Dwg No.:

05-198-02

Existing 3No. dwellings at No. 36 Slindon Road that were approved in 2012

Existing enlarged bungalow with side gables and large flat roofed rear dormer

Proposed 2No. semi detached dwellings

NO.36.b

NO.38

NO.40

NO.40a

NO.42

PROPOSED STREET ELEVATION 1:200

0m 1m 2m 3m 1:200 Scale Bar

NO.36.b

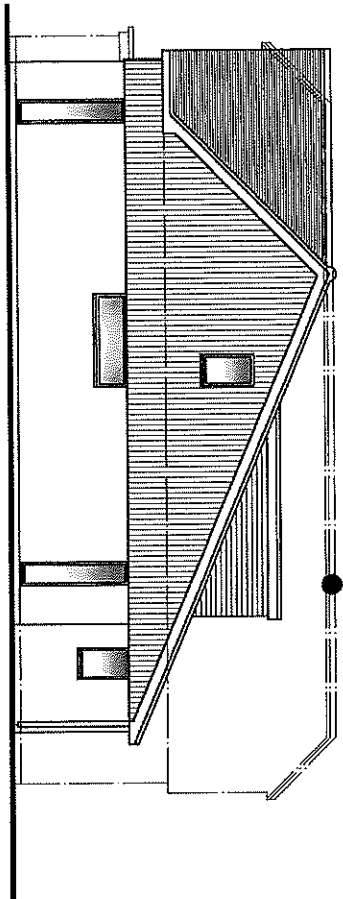
NO.38

NO.40

NO.42

EXISTING STREET ELEVATION 1:200

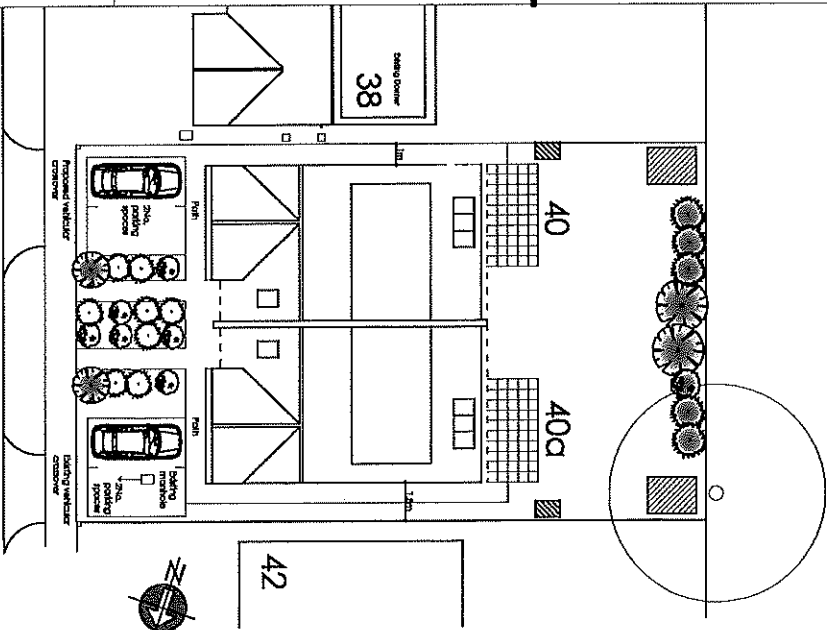
Existing 3No. dwellings at No. 36 Slindon Road that were approved in 2012



PROPOSED NORTH ELEVATION 1:100

showing the proposal in comparison to the 3No. dwellings that were approved in 2012 at No. 36 Slindon Avenue.

- Notes:**
1. Do not scale from these drawings (unless for plotting purposes).
 2. All drawings are made in conjunction with the structural calculations and the building notice provided.
 3. These drawings are for building Control approval only. The client / contractor is advised to send the appropriate applications regarding the CDMA regulations.
 4. The property owner is intended to serve a Party Wall Notice on any adjoining owner as usual, they need to do so under the requirements of the Act of 1996.
 5. No work is to be undertaken in the street or on the highway (including and Building Control have been received and approved in writing. Any work undertaken without consent is done at the client's risk.



SLINDON AVENUE

PROPOSED ROOF PLAN 1:200

0m 1m 2m 3m 1:200 Scale Bar

amq architectural & quantity surveying services 40 Slindon Avenue, Peacehaven BN27 3JF 01323 871731 info@amq.co.uk		Unit 1 Gilling Court Parkway Long Water Chichester West Sussex BN13 3JF 01243 871731 info@amq.co.uk
Address of works:		
Drawing title: Proposed 2No. Dwellings		
Date:	Scale:	Dwg No:
AUG. 2018	As shown	A3
		CS-198-06

73

Proposed covered bin store for refuse and recyclable waste

40

Minimum 11m garden depth

40a

Proposed vehicular crossover

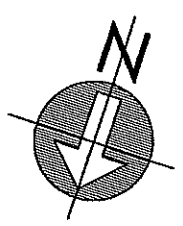
Existing vehicular crossover

SLINDON AVENUE

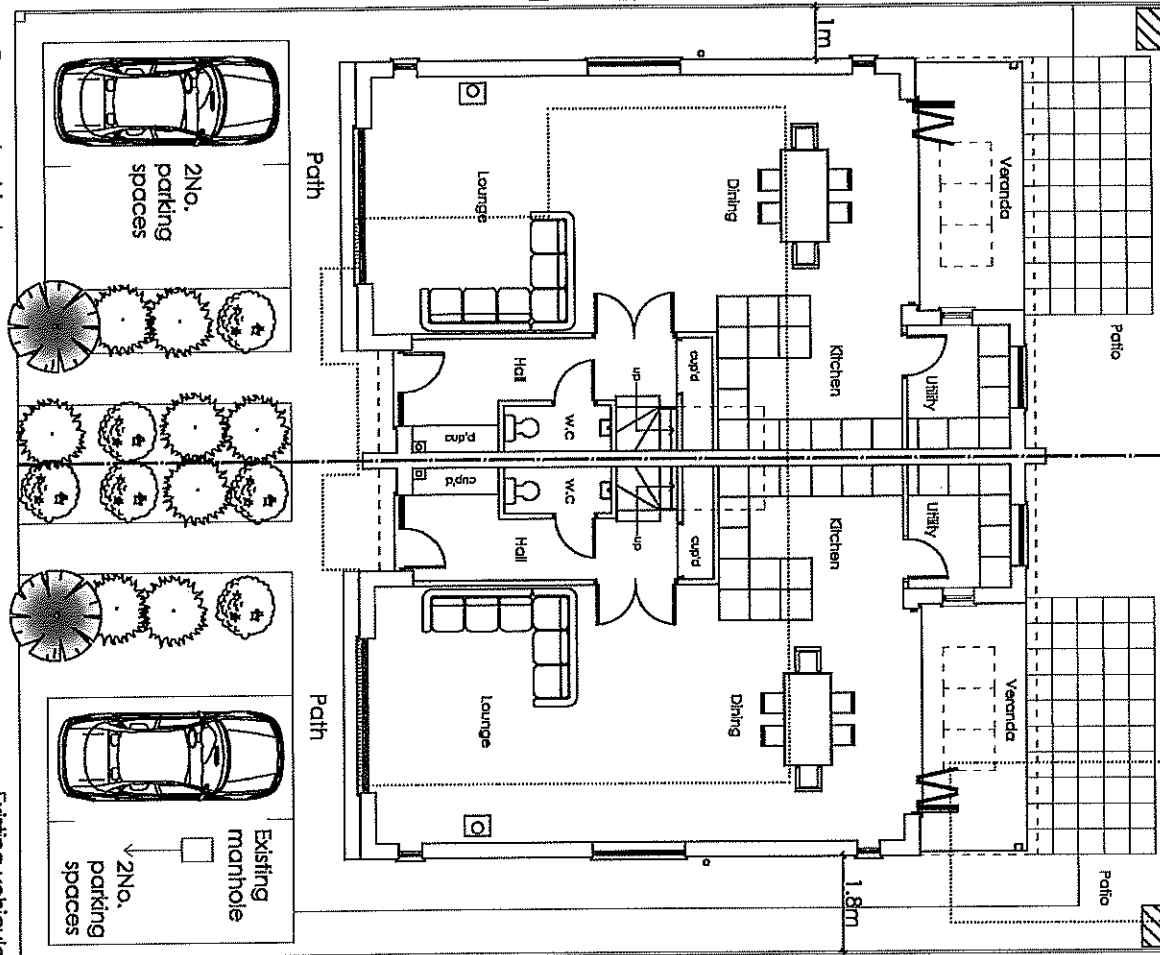
PROPOSED GROUND FLOOR PLAN 1:100

1:100 Scale Bar
0m 1m 2m 3m

42



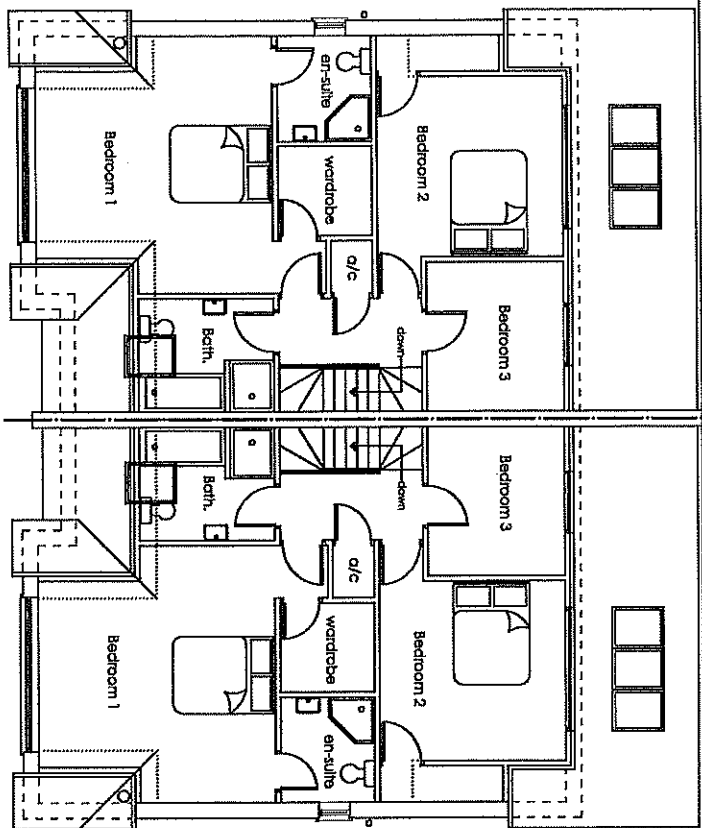
- Notes:**
1. Do not scale from these drawings (unless for planning purposes).
 2. Drawings to be used in conjunction with the structural calculations and the building rules provided.
 3. The client / contractor is advised to read the appropriate rules and the details provided in the structure.
 4. Calculations regarding the CMA regulations.
 5. The client / contractor is advised to read the relevant rules and the details provided in the structure.
 6. No work should be undertaken until all relevant planning and building control have been received and approved.
 7. The client / contractor is advised to read the relevant rules and the details provided in the structure.



amq
architectural & quantity surveying services
Unit 1, Gilling Court, Slindon Park, Slindon, West Sussex, BN13 3JF
01293 871151
central@amq.co.uk

Address of works: 40 Slindon Avenue, Peacehaven

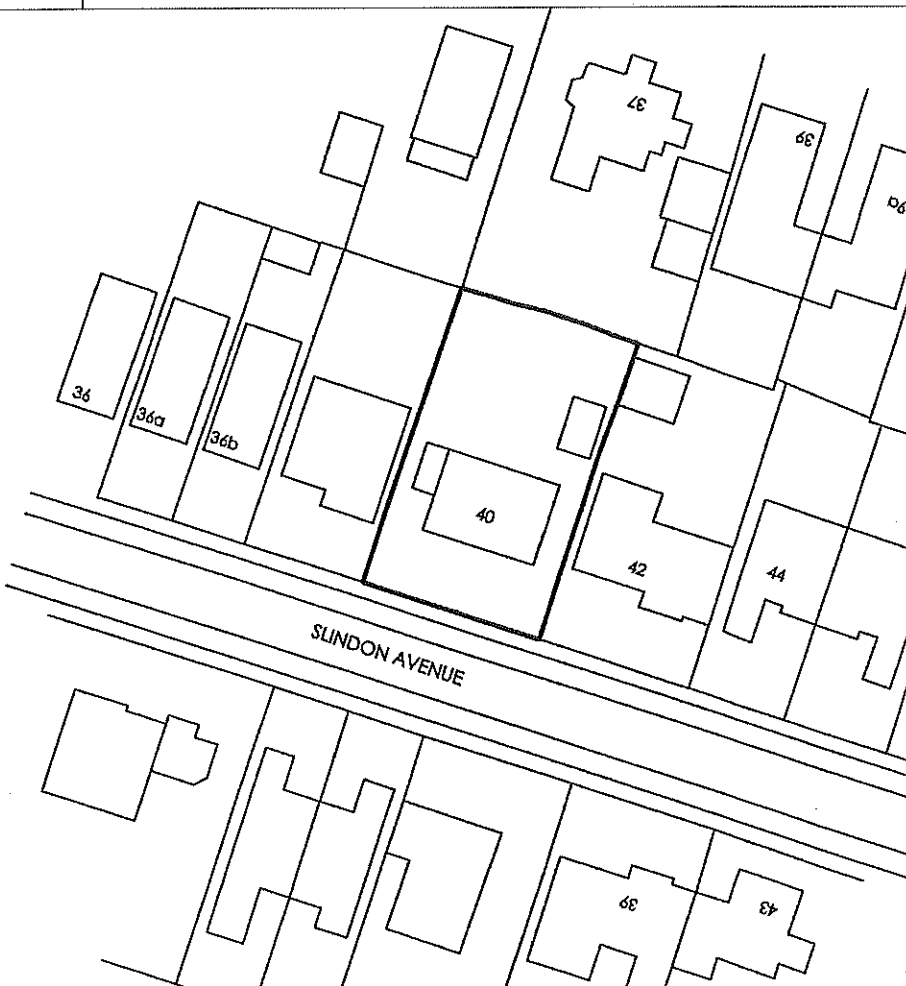
Drawing title: Proposed 2No. Dwellings			
Date:	Scale:	Project title:	Dwg No:
Aug. 2018	As shown	AS	OS-198-03



PROPOSED FIRST FLOOR PLAN 1:100

0m 1m 2m 3m
1:100 Scale Bar

LOCATION PLAN
1:1250

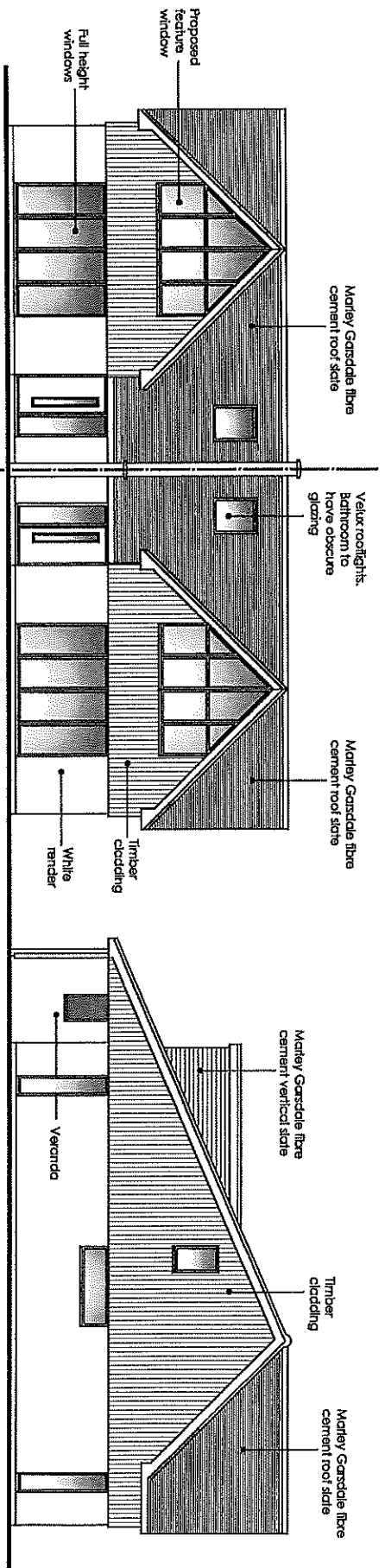


SITE PLAN 1:500

0 10 20 30 40 50
metres

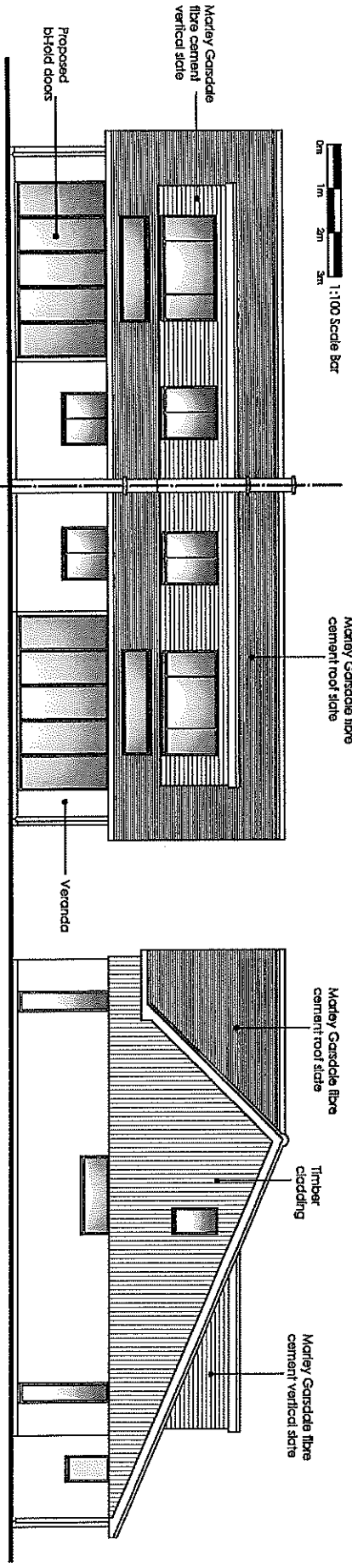
- Notes:**
1. Do not scale from these drawings unless for plotting purposes.
 2. Drawings to be used in conjunction with the structural calculations and the building notice provided.
 3. These drawings are for building Control approval only.
 4. The client / contractor is obliged to read the report, notes and the drawings and to be satisfied with the structural calculations and the building notice.
 5. The property owner is entitled to have a Party Wall Notice on any adjoining owner's land (they need to do so under the requirements of the Party Wall Act 1994).
 6. No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the client's risk.

amq architectural & quantity surveying services Unit 1, Gilling Court, Bulwer Park, Gilling, York YO21 2JF 01904 871131 contact@amq.co.uk			
Address of works:			
40 Slindon Avenue, Peacehaven			
Drawing title:			
Proposed 2 No. Dwellings			
Date:	Scale:	Paper size:	DWG No.:
Aug. 2018	A5 shown	A3	OS-19-04



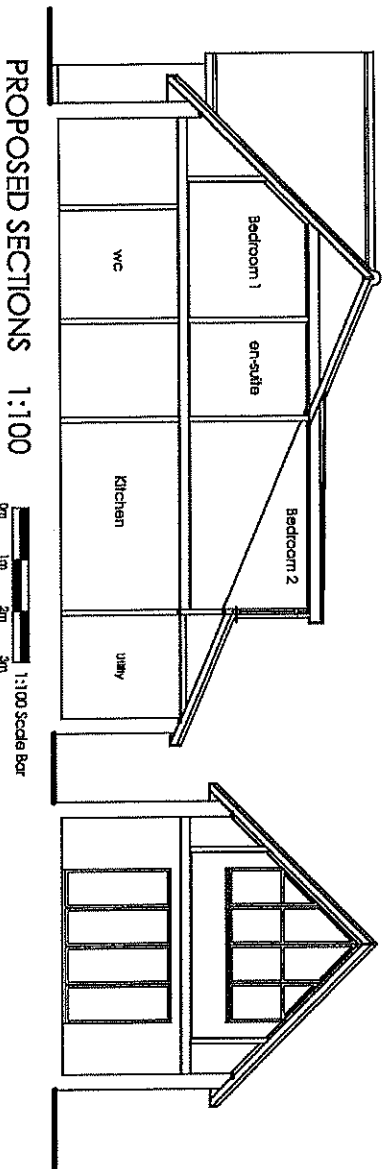
PROPOSED EAST ELEVATION 1:100

PROPOSED SOUTH ELEVATION 1:100



PROPOSED WEST ELEVATION 1:100

PROPOSED NORTH ELEVATION 1:100



PROPOSED SECTIONS 1:100

- Notes:**
1. Do not scale from these drawings (unless for plotting purposes).
 2. Drawings to be read in conjunction with the structural calculations and the building notes provided.
 3. These drawings are for building Control approval only.
 4. The client / contractor is required to read the separate notes and the details provided in the drawings and ensure they are followed.
 5. The property owner is required to serve a Party Wall Notice on any adjoining owner should they need to do so under the regulations of the Party Wall Act 1992.
 6. No work should be undertaken until all consents (Planning and Building Control) have been received and approved in writing. Any work undertaken without consent is done so at the client's risk.

amd

architectural & quantity
surveying services
Long Leong
Green Works
01753 51113
01753 511351
central@amd.co.uk

Address of works: 40 Slindon Avenue, Peacehaven

Drawing title: Proposed 2No. Dwellings

Date:	Scale:	Prepared by:	Drawn by:
AUG. 2018	AS SHOWN	A3	OS-198-05

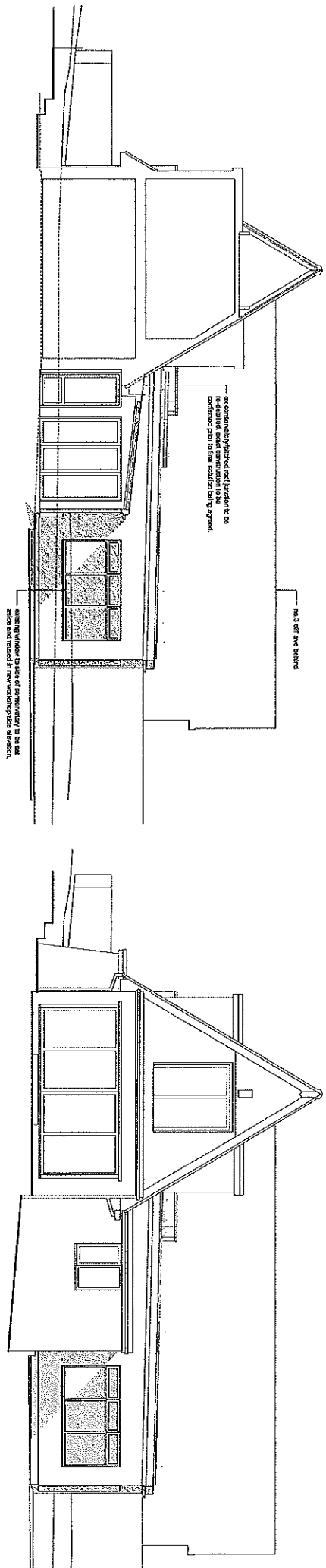
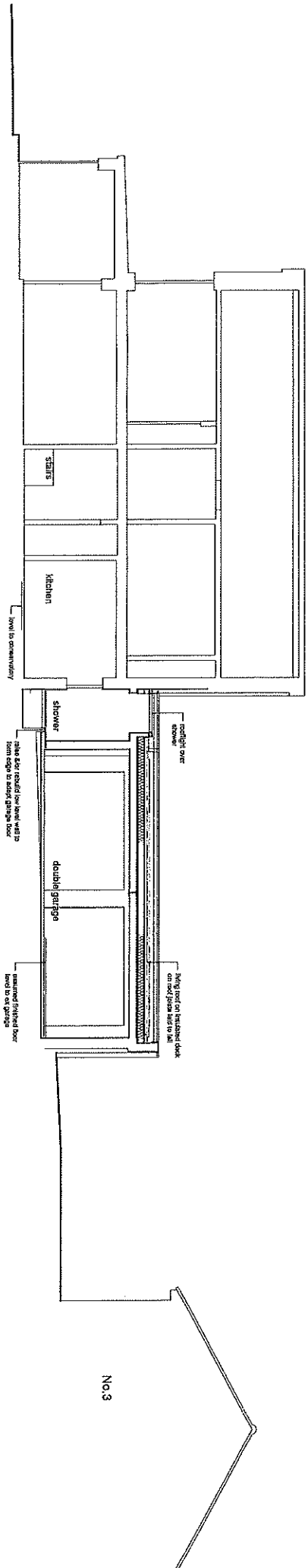
PEACEHAVEN EAST**Case officer: April Parsons**

Reference	LW/18/0968
Alternative Reference	PP-07404101
Application Received	Mon 10 Dec 2018
Application Validated	Mon 10 Dec 2018
Address	1 Cliff Avenue Peacehaven East Sussex BN10 8QG
Proposal	Part demolition of existing garage and construction of single storey side extension
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

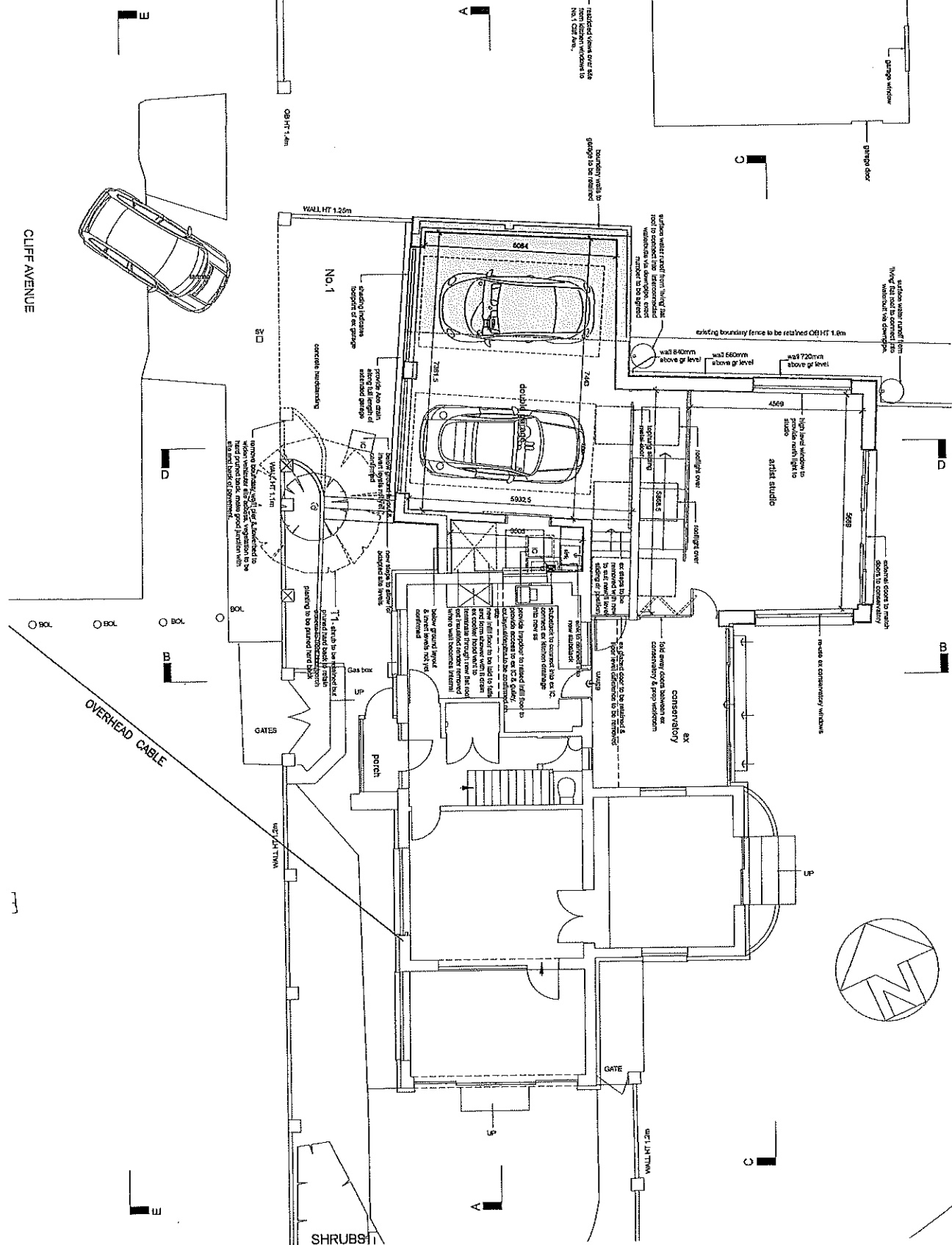
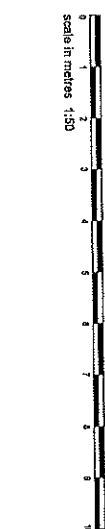
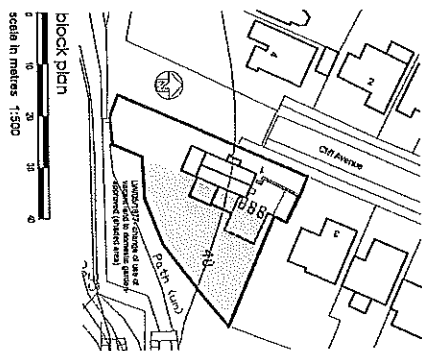
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design@hindover
 clifford rd, seaford, BN25 3JN
 m: 01323 873466 mob: 07717245598
 email: frank.hindover@gmail.com

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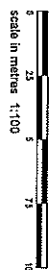
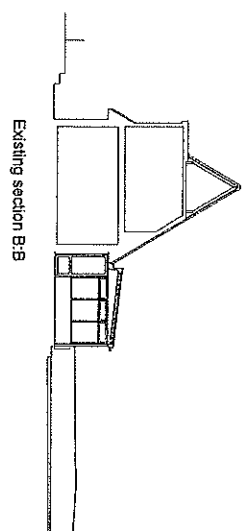
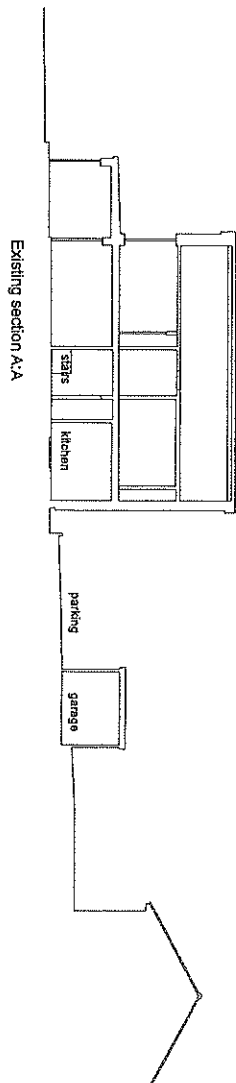
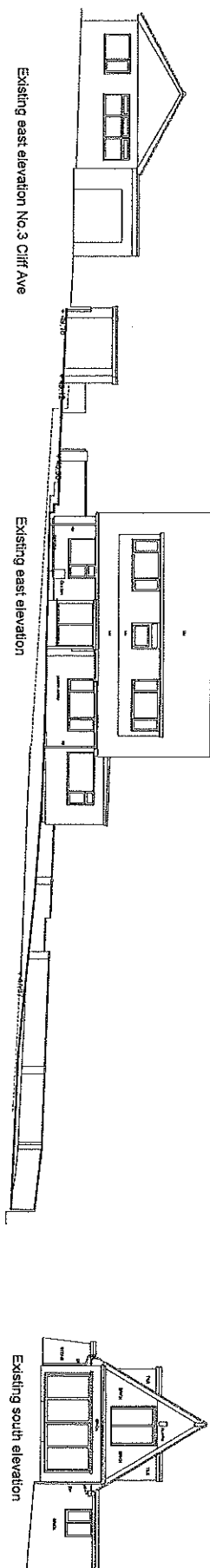
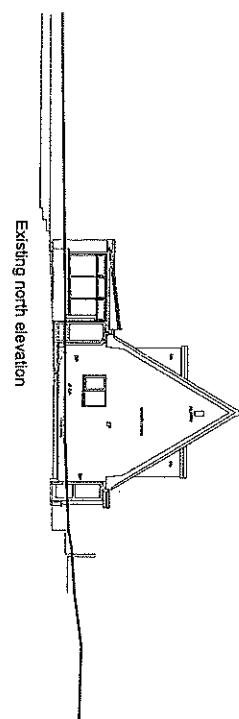
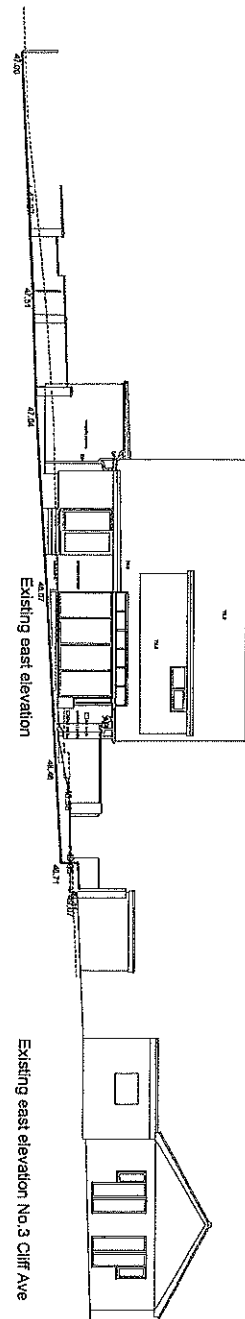


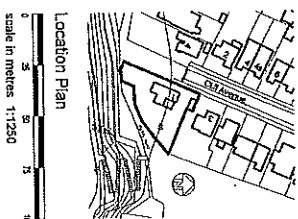
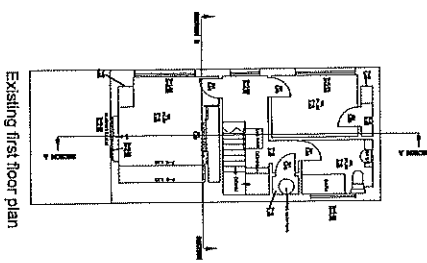
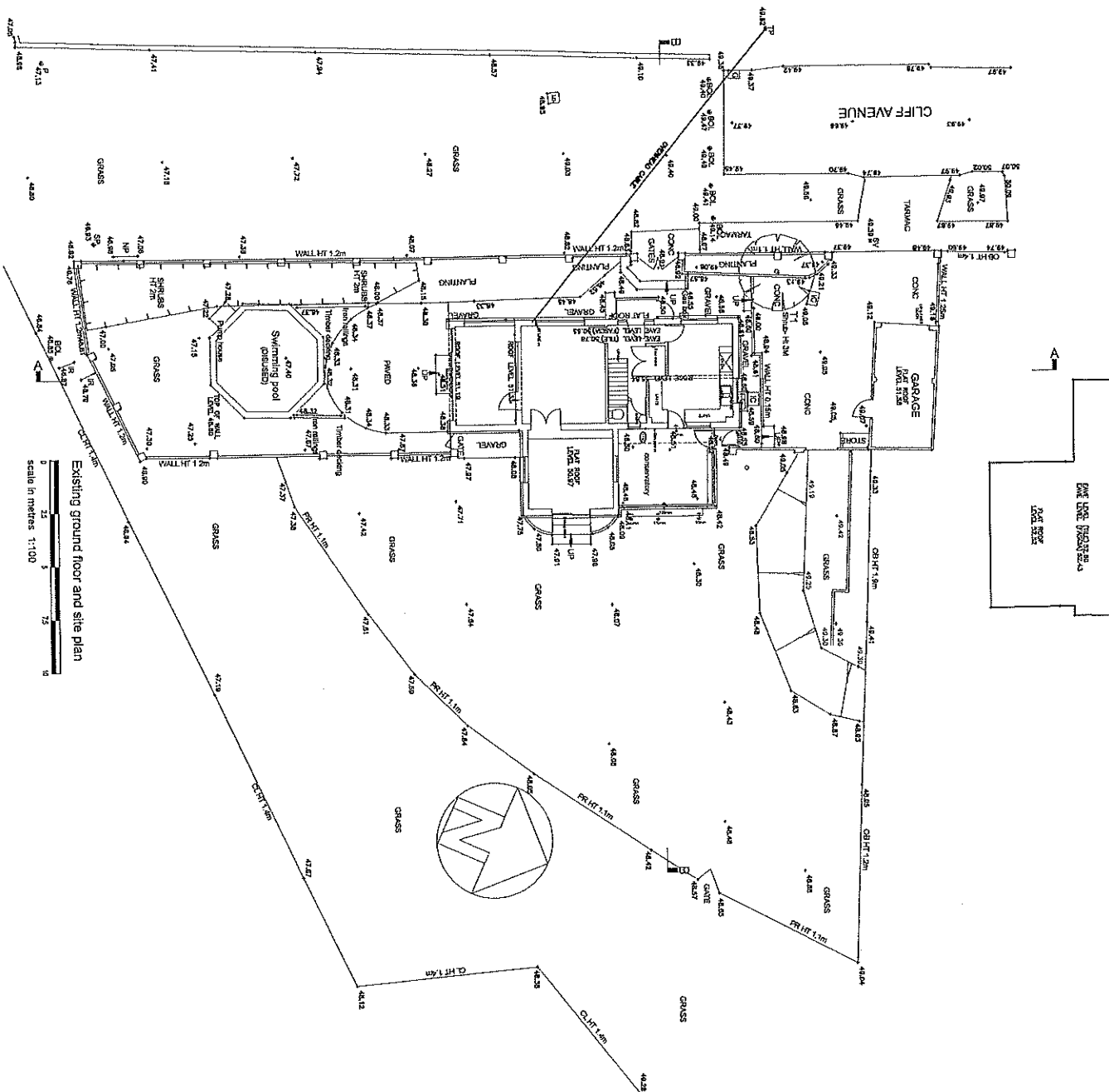
Proposed south elevation



Mr Ben Reimer
 Proposed address
 No.1 Cliff Ave.
 Paeonithorn
 BR 03 rd
 Proposed ground floor plan
 1:50 @ A1
 October 2018

design@hindover
clifton rd, sector4, BN25 3JN
t: 01323 873466 m: 07712265508
e: ings.hindover@gmail.com





design@hindover

client: Mr Ben Bennett

project location: 38.01.05

No.1 Cliff Ave.

Pococktown

Sept 2018

division rd, needford, BN25 3JN

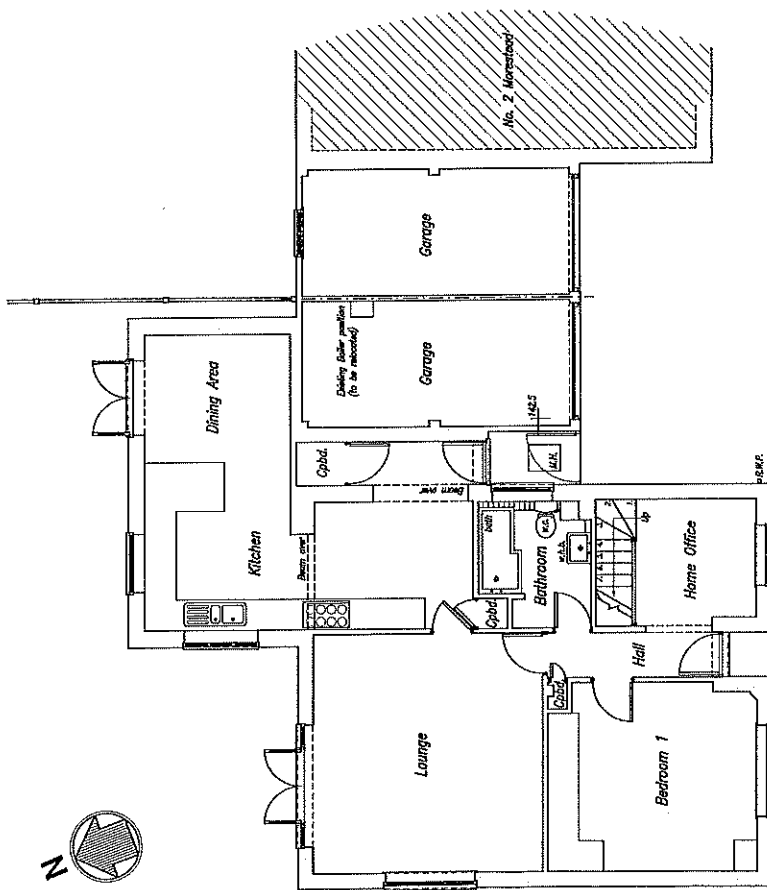
tel: 01323 873486

email: fings.hindover@gmail.com

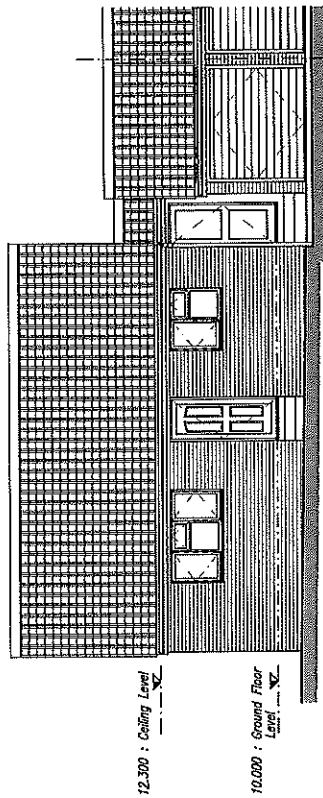
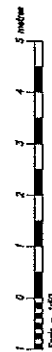
PEACEHAVEN NORTH**Case Officer: Mr Piotr Kulik**

Reference	LW/18/0977
Alternative Reference	PP-07462292
Application Received	Mon 10 Dec 2018
Application Validated	Mon 10 Dec 2018
Address	1 Morestead Peacehaven East Sussex BN10 8EJ
Proposal	Proposed Conversion of Integral Garage to form Annex Accommodation
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

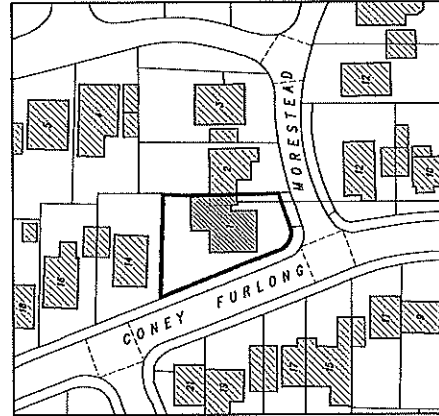
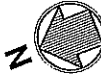
PROPOSED GARAGE CONVERSION TO FORM ANNEXE ACCOMMODATION :
1 MORESTEAD, PEACEHAVEN, EAST SUSSEX BN10 8EJ
GROUND FLOOR, SITE LOCATION & BLOCK PLANS AND
FRONT ELEVATION : AS EXISTING



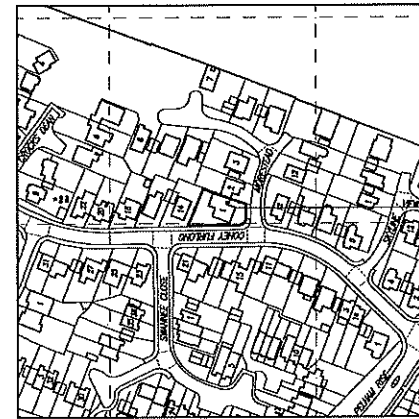
GROUND FLOOR AND PART SITE PLAN
Scale - 1:50



FRONT : SOUTH WEST ELEVATION
Scale - 1:50



SITE BLOCK PLAN
As Existing : Scale 1:500



SITE LOCATION PLAN
(Scale - 1:1250)



REV	DESCRIPTION	BY	DATE
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COTEC CAD
 6 Swanfield Drive
 St Leonards-on-Sea
 East Sussex, TN38 9NE
 01323 853217
 info@coteccad.co.uk

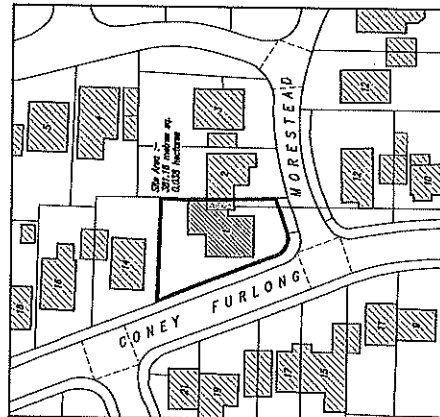
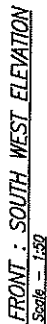
Client / Project Location:
 Mr. L. STIMMONS
 1 MORESTEAD, PEACEHAVEN,
 EAST SUSSEX BN10 8EJ

Project Title:
 PROPOSED GARAGE CONVERSION
 TO FORM ANNEXE ACCOMMODATION.

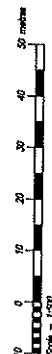
Drawings:
 GROUND FLOOR, SITE LOCATION
 PLANS AND FRONT ELEVATION:
 AS EXISTING

Drawn By: K.L.
 Date: NOVEMBER 2018
 Project No: 150/500/1250 A1
 Drawing Title: PLANNING
 Drawing Number: P-355(18)01


GROUND FLOOR, SITE BLOCK PLANS AND FRONT ELEVATION : AS PROPOSED



SITE BLOCK PLAN
As Proposed : Scale 1:500



which advise serving Amers Bedroom is to be UPVC, double glazed, colour: white and responsible as indicated on adjacent Division, type and style to match or be in keeping with the existing situation.

REV	DESCRIPTION	BY	DATE
R E V I S I O N S			
COTECH CAD 6 Stewart Drive St Leonards-on-Sea East Sussex, TN38 8NF 01424 453297 07714 023644 info@cotechcad.co.uk			
Class / Project number: Ms. L. SYMONDS 1 MORESTEAD, PEACEHAVEN, EAST SUSSEX BN10 8EJ		Proposed Date: PROPOSED GARAGE CONVERSION TO FORM ANNEX ACCOMMODATION.	
Drawing Title: GROUND FLOOR, SITE BLOCK PLANS AND FRONT ELEVATION : AS PROPOSED		Drawing Date: 15.00 & 15.00 @ AI Date by: KL Date: 11th NOVEMBER 2018 Drawing Title: PLANNING Drawing Number: P-355(18)02	



Lewes District Council

Planning Services

Southover House, Southover Road, Lewes, East Sussex, BN7 1AB

Tel: 01273 471600 Fax: 01273 484452 Minicom: 01273 484488

www.lewes-eastbourne.gov.uk DX No. 3118 Lewes-1

Ian Fitzpatrick - Director of Regeneration and Planning

Mr & Mrs Richard and Sue Williams
c/o Ms Mary Plowman
Project 5 Architecture LLP
8 Waterson Street
London
E2 8HL

LW/18/0804

Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Notice of Planning Permission

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that it **GRANTS PERMISSION** for the following development.

Planning Application for Alterations to a single family dwelling including increasing the roof pitch, provision of gables to the north and south elevations and dormer structures to the east and west

At 128 The Promenade Peacehaven East Sussex BN10 7JA

Parish: Peacehaven

to be carried out in accordance with Plan and Application No. LW/18/0804 submitted to the Council on 16 October 2018.

By virtue of Section 91 of the Town and Country Planning Act 1990, the development to which this permission relates shall be begun not later than the expiration of **three years** beginning with the date on which this permission is granted.

The application is subject to the following conditions:

1. This decision relates solely to the following plan(s):

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Existing Elevation(s)	16 October 2018	PA207
Proposed Elevation(s)	16 October 2018	PA207

Existing Elevation(s)	16 October 2018	PA206
Proposed Elevation(s)	16 October 2018	PA206
Existing Elevation(s)	16 October 2018	PA205
Proposed Elevation(s)	16 October 2018	PA206
Existing Elevation(s)	16 October 2018	PA204
Proposed Elevation(s)	16 October 2018	PA204
Proposed Section(s)	16 October 2018	PA203
Existing Floor Plan(s)	16 October 2018	PA202
Proposed Roof Plan	16 October 2018	PA202
Existing Layout Plan	16 October 2018	PAP01
Proposed Layout Plan	16 October 2018	PAP01
Location Plan	16 October 2018	PA101

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

2. All glazing in the east elevation of the development hereby approved shall be in obscured glass and be permanently fixed shut and shall be maintained as such.

Reason: To protect the privacy and residential amenity of neighbours having regard to ST3 and RES13 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

3. All rooflights in the east elevation of the development hereby approved shall be set 1.7m CIL above the floor of the room in which the window is installed and shall be maintained as such.

Reason: To protect the privacy and residential amenity of neighbours having regard to ST3 and RES13 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

4. Deliveries of building materials and construction equipment to the application site by HGVs shall be made from the Phyllis Avenue frontage only, with no entry onto the Promenade.

Reason: Due to the narrowness and vulnerability to erosion of the cliff top land, and the unmade condition of the road, in The Promenade and having regard to Policy ST3 of the Lewes District Local Plan.

5. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.



Appeal Decision

Site visit made on 20 November 2018

by **J Dowling BA(Hons) MPhil MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 28 November 2018

Appeal Ref: APP/P1425/W/18/3197885

18A Valley Road, Peacehaven BN10 8AE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr David Diamond against the decision of Lewes District Council.
 - The application Ref LW/17/0567, dated 27 June 2017, was refused by notice dated 14 September 2017.
 - The development proposed is siting of touring caravan for seasonal occupation (April-October).
-

Decision

1. This appeal is dismissed.

Procedural Matters

2. I observed at my site visit that the caravan was already in place albeit that it appeared to be currently unoccupied. I have therefore considered the appeal on this basis. Furthermore, I noted that 18 Valley Road would appear to be the address of the bungalow to the west of the appeal site. From what I observed on site the appeal site would seem to be known as 18a Valley Road. For the purposes of clarity I therefore propose to refer to the site as 18a and I have amended the banner heading accordingly.

Main Issues

3. The main issues are:
 - whether the site is suitable location for a residential use given its location in the countryside; and
 - the effect on the living conditions of future occupiers of the caravan with particular reference to noise and disturbance.

Reasons

4. Valley Road runs along the bottom of a steep sided valley. No 18a is located on the north side close to the junction with Roderick Avenue. Levels rise very steeply up from Valley Road to the rear of the site. There are a series of single storey buildings which are situated approximately half way up the slope and which are located on a set of terraces. The caravan is located on the topmost terrace. The Officer report and the appeal statement make reference to the site being used for a vehicle repair business. However, whilst there were a small number of old vehicles stored at the site they appeared to have been in location for some period of time. The buildings on the lower terrace appeared

to be stabling and associated storage, albeit at the time of my visit the loose boxes were not occupied.

5. The site is located outside of the defined planning boundary of Peacehaven. Whilst there is some housing along Valley Road this is sporadic and consequently the area has a semi-rural feel. The Council refer to the area as providing a buffer between the built up area of Peacehaven and the South Downs National Park which lies to the north of the site and this corresponds with what I observed on site.
6. Policies CT1 of the Lewes District Local Plan Part 1, Joint Core Strategy 2010-2030 (2016) (the CS) states that development will be contained within the planning boundaries subject to a number of exceptions. Policy SP2 then sets out where new dwellings will be delivered.
7. No justification has been provided as to the need for the caravan in this location and from what I observed on site I do not consider that it is necessary to support the current use of the site or for safety and security reasons. Therefore, on the basis of the evidence submitted with the appeal I do not consider that the proposal would meet any of these exceptions set out in policy CT1 and would be contrary to policy SP2.
8. The caravan is of a traditional touring caravan design. Whilst it is capable of being moved off site the proposal would result in the caravan remaining at the site for long periods of time. Whilst I consider that the caravan is partially screened by the timber buildings on the lower terrace, due to the drop in levels the side elevation of the caravan is exposed and visually prominent particularly when viewed from Roderick Avenue. Given the semi-rural location of the site I consider that this results in an alien feature out of character with the surrounding area. The proposal would therefore be contrary to policy CP2 of the CS which requires amongst other things development to enhance the quality and character of the districts rural environment.
9. In coming to this conclusion I have considered the mobile homes referred to by the appellant which are located further east along Valley Road. However, these mobile homes have a more muted colour, are located further down the slope closer to the road and benefit from established screening. As a consequence I consider that they are perceived in a different context to the appeal proposal.
10. The location of a residential use within a site used for vehicle repairs could, due to the noise and disturbance associated with such a use, affect the living conditions of any occupiers of the use contrary to policies ST3 and CP11 of the CS which require development to respect amenity in terms of noise and be of a high quality. However, I agree with the appellant that the occupation of the caravan by people associated with the use of the site would be unlikely to adversely affect their living conditions. Therefore, I am satisfied that a suitably worded condition limiting the use of the caravan to the site owner and their family would address this concern. Consequently, on this basis I consider that the established use would not adversely affect the living conditions of the occupiers of the caravan.

Other matters

11. The effect of the current use for vehicle repairs on the living conditions of adjoining properties is not a matter for consideration as part of this appeal.

12. Whilst there have been several reference to the site having a history of enforcement investigations relating to unlawful development/activities these matters are not before me and I have therefore determined the appeal on the basis of the information submitted.

Conclusion

13. For the reasons given above, and having regard to all matters raised, I conclude that the appeal should be dismissed.

Jo Dowling

INSPECTOR

