

# **PEACEHAVEN TOWN COUNCIL**

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TOWN COUNCIL OFFICE  
MERIDIAN CENTRE  
MERIDIAN WAY  
PEACEHAVEN  
EAST SUSSEX

**Minutes of the meeting of the Planning & Highways Committee held in Community House, Meridian Centre at 7.30pm on Tuesday 3<sup>rd</sup> September 2019**

**Present** – Cllr I Sharkey (Chairman), Cllr J Harris, Cllr S Griffiths, Cllr D Seabrook, Cllr D Paul, Cllr G Hill, Cllr L Mills, Cllr A Goble, Cllr A Milliner, Cllr L Duhigg  
Victoria Onis (Admin)

## **1 PH659 CHAIR ANNOUNCEMENTS**

The Chairman welcomed everyone to the meeting and read the Health and Safety announcement.

## **2 PH660 PUBLIC QUESTIONS**

No questions

## **3 PH661 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS**

No apologies were received

## **4 PH662 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

There were no declarations of interests

## **5 PH663 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 6<sup>TH</sup> AUGUST 2019,**

It was resolved to adopt the minutes as a true record

**Proposed** Cllr Paul

**Seconded** Cllr Hill

All in favour

## **6 PH664 MONITORING THE PROGRESS OF THE LOWER HODDERN FARM DEVELOPMENT**

No new updates since the last meeting of the Committee

## **7 PH689 LW/19/0407 330-336 SOUTH COAST ROAD – BUS SHELTER**

The proposed bus shelter would be in Telscombe. It was agreed that Admin/Town Clerk will forward the correspondence to TTC.

**8 PH690 STEYNING AVENUE CAR PARK**

It is unclear what percentage of the parking space is being used for solely Park & Ride residents; the car park is also used by people who work at shops in the coast road. It was also agreed that if time restrictions were placed at the car park for those P&R residents or people that work in nearby shops, they would then use the side roads to park cars which would cause more congestion.

It was proposed that the resident's comments be forwarded to Lewes District Council for further investigation, with a suggestion that "Roderick avenue south" car park could be used as a P&R

**Proposed** Cllr Duhigg

**Seconded** Cllr Griffiths

**9 PH691 PLANNING COMMITTEE'S BUDGETARY REQUIREMENTS**

It was proposed by Cllr Griffiths that Andy Beams attend the next P&H meeting on 1<sup>st</sup> October to discuss budget roll out.

**Proposed** Cllr Griffiths

**Seconded** Cllr Duhigg

**10 PH692 PUBLIC RIGHTS OF WAY WORKING GROUP REPORT**

Cllr Griffiths updated Committee that The public rights of way working party had its first meeting and decided to prioritise the concrete path leading from Lower Hodder Farm to Centenary Park. There needs to be an evidence gathering exercise to find out the extent of usage by residents prior to 2005. Help would be appreciated from other Councillors with filling in evidence forms.

Financial implications - Printing of evidence forms and the time of the Marketing Assistant to provide publicity on the Council Website and FB page.'

**11 PLANNING APPLICATIONS**

<b>PH693 LW/19/0548/CD</b> Lower Hodder Farm	Discharge of condition 3 (street furniture) and condition 26 (details of acoustic glazing and means of mechanical ventilation) in relation to planning approval LW/17/0226
	<b>Peacehaven Town Council Recommend Approval</b> <b>Proposed</b> Cllr Griffiths <b>Seconded</b> Cllr Hill All in Favour
<b>PH694 LW/19/0553</b> 138 South Coast Road Peacehaven Case Officer: Chris Wright	Re-positioning 2 Rear columns in the undercroft (ground level)

<b>Planning application</b> <b>LW/19/0553</b> <b>(Contd)</b>	<b>Peacehaven Town Council Recommend Approval</b> <b>Proposed</b> Cllr Milliner <b>Seconded</b> Cllr Seabrook All in Favour
<b>PH695 LW/19/0554</b> 4 Mayfield Avenue Peacehaven Case Officer: Chris Wright	Erection of new dwelling on land to side of existing dwelling
	<b>Peacehaven Town Council Recommend Approval</b> <b>Proposed</b> Cllr Milliner <b>Seconded</b> Cllr Paul All in Favour
<b>PH696 LW/19/0562</b> 12 Swanee Close Peacehaven BN10 8EZ Case officer: Robin Hirschfeld	Proposed single storey rear extension to provide a conservatory
	<b>Peacehaven Town Council Recommend Approval</b> <b>Proposed</b> Cllr Griffiths <b>Seconded</b> Cllr Hill All in Favour
<b>PH697 LW/19/0582</b> 51 Firle Road Peacehaven BN10 8DA Case Officer: James Smith	Single storey side extension
	<b>Peacehaven Town Council Recommend Approval</b> <b>Proposed</b> Cllr Griffiths <b>Seconded</b> Cllr Paul All in Favour



12 NOTIFICATION OF PLANNING APPLICATIONS

PH698 TW/19/0053/TPO 10 Stanley Road	T1 Oak - Remove dead branch over the driveway (Safety), T3 Horse Chestnut - remove large stem over the driveway back to trunk (General Maint.) T4 Oak - 1 long branch, remove back to trunk as growing too close the house.
PH699 LW/19/0585 Meridian school	Renewal of planning consent for a double mobile classroom at Meridian Community Primary School for a period of 4 years (July 2023)

The Committee noted the planning applications above.

13 NOTIFICATION OF PLANNING RESULTS

TW/19/0048/TPO 2 The Cedars Peacehaven BN10 7SZ	Lewes DC <b>Consents</b> to the specified tree works
LW/19/0443 58 Cairo Avenue Peacehaven	Lewes DC <b>Grants Permission</b> Peacehaven's Planning & Highways Committee <b>Supported</b> this application
LW/19/0349 12 Bramber Close Peacehaven	Lewes DC <b>Grants Permission</b> Peacehaven's Planning & Highways Committee <b>Supported</b> this application
LW/19/0463 Workshop 18a Valley Road Peacehaven	Lewes DC <b>Refuses Permission</b> Peacehaven's Planning & Highways Committee <b>Objected</b> to this application
LW/19/0487 2 Swanee Close Peacehaven	Lewes DC <b>Grants Permission</b> Peacehaven's Planning & Highways Committee <b>Supported</b> this application

The Committee noted the planning results above.

Date of next meeting Tuesday 1<sup>st</sup> October 2019 at 7.30pm

*There being no further business, the meeting closed at 8.10pm*



**Agenda Item:**

**Committee:** Planning & Highways

**Date:** 17/09/19

**Title:** Resident feedback on Benches

**Report Author:** Cllr Seabrook

**Purpose of Report:** Health & Safety

- 1) Bench in Cavell Avenue (next to Brian Marshalls). This bench is a metal one and is badly corroded with sharp edges on the back rail at each end. I cannot imagine anyone choosing to sit on it and it ought to be removed. There is evidence of drinking and hundreds of cigarette butts around it. I have attached some images.
- 2) Bench in Horsham Avenue (opposite Big Mouths Burger bar). This bench is of a metal framework with wooden slates. It is not dangerous but the left hand base is loose and this could lead to it being stolen. It should be re-secured to the concrete base. The woodwork could do with rubbing down and re-varnishing.









# COMMUNITY SPEEDWATCH SCHEME

## HELP REDUCE DEATH AND INJURY ON OUR ROADS

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**Community Speedwatch is looking for volunteers to help join your local Community Scheme. Full training will be given for this role by Sussex Police.** This is a vital role in helping to reduce anti-social driving and helping to prevent death and injury on our roads.

Community Speedwatch (CSW) is a national initiative where active members of local communities join with the support of the Police to monitor speeds of vehicles using speed detection devices. Vehicles exceeding the speed limit are referred to the Police with the aim of educating drivers to re-duce their speeds. In cases where education is blatantly ignored and evidence of repeat or excessive offences is collated (even across county borders), enforcement and prosecution follow.

To join please visit: **[www.communityspeedwatch.org](http://www.communityspeedwatch.org)**  
and go to the register tab, choose join an existing group, should you want further information or wish to discuss further please contact:

**Steve O'Connell**

**Email:** CSW@sussex.pnn.police.uk

**Tel:** 01273 404535 **EXT:** 561330



**Speeding is not just a  
local phenomenon -  
neither is Speedwatch.**

Speeding continues to be a concern for many communities in both rural and urban environments. Therefore, Community Speedwatch is not restricted to villages and rural towns.



Neighbourhood Policing Panels & Parish Councils have an important role to play in developing safer urban communities and the adoption of speedwatch schemes could assist them to more easily achieve their goals.

**Volunteers receive appropriate training, and are supported by neighbourhood policing team (NPT) staff.**

The scheme aims to cater for the problem of real or perceived speed related offending, and through partnership with the community it is to be used in circumstances that are necessary, justifiable and proportionate in order to:

- **REDUCE DEATH AND INJURY ON THE ROADS**
- **REDUCE THE SPEED OF VEHICLES TO THE SPEED LIMIT**
- **INCREASE PUBLIC AWARENESS OF INAPPROPRIATE SPEED**
- **IMPROVE THE QUALITY OF LIFE FOR LOCAL COMMUNITIES**

**[www.communityspeedwatch.org](http://www.communityspeedwatch.org)**

CSW Online is working on behalf of the Police and communities to organise and coordinate CSW activity.

May I submit the following public question for the Full Council meeting on the 24th September:

Chalkers Rise

With regard to the planning application and consent to this development. In which it states the many obligations that Barratts are obliged to fulfil under the S106 agreements within the application. (I can list them if requested)

In section 1.15 of the documents it states "The applicant together with Brighton & Hove Buses, is committed to providing improvements through S106 obligations which will be in place prior to the first occupation of the new housing"

As there at least six houses are now occupied, can Council seek to clarify the situation as to what improvements Barratts have put in place, as looks as though the terms of the application have not been adhered to.

Kind Regards

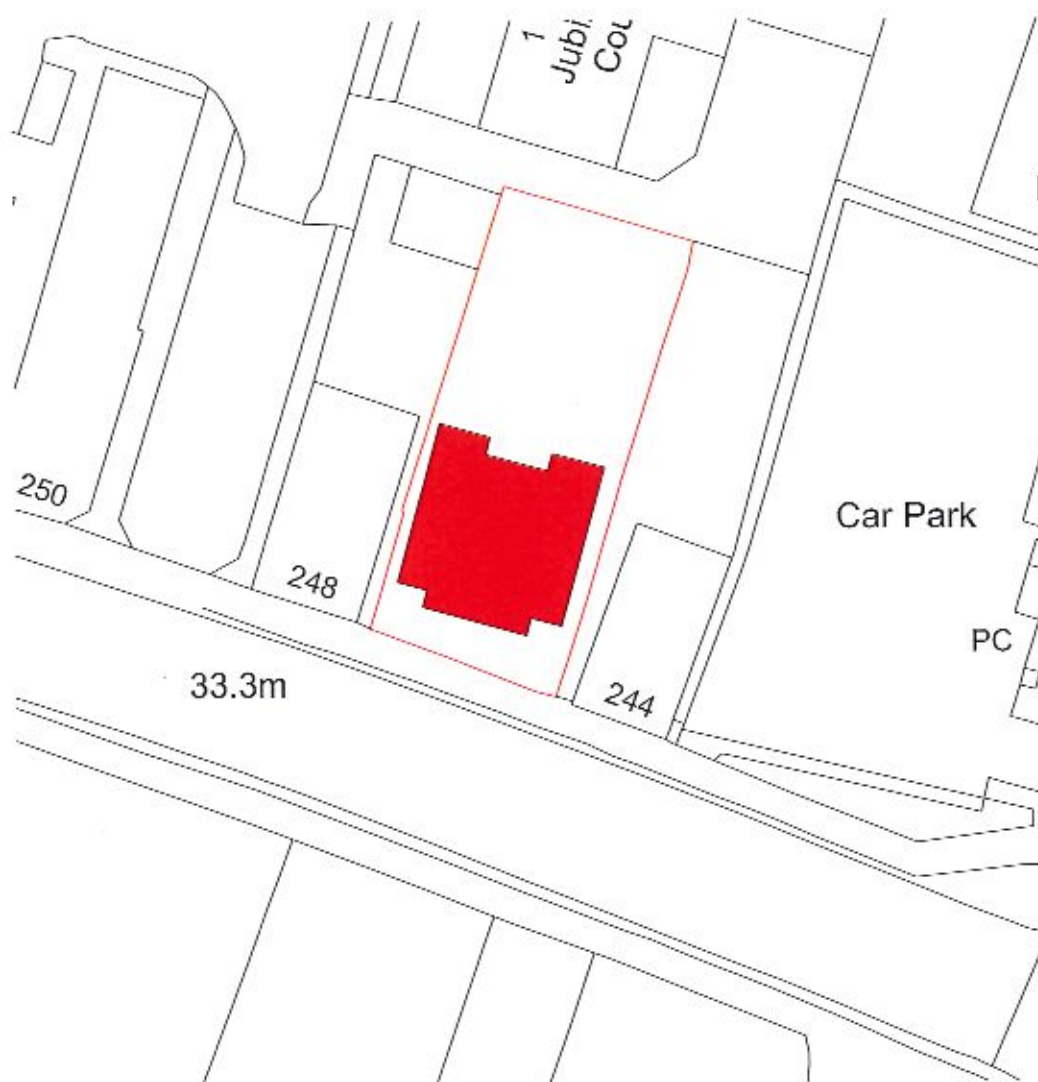
  
Peacehaven Focus Group





Reference	LW/19/0520
Alternative Reference	PP-08031720
Application Received	Thu 25 Jul 2019
Application Validated	Wed 04 Sep 2019
Address	246 South Coast Road Peacehaven East Sussex
Proposal	Addition of a second floor to accommodate 2 new flats
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



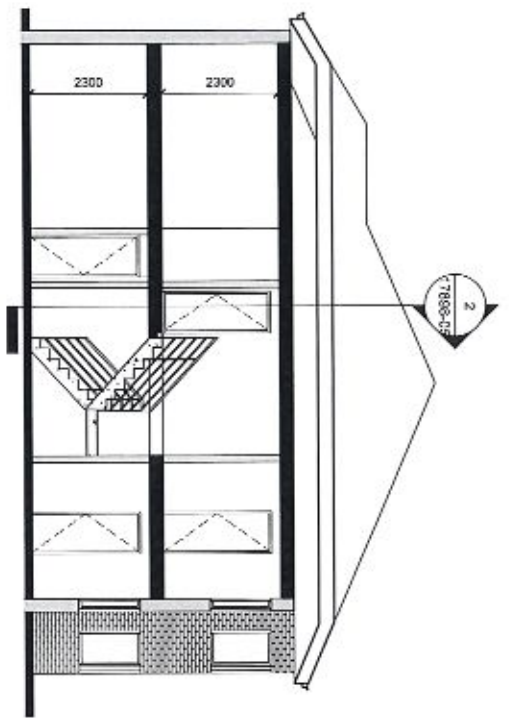


*All dimensions to be checked on site prior to work commencing.*

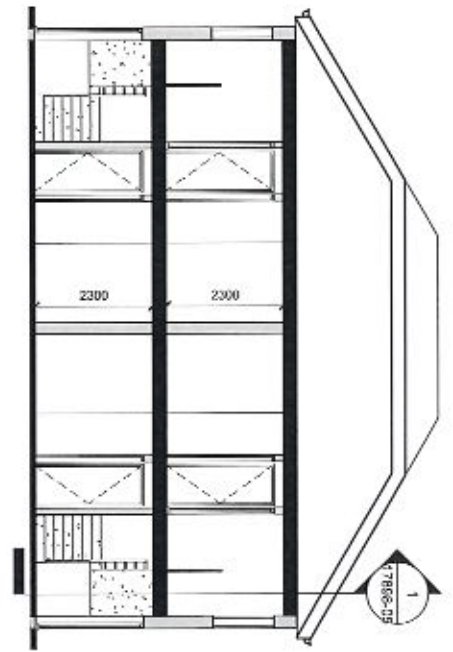
<p><b>two2Q</b></p> <p>Two 2Q Newhaven Enterprise Centre Denton Island, Newhaven, East Sussex BN9 9BA 01273 513169</p>	Project: <b>Addition of second floor</b>
	Address: <b>246 South Coast Road Peacehaven</b>
	Drawing: <b>Block Plan</b>
	Drawing Ref: <b>17898-02</b>
	Date: <b>Nov 18</b>
	Scale: <b>1:1250 - A4</b>
	Revision: <b>-</b>



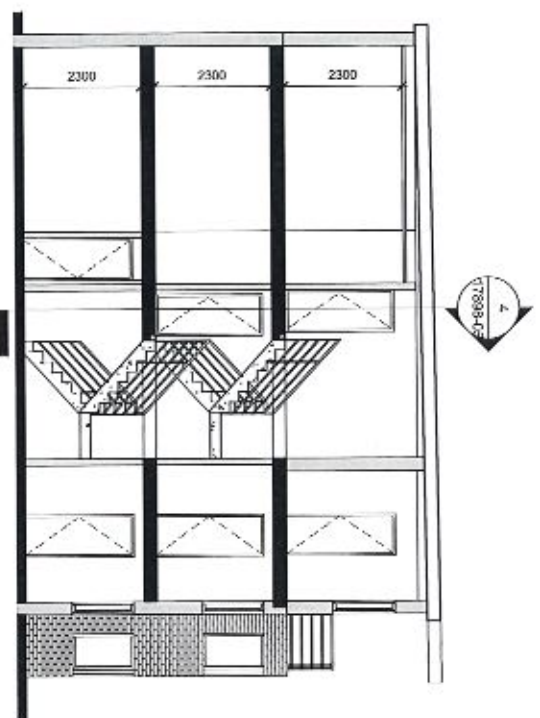




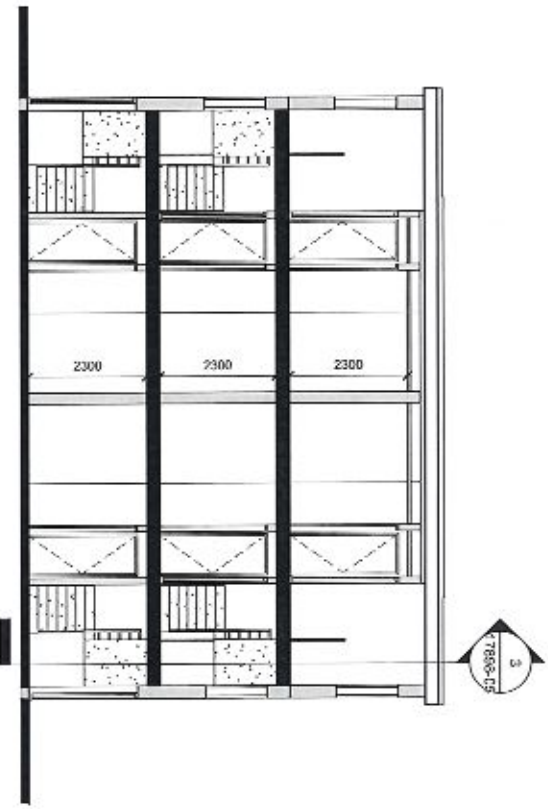
**Existing Section 1**  
1 : 100



**Existing Section 2**  
1 : 100



**Proposed Section 1**  
1 : 100



**Proposed Section 2**  
1 : 100

Stage: Project Status

**two2**

Two 22  
Newport Enterprise Centre Design Unit  
Newport, Wales  
NP23 5JN  
+44 (0)1792 512 120

Project: 2nd Floor Extension

Address: 246 South Coast Rd

Drawing Title: Section

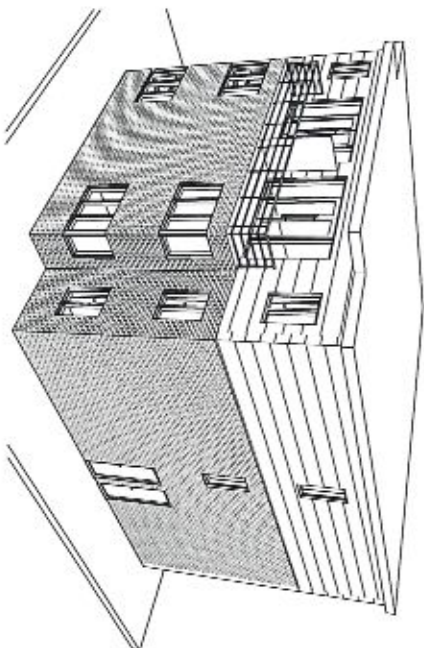
Drawing No: 7893-06

Revision: No

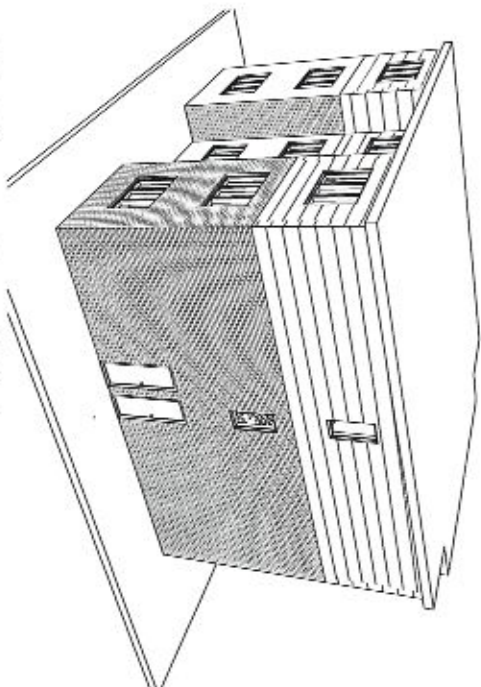
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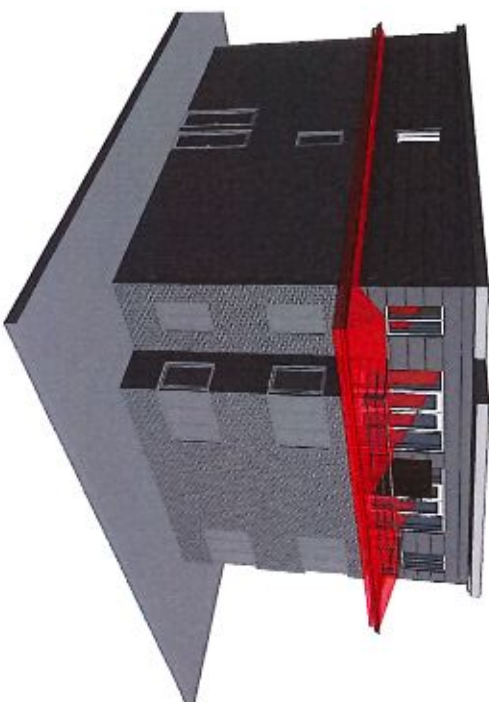




3D View - Front/Side



3D View - Rear/Side



3D View - Existing & Proposed

1:100	0.5	1	2	3	4	5	1:50	0.5	1	2	3	4	5	1:250	10	20	30	40	50	Sheet	A3	Scale:	Drawn	By:	PG	Date:	16/06/18	Drawing No:	17938-06	Rev/Short:	No
1:250	0.5	1	2	3	4	5	1:100	0.5	1	2	3	4	5	1:50	10	20	30	40	50												

Stage: Project Status



Two 20  
Kendall Street, Devon Here  
Newtown, NSW 2061  
B10 75A  
+61 (0)273 313 119

Project: 2nd Floor Extension

Address: 246 South Coast Rd

Drawing Title: 3D Views

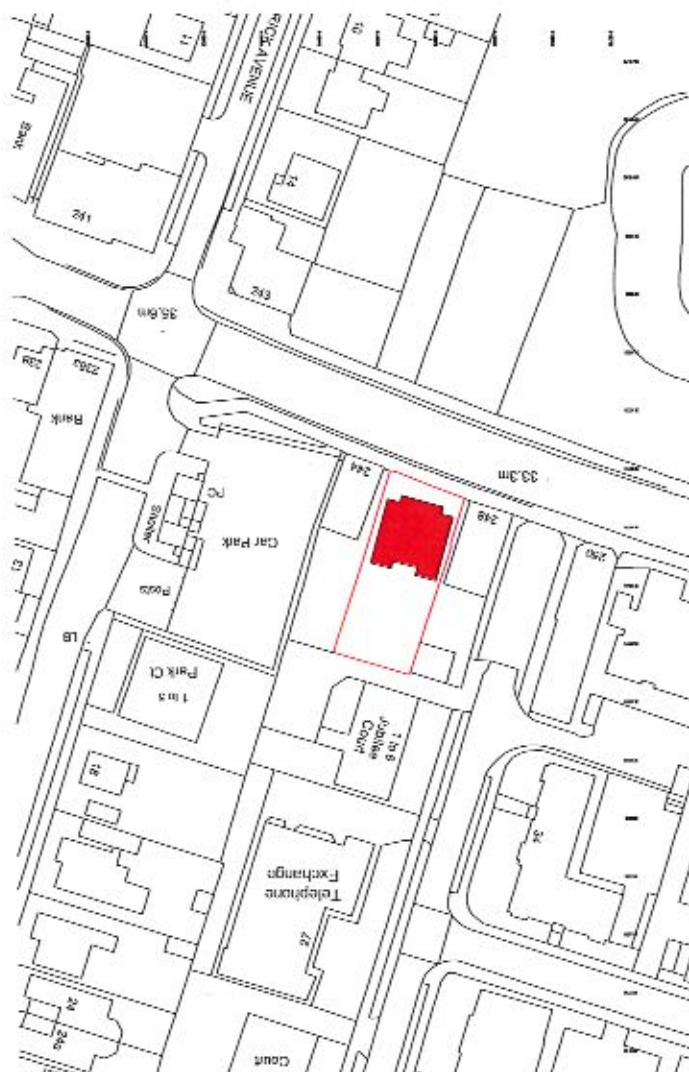


**two2**

Two 20  
Newhaven Enterprise Centre  
Denton Island, Newhaven,  
East Sussex  
BN9 9BA  
01273 513109

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:	-

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





Reference	LW/19/0526
Alternative Reference	Not Available
Application Received	Sun 21 Jul 2019
Application Validated	Wed 31 Jul 2019
Address	37 Hodder Avenue Peacehaven East Sussex BN10 7PH
Proposal	Notification for prior approval for a proposed larger home extension
Status	Awaiting decision









Reference	LW/19/0608
Alternative Reference	PP-08098647
Application Received	Tue 27 Aug 2019
Application Validated	Tue 27 Aug 2019
Address	White Gables The Esplanade Telscombe Cliffs East Sussex BN10 7HG
Proposal	Balcony to front elevation
Status	Awaiting decision





**From:** DoNotReply@lewes.gov.uk  
**Sent:** 06 September 2019 08:47:13 (UTC) Coordinated Universal Time  
**To:** lewesplanningcomments  
**Subject:** Comments for Planning Application <LW/19/0608> Customer made comments in support of the Planning Application

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:01 AM on 06 Sep 2019 from Mrs Kirsty Le Say.

### **Application Summary**

**Address:** White Gables The Esplanade Telscombe Cliffs East  
Sussex BN10 7HG  
**Proposal:** Balcony to front elevation  
**Case Officer:** Mrs April Parsons  
[Click for further information](#)

### **Customer Details**

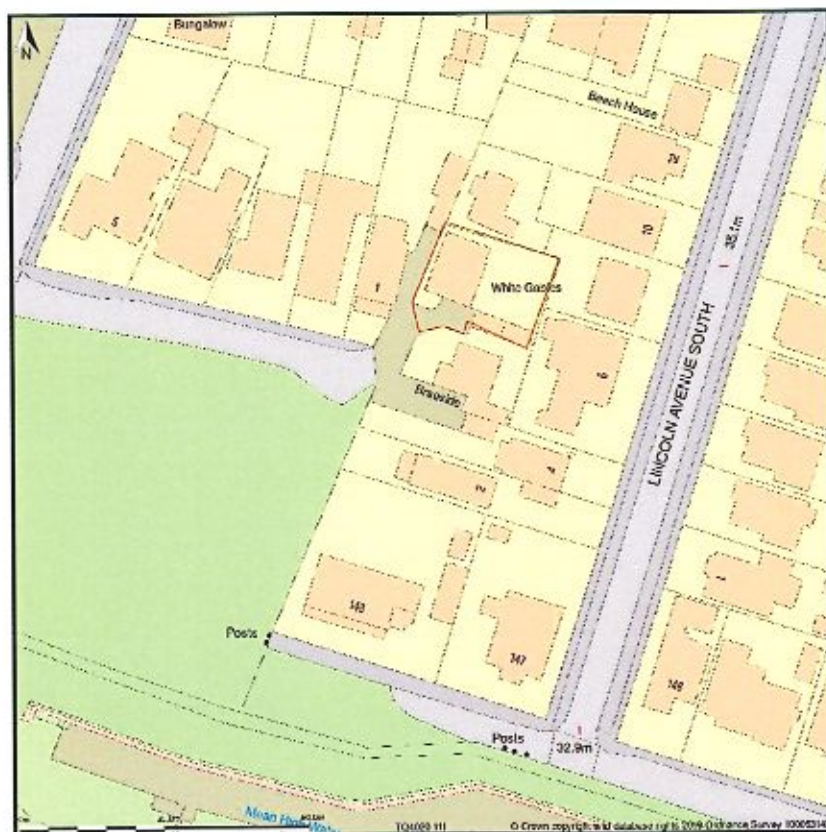
**Name:** Mrs Kirsty Le Say  
**Address:** 1, The Esplanade TELSCOMBE CLIFFS Telscombe Cliffs

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer made comments in support of the Planning Application  
**Reasons for comment:**  
**Comments:** We live next door to White Gables. We think the plan looks great and have no objections at all.



White Gables, The Esplanade, Telscombe Cliffs, East Sussex, BN10 7HG



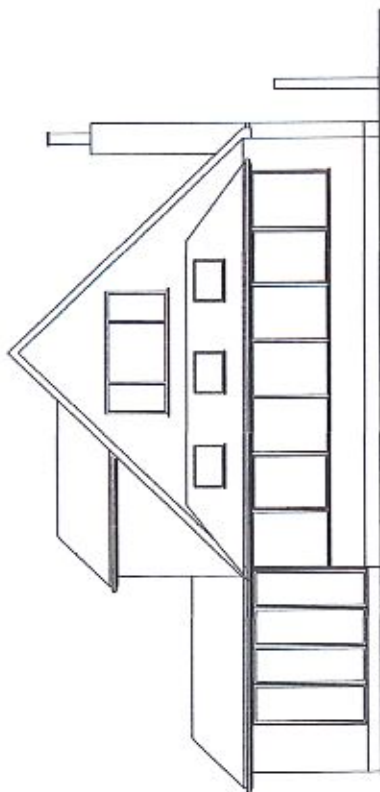
Site Plan shows area bounded by: 540135.92, 101042.15 540277.34, 101183.57 (at a scale of 1:1250), OSGridRef: TQ4003 III. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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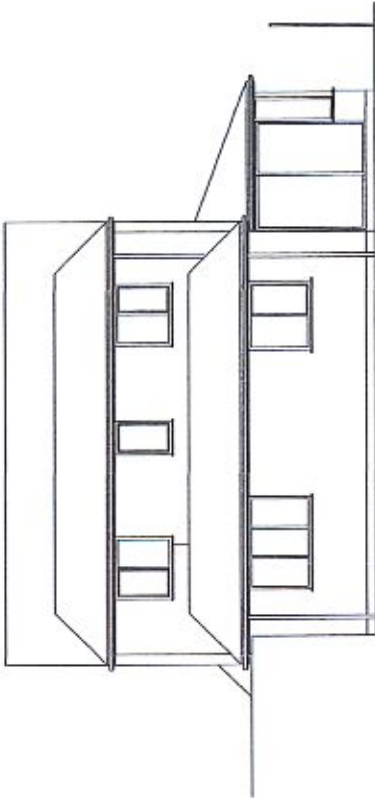
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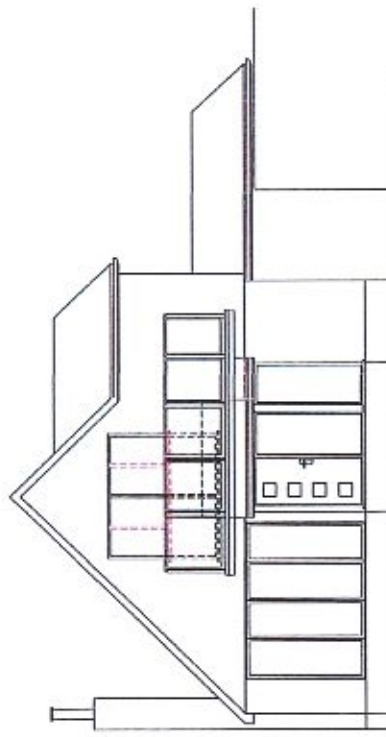




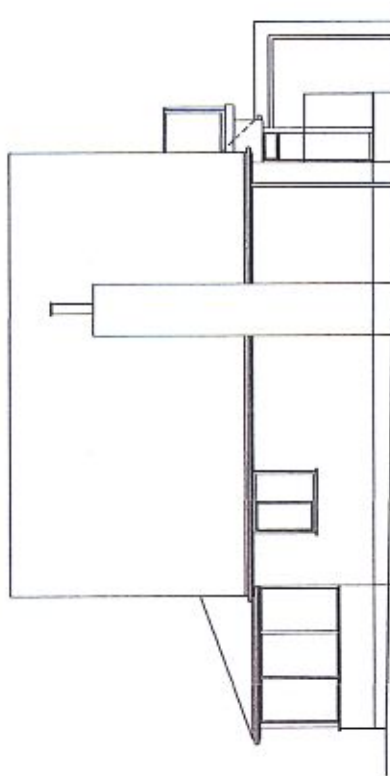
Rear Elevation North



East Side Elevation



Front Elevation South



West Side Elevation

Client: White Glens  
The Highlands  
New Glasgow  
East Scotland  
B815 7JG  
Design Provider:  
Brown Construction Services Ltd (BCS)  
PFA 0001 0791 0046175  
Project:  
Barnsley to Front of Property

Description:  
Proposed Elevation  
Scale: 1:100 Paper Size A3  
Drawing Number: 203  
Drawn Date: 2007/10  
Revision Date:

Meters





Reference	LW/19/0621
Alternative Reference	PP-08114608
Application Received	Mon 02 Sep 2019
Application Validated	Mon 02 Sep 2019
Address	17 Cliff Avenue Peacehaven East Sussex BN10 8QG
Proposal	Construction of 2 no. detached three bedroom bungalows and 2 no. semi detached four bedroom houses following demolition of existing dwelling
Status	Awaiting decision





Lewes District Council  
Southover House  
Southover Road  
Lewes  
East Sussex  
BN7 1AB

Planning Notification  
13 Cliff Avenue  
Peacehaven  
East Sussex  
BN10 8QG

08 September 2019

Dear sir/Madam,

**Application No. LW/19/0621**

**Re: 17 Cliff Avenue Peacehaven, East Sussex, BN108QG**

Plot 1&2 the semi detached four bedroom dwelling is not in keep with the street theme.

It dominance is just too much. It would be over powering, reducing the light into the kitchen and into the first floor bedroom of No. 13.


The first floor window to the stairs of plot 1 would cause a problem with light shinning directly into the bedroom of No. 13.

The side window of plot 1 ground floor would allow a privacy issue when using the side path of No. 13.

Parking would be major issue as the on street parking is at its maximum. People from the homes further down the street park in front of No. 17 because the lack of space. Eight parking spaces have been allocated on the plans with the possibility of sixteen additional vehicles if not more. With eight allocated spaces, where are the other vehicles going to park?

A semi detached bungalow would be more in keeping. With less bedrooms comes less parking issues.

Regards

  
John Hitchins





Hi Chloe,

I've had a look at the above application and have the following observations:

- 1) The application site is a mix of brownfield and greenfield due to the undeveloped nature of the land in the southern part of the site (the applicant states the site is brownfield); and
- 2) Electrical Vehicle Charging Point provision - New residential developments should be providing charging points. The Council's EVCP technical note sets out that houses with their own garages or driveways are expected to provide 1 charging point unit per dwelling. I can't see that this has been considered by the Applicant.

Please ensure that relevant emerging Local Plan Part 2 development management policies are considered and referred to where appropriate as all policies, except DM24, can now be given substantial weight.

Many thanks,  
Natalie

Natalie Sharp  
Senior Planning Policy Officer  
Lewes District and Eastbourne Borough Councils  
T: 01273 085454  
E: [Natalie.sharp@lewes-eastbourne.gov.uk](mailto:Natalie.sharp@lewes-eastbourne.gov.uk)  
W: [www.lewes-eastbourne.gov.uk](http://www.lewes-eastbourne.gov.uk)





## Appendix One: Site Photos



View north along Cliff Avenue



View south along Cliff Avenue





Existing dwelling on the site with generous space at the side

17, Cliff Avenue, Peacehaven, East Sussex, BN10 8QG



Block Plan shows area bounded by: 542411.02, 100444.92 542501.02, 100534.92 (at a scale of 1:500), OSGridRef: TQ4245 48. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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## DESIGN AND ACCESS STATEMENT

In support of proposed 4 no. new dwellings at:  
17 Cliff Avenue, Peacehaven, East Sussex

### Contents:

1. Proposal
2. Site and Surroundings
3. Design
4. Accessibility Statement
5. Sustainability Statement
6. Conclusion

### 1. Proposal:

It is proposed to construct 2 no. three bedroom bungalows and 2 no. four bedroom semi detached houses on a residential plot in Cliff Avenue, Peacehaven, following the demolition of the existing detached house. Existing vehicular crossovers will be enlarged to provide access for parking at the front of the proposed dwellings.

### 2. Site and Surroundings:

Cliff Avenue is located in Peacehaven and consists predominantly of bungalows and 2 storey residential properties, the site slopes to the southeast and its front and rear boundaries are orientated east / west, the area of the site is 1100 sq/ms

The application site is not within a Conservation Area or the Green Belt, nor is it within a Flood Risk area



### 3. Design:

#### Use:

The site is currently classed as residential and contains a single detached house. It is the intention to construct 2 new three bedroom bungalows and 2 new four bedroom houses which will better serve the needs of local families, and utilise the site in a more practical way

#### Layout:

The proposed new bungalows will have 3 bedrooms and all living accommodation at ground floor level. The proposed new houses will have two storeys of accommodation, with main living areas at ground floor level and 4 bedrooms at first floor level. To the front will be a paved driveway with parking for two vehicles per dwelling, the rear of the site will have a small patio and the rest will be laid to lawn

The proposed footprints of the new dwelling are orientated on an east / west access so that the front elevations relate to the road frontage

The proposal takes into account the relationship between proposed and existing buildings, the plot size and the prevailing density of the area, and the distance to boundaries to avoid a cramped form of development.

#### Appearance:

The proposed dwellings has been designed in a sympathetic style, respecting the overall feel and scale of the local surroundings and adjacent properties. The use of rendered/tile hung elevations, UPVC windows and a natural tiled roof will afford low maintenance and a clean modern appearance. The ridge height will be similar to adjacent properties

#### Amount:

The proposal is for the construction of 2 new three bedroom bungalows, with gross internal floor areas of 108 sq/ms each, and 2 new four bedroom houses of 172 sq/ms each

#### Scale:

The maximum ridge height will be 8.52 metres which is similar to adjacent properties, the footprints of the properties will also be similar to adjacent properties

#### Landscaping:

Ample space is available to the rear of the dwellings for the proposed lawned areas, and similarly ample space is available to the front of the houses for vehicular parking. The planting to the boundaries will be cut back and tidied up and a new close boarded timber fence will be incorporated to the side and rear boundaries.

A soft landscaping strategy to enhance and compliment the development will be submitted for consideration

#### 4. Accessibility Statement:

Reference has been made to the following documents:

- BS Code of Practice BS 8300, 2001
- Building regulations

The proposal takes into account the needs of the disabled at present, and the option to be adapted in the future as follows:

1. Spacious driveway, with hard surface for easy maneuvering of wheelchairs
2. Short and easy access to level threshold entry point, parking immediately adjacent, gradients not exceeding 1:12
3. All main ground floor rooms will have generous maneuvering spaces for wheelchairs and all doors and hallways will conform to part M of the B's Regs
4. Master bedrooms have level access to adequately sized en-suites
5. Full compliance with Part M of the Building Regulations

#### 5. Sustainability Statement:

The proposal takes into account the requirements relating to the efficient use of energy and water as follows:

- The intention is to provide a well designed low maintenance dwelling which will be insulated to exceed the requirements of Part L1 of the Building Regs
- The building will fully comply with the DEFRA standards limiting cold bridging and air leakage
- The house will incorporate large windows to maximise the amount of natural daylight available
- Low energy electrical equipment will be utilised where practical
- Sustainable materials from managed sources will be used throughout the construction process where possible
- All timber used will be FSC certified
- The choice of materials will also address minimising future maintenance, redecoration and component replacement requirements
- Topsoil will be carefully stripped back and stored for re-use during landscaping works
- Permeable surfacing will be used for the driveway and other hard surface areas
- Refuse and recycling bins will be located within the curtilage of the property near the main entrance as directed by the local collection authority
- Local shops and community facilities are available within close proximity of the site, and more extensive facilities are accessible via public transport

#### 6. Conclusion:

The principal of developing the site with four new dwellings has been carefully considered

All aspects of accessibility, security and the varied nature of the users of the proposed houses have been considered, as have the requirements relating to the efficient use of energy and water

The houses will be constructed of high quality materials, carefully detailed to produce a contemporary development that will compliment its surroundings.





5 Goldsmid Mews

Farm Road, Hove

E. Sussex, BN3 1FB

T 01273 206 268

M 07817 186 296

Date: 22/08/2019

Our Ref: 19053 / Waste Minimisation

## WASTE MINIMISATION STATEMENT

In support of proposed 4 no. new dwellings at:  
17 Cliff Avenue, Peacehaven, East Sussex

### 1. Proposal:

It is proposed to construct 2 no. three bedroom bungalows and 2 no. four bedroom semi detached houses on a residential plot in Cliff Avenue, Peacehaven, following the demolition of the existing detached house

### 2. Management:

It is the duty of the main contractor to monitor, record and check all potential waste and recycling during the build. Any hazardous or dangerous materials that are found on site throughout the contract period are to be assessed, handled and disposed of in an appropriate manner and in compliance with all statutory regulations

### 3. Design:

- Materials are to be locally sourced where possible
- Material quantities are to be assessed carefully before construction to minimise wastage
- All packaging to be disposed of / recycled by an approved method

### 4. Construction:

Sheltered storage is to be provided on site to minimise potential waste from weather damage



ADJOINING PROPERTY

Handstand for refuse/recycling storage

Secure storage for 2 no. cycles



# LEGEND

- 450 x 450mm paving slabs
- Permeable brick pavers to driveway
- Levels

# DRAINAGE

- X currim soakaway for roof drainage
- 100mm dia UPVC surface water drain
- Shallow foul inspection chamber
- 110mm dia UPVC foul drain

CLIFF AVENUE

600mm high rendered walls to front boundary

Form new crossover

Form new crossover

Handstand for refuse/recycling storage

ADJOINING PROPERTY

Secure storage for 2 no. cycles

## SITE PLAN

0 5 10 METRES @ 1/200



## External Materials:

Brickwork below dpc: Engineering brick (Grey)  
 Roof Tiles: Marley Ashmore Duotile (Grey)  
 Render: White  
 Windows: Grey UPVC (Plots 1 + 2) White UPVC (Plots 3 + 4)  
 Downpipes and Gutters: UPVC (White)  
 Driveway: Ashton and Glover block paving (County Cobble / Castle)  
 Paths and Patios: Concrete slabs (Colour Buff)

Site Address: 17 CLIFF AVENUE PEACHTOWN, PROPOSED FOUR NEW DWELLINGS	Description: SITE PLAN
Drawing No: 19053/10.001	
Date: AUGUST 2018	Scale: 1/200 @ A3
Status: PRELIMINARY	
Client: P.L. PROJECTS LTD	

**adaviesDESIGN**  
 architecture  
 5 GARDENIA WING  
 FAIR ROAD, HAVRE  
 E. 51.8994, S.63.778  
 T: 01273 906 239  
 M: 07917 186 255  
 E: info@adaviesdesign.com





# PLANNING STATEMENT

17 Cliff Avenue, Peacehaven, East Sussex, BN10 8QG

Proposed demolition of dwelling and replacement with two 3-bed detached bungalows and a pair of 4-bed semi-detached houses

The policy case for granting planning permission

Prepared by Steve Howe, MRTPI (Howe Planning Consultancy)

## 1.0 Introduction

1.1 This Planning Statement demonstrates that the proposed demolition of the dwelling at 17 Cliff Avenue and its replacement with two 3-bed detached bungalows and a pair of 4-bed semi-detached houses, as indicated on the planning application drawings, complies with relevant national and local planning policy.

1.2 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. In this case the 'development plan' comprises the Lewes District Local Plan (LDLP). The National Planning Policy Framework (NPPF) is a material consideration.

1.3 Following a short commentary on the site and its planning history, this report considers the proposed development, in turn, against the policies in the NPPF and LDLP. In conclusion, it is respectfully requested that the application be approved.

## 2.0 The Site and Planning History

2.1 The site is located within the 'Planning Boundary' for Peacehaven as identified on the Proposals Map to the LDLP. Within Planning Boundaries new residential development can be accepted in principle in planning policy terms. The site is an infill plot within the row of properties fronting onto the east side of Cliff Avenue. Cliff Avenue, and adjacent Wellington Road, is characterised by a variety of dwellings of differing styles and designs.

2.2 The site features a generous amount of open garden space to the side of the existing dwelling. The space is a gap in the otherwise built up frontage along Cliff Avenue. While the gap currently allows views from this part of Cliff Avenue to the open countryside beyond, the gap is not so significant in townscape terms as to justify, in principle, its retention.

2.3 The adjacent dwelling to the south is 13 Cliff Avenue (there is no 15 Cliff Avenue). The numbering of the properties (jumping from 13 to 17) suggests that, historically, there was an intention to develop the side garden when the original plots in the road were laid out. In the 1960's development of the site was approved but not implemented, including a proposal for two chalet bungalows (E/67/0746) and one



pair of semi-detached bungalows and two detached bungalows (E/64/0314). For the record, the existing house on the site was approved in 1971 (E/71/0232). The previous approvals weigh in favour of granting permission for the current application.

### 3.0 National Planning Policy Framework (NPPF)

3.1 The main thrusts of national planning policy, in relation to the 17 Cliff Avenue proposal, are to promote sustainable development, encourage the use of previously-developed sites, promote the effective use of land in meeting the need for housing, and to ensure that new development is sympathetic to local character and is visually attractive. These issues are considered below.

#### Promotion of sustainable development

3.2 The NPPF indicates that *"Achieving sustainable development means that the planning system has three objectives, being economic, social and environmental"*. Using the terminology in the NPPF, the development meets these objectives as follows (further detail is added throughout this report):

**Economic:** The 17 Cliff Avenue proposal would meet this objective by contributing new homes to the housing stock which meet local need, by providing employment to the construction industry, and by the new occupiers providing additional 'spending power' to local shops and services. The development would also generate a CIL (Community Infrastructure Levy) financial payment by the developer, towards the provision of local infrastructure in Peacehaven.

**Social:** The Cliff Avenue proposal would meet this objective by providing homes to meet the needs of present and future generations, by fostering a well-designed and safe built environment and with the new households potentially adding to the social and cultural well-being of Peacehaven.

**Environmental:** The 17 Cliff Avenue proposal would meet this objective by enhancing the local built environment, while at the same time making an effective use of a previously developed site. The proposed dwellings would fit on the site in an acceptable manner, in keeping with the character of the road. Although 4 dwellings are proposed where the road numbering suggests one dwelling (a no. 15) was historically envisaged, 4 dwellings can be accommodated satisfactorily (as indicated on the layout drawing 10.001 and the 'street elevation' drawing 10.002). The site is in a sustainable location, within flat walking distance of coastal bus routes and with reasonable access to Peacehaven's wide range of shops, services and leisure facilities.

#### Encouraging the use of previously developed sites

3.3 The site is 'previously developed', being occupied by a single dwelling. The proposal would provide new homes in a suburban location without encroaching into the countryside.

#### Promoting the effective use of land in meeting the need for housing

3.4 The proposal would redevelop the site with a net gain of three dwellings and would therefore constitute the 'effective use of land'. Providing, say, one new

dwelling to the side of the existing property would constitute an 'under-development' of the site and would not be an effective or efficient use of the land. Given the need for new housing and the national planning strategy which aims to deliver new housing in sustainable locations and to protect the countryside from development, it is important that urban land is used effectively. The proposed dwellings would meet local need (as identified in LDLP policy – see para.4.5 below).

Ensuring that new development is sympathetic to local character and visually attractive

3.5 Much of the built form in Cliff Avenue is single-storey bungalows, but there are several examples of chalet style dwellings (such as on either side of the site) and some straight two-storey properties (such as the existing dwelling on the site) along the road. As indicated above, dwellings are of a varied design along the road.

3.6 The proposed two bungalows would be truly single storey, with no upper floor rooms. The ridge height of the bungalows would be below that of the existing house. The pair of houses would have a higher ridge but would be comparable to 13 Cliff Avenue, and would not stand out or look incongruous in the road. The site is below the level of Cliff Avenue and the dwellings would, accordingly, be set at a lower level than the road. There would be adequate rear gardens, of a size consistent with other rear gardens in the road. Each new dwelling would have two off-road parking spaces on the frontage. The spacing between the dwellings would reflect spacings elsewhere between dwellings in Cliff Avenue.

3.7 The dwellings would be traditional in form and design, in keeping with the character of the road. The dwellings would be finished in brick and render, with tile hanging to the upper floor of the houses, and good quality roof tiles would be used. The development would constitute an attractive addition to the 'street scene'. It is considered that the dwellings would be 'visually attractive' as promoted by the NPPF.

3.8 The approach of the NPPF as summarised above is reflected in its para.127, which requires that planning decisions should ensure that developments:

*"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*



*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience”.*

3.9 In relation to para.127:

- The proposal would deliver modern dwellings, adding to the pleasant character of the area, over the lifetime of the proposed development (a) above);
- The development would be visually attractive, as described in the paragraphs above (b);
- The proposed dwellings would be sympathetic to the local character and history of the site and its environs ( c );
- The new dwellings would reinforce the strong sense of place at Cliff Avenue. The dwellings would be positioned to follow the street pattern set by the existing dwellings in the road and would reflect the existing building form, using materials which are appropriate to the locality (d);
- The proposal would provide an appropriate balance between built development and open space on the site, in keeping with the character of local development (dwellings with private gardens), and would be well located in relation to local facilities (in Peacehaven) and transport networks (including coastal bus routes on along the A259) (e);
- The proposal would constitute modern dwellings with a high standard of amenity. There is no reason to suggest that crime and disorder would be affected by the development (f).

3.10 Overall, it is submitted that the proposal complies with the criteria listed in para. 127 of the NPPF, and the main thrusts of the NPPF overall.

#### 4.0 Lewes District Local Plan (LDLP)

4.1 The LDLP (Part 1, Joint Core Strategy 2010-2030) was adopted by the Council on 11 May 2016. The LDLP promotes sustainable development and sets out the scale, type and location of key development proposed in Lewes district to 2030.

##### Sustainability

4.2 The wide range of ‘district-wide’ planning policies which apply to the development are in conformity with the NPPF. Thus, like the NPPF, the LDLP aims in Section 5 ‘Strategic Objectives’:

*“-To deliver the homes and accommodation for the needs of the district and ensure the housing growth requirements are accommodated in the most sustainable way”*

*- To conserve and enhance the high quality and character of the district’s towns, villages, and rural environment by ensuring that all forms of new development are designed to a high standard and maintain and enhance the local vernacular and ‘sense of place’ of individual settlements.*

*- To maximise opportunities for re-using suitable previously developed land and to plan for new development in the highly sustainable locations without adversely affecting the character of the area".*

4.3 The text to the first objective above refers to *"ensuring that a suitable mix of housing size, type, tenure and affordability is achieved"*.

4.4 The proposal would deliver 3 and 4-bed accommodation which would meet the housing needs of the district in a sustainable way. The proposal would re-use previously developed land (replacing one dwelling with four) and would enhance the character of the area. The proposal would help meet the pressing housing needs of Lewes district.

4.5 The proposed dwellings would likely be attractive to families and, with the inclusion of the bungalows, older persons. The LDLP recognises (in para.7.22) the need for family homes and dwellings for older people. The proposal would therefore help meet specific district housing needs.

4.6 The proposal would be located where it makes efficient use of land and is in a sustainable location. In addition, the site is suitable for development (being in a suburban part of Peacehaven) and is available (thus with a high likelihood of early delivery of the new homes), as is also encouraged by the LDLP (see text under Strategic Objective 8). The developer has a good track record of developing sites in Peacehaven to a high standard.

4.7 The proposal meets the above strategic objectives of the Council.

#### Provision of housing

4.8 The following policy is relevant:

#### *"SP2 Spatial distribution of housing:*

*During the period between 2010 and 2030, a minimum of 6,900 net additional dwellings will be delivered in the district. Part of this total will be met as follows:*

- 1020 completions in the period between April 2010 and April 2015*
- The delivery of 1558 commitments across the plan area*
- An allowance for 600 dwellings to be permitted on unidentified smallscale windfall sites during the plan period and subsequently delivered....."*

4.9 The proposed net gain of three dwellings on the site would help, in a small way, towards meeting the district housing target to 2030, as development of an *"unidentified, smallscale windfall site."*

4.10 The proposal would therefore comply with SP2.

#### Other policies

#### 4.11 *"Core Policy 11 – Built and Historic Environment and High Quality Design:*

*The local planning authority will seek to secure high quality design in all new development in order to assist in creating sustainable places and communities. This will be achieved by ensuring that the design of development:*



- i. Respects and, where appropriate, positively contributes to the character and distinctiveness of the district's unique built and natural heritage;*
- ii Within the South Downs National Park is in accordance with the National Park purposes and outside the SDNP has regard to the setting of the National Park and its purposes;*
- iii. Adequately addresses the need to reduce resource and energy consumption;*
- iv. Responds sympathetically to the site and its local context and is well integrated in terms of access and functionality with the surrounding area;*
- v. Is adaptable, safe and accessible to all and, in relation to housing development, is capable of adapting to changing lifestyles and needs;*
- vi. Incorporates measures to reduce opportunities for crime or antisocial behaviour, including the provision of active ground floor frontages in town, district and local centres to assist with the informal surveillance of the public realm;*
- vii. Makes efficient and effective use of land, avoiding the creation of public space which has no identified use or function;*
- viii. Provides a satisfactory environment for existing and future occupants including, in relation to housing development, adequate provision for daylight, sunlight, privacy, private outdoor space and/or communal amenity areas;*
- ix. Minimises flood risk in accordance with Core Policy 12. The local planning authority will safeguard historic assets,*

4.12 In relation to CP11, the development would:

- Respect and positively contribute to this part of Peacehaven's built heritage (thus complying with i in CP11);
- Is not in the South Downs National Park (ii);
- Addresses the need to reduce energy consumption, as detailed in the Design and Access Statement with this application (iii);
- Responds to the context of the site by proposing a development in keeping with and enhancing its surroundings, through the modest scale and external design, with direct access to adjacent roads (iv);
- Would be built to modern standards and therefore adaptable, safe and accessible and capable of adapting to changing lifestyles and needs (v);
- The development would address opportunities for crime and anti-social behaviour by measures normal for a development of this scale, including glazing to the front elevations to allow surveillance (vi);
- As indicated above, would make efficient and effective use of the site, with no creation of public open space (vii);
- The development would provide a satisfactory environment for occupants, with generous provision for daylight and sunlight internally, privacy both internally and externally, and satisfactory private outdoor garden for each dwelling. The room sizes of the dwellings would meet the standards aspired

to by the Council as set out in national guidance (the Technical Housing Standards – Nationally Described Space Standards) (viii);

- There are no issues relating to flood risk (ix).

4.13 The proposal would comply with CP11.

4.14 Saved policy ST3 in the LDLP refers to the local impact of development, and expects that all new development will comply with certain listed criteria, including that the development:

*“(a) respect the overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally*

*(b) materials should be of a quality, type, colour and design which is appropriate to the character of the local area*

*(c) development, including conversion, should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight, and visual amenities and smell*

*(d) development should not result in detriment to the character or the amenities of the area through increased traffic levels, congestion or hazards....”*

4.15 In response to the above criteria in ST3:

- (a) The development would be in keeping with and would respect the characteristics of the locality. The dwellings would follow the ‘street pattern’, of adjacent dwellings. The position of the dwellings in relation to the adjacent development would not, it is considered, adversely affect the street scene or vistas along the road.
- (b) The proposed materials, including brick, render, tile hanging and tile roofs, would be appropriate to this residential area.
- (c) The dwellings have been designed and orientated so that they fit comfortably on the site, with no adverse effect on the living conditions of the adjacent neighbours, through loss of privacy, overlooking and loss of light. On the south side the adjacent dwelling has a side door and window at ground floor level and one window at first floor level; the primary windows to its habitable rooms are front and back. On the north side the adjacent dwelling has 3 ground floor side windows (one is to a garage) and rooflights facing the application site. Those ground floor windows are about 3m off the side boundary and, like the dwelling on the south side, its main windows to habitable rooms face the front and back of the property. The relationship between the new dwellings and adjacent properties would be conventional and typical of other neighbouring dwellings in Peacehaven.
- (d) The proposal would result in, arguably, a minor increase in local traffic, but with only a net gain of three dwellings on the site, this increase would be negligible given the number of dwellings in the road. Two off-road parking spaces for each bungalow are proposed together with provision for cycle parking, in order to ensure that the likelihood of on-road parking is reduced. Given the relatively minor nature of the development, the proposal would not



result in increased congestion or hazards onto the road network. Electric vehicle charging points are proposed for each dwelling, as shown on the layout plan, in accordance with the Council's aim to provide infrastructure to meet future demands.

4.16 It has been demonstrated above that the proposal meets the needs of the district in a sustainable way. The dwellings would be designed to a high standard, would enhance the local vernacular and reinforce the sense of place in the locality.

4.17 Overall, it has been demonstrated that the proposal for 17 Cliff Avenue complies with relevant LDLP policy. Para.6.3 of the LDLP includes the Council's policy concerning the *'Presumption in favour of sustainable development'*, which indicates that:

*"Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise".*

4.18 The application accords with the policies in the Local Plan, and therefore the Council are requested to approve the application without delay. It is not considered that there are any 'material considerations' which "indicate otherwise", based for example on any alleged harm to the character of the locality, the living conditions of nearby residents or local traffic conditions.

4.19 Saved policy PT3 in the LDLP applies specifically to proposals for intensification and infilling in Peacehaven, and requires certain criteria are met, being that (a) the plot is similar in width and depth to the generality of other plots in the area (b) the street scene is not impaired (c) the proposed dwelling(s) is/are compatible in height, mass and detailing with existing dwellings adjacent or in the area.

4.20 The plot widths comply with the generality of other plots in Cliff Gardens and nearby roads. As referred to above, the street scene would not be impaired, and the dwellings would be in keeping with the locality.

## 5.0 Conclusion

5.1 The proposed development at 17 Cliff Avenue, as demonstrated in this statement, complies with relevant national and local planning policy.

5.2 As the proposal, particularly, complies with the policies of the development plan (the LDLP), it is respectfully requested that the Council approve the application.

**PARISH CONSULTATION LETTER**

<b>From:</b>	Planning	<b>To:</b>	<b>Peacehaven</b>
<b>Comments to be received by:</b>	<b>21.10.2019.</b>		
<b>Case No:</b>	LW/19/0636		
<b>Case Officer:</b>	Mr Robin Hirschfeld		

**Location:** 41 Victoria Avenue Peacehaven East Sussex BN10 8HJ

**Proposal:** Proposed hardstanding and replacement path in front garden

---

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

<http://www.lewes.gov.uk/planning/1139.asp>

We would be grateful to receive any observations no later than 21.10.2019.

Yours faithfully

**Mr Robin Hirschfeld**  
Case Worker (Planning)

Phone: 01273 471600

Email: [customerfirst@lewes-eastbourne.gov.uk](mailto:customerfirst@lewes-eastbourne.gov.uk)

Website: [lewes-eastbourne.gov.uk](http://lewes-eastbourne.gov.uk)






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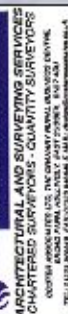
## BLOCK PLAN 1/500

SITE PLAN 1/1250

<b>PARTIAL</b>	<b>PRINTED WAREHOUSE AT 41 VICTORIA AVENUE, PEPPERHILL, GLoucester</b>	<b>MRS T. SNEY</b>	<b>BURTONWOOD BUSINESS PARK SITE PLAN BLOCK PLAN</b>	<b>SCHEDULE DATE SUPPL. NO.</b>	<b>1/1/EU 1/90 ALEST 2019 E3D-4</b>	 <b>COSTER ASSOCIATES</b> ARCHITECTURAL AND SURVEYING SERVICES CHARTERED SURVEYORS - QUANTITY SURVEYORS COURTESY OF THE ROYAL INSTITUTE OF BUILT ENVIRONMENTAL ENGINEERS (RICS)
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## Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to the Local Planning Authority in accordance with the legislation detailed on this form and 'The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)'.

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of their obligations in regards to the processing of your application. Please refer to their website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### Local Planning Authority details:



**Lewes District Council**

### Planning Services

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

planning@lewes.gov.uk / Tel: 01273 484420 / Fax: 01273 484452

### Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website.

Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the authority directly.

If printed, please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your application.

1. Applicant Name and Address	2. Agent Name and Address
Title: <input type="text"/> First name: <input type="text"/>	Title: <input type="text"/> First name: <input type="text"/>
Last name: <input type="text"/>	Last name: <input type="text"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text"/>
Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text"/>	House name: <input type="text"/>
Address 1: <input type="text"/>	Address 1: <input type="text"/>
Address 2: <input type="text"/>	Address 2: <input type="text"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text"/>	Town: <input type="text"/>
County: <input type="text"/>	County: <input type="text"/>
Country: <input type="text"/>	Country: <input type="text"/>
Postcode: <input type="text"/>	Postcode: <input type="text"/>



### 3. Description of Proposed Works

Please describe the proposed works:

PROPOSED HANDSTANDING IN FRONT GARDEN  
TO FACILITATE SAFE TRANSFER FROM VEHICLE  
TO WHEELCHAIR & REPLACEMENT PATH TO FRONT DOOR

Has the work already started?

☐ Yes

☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed?

☐ Yes

☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

### 4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House  
number:

House  
suffix:

House  
name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode  
(optional):

### 5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access  
proposed to or from the public highway?

☐ Yes

☒ No

Is a new or altered pedestrian access  
proposed to or from the public highway?

☐ Yes

☒ No

Do the proposals require any diversions,  
extinguishments and/or creation of public  
rights of way?

☐ Yes

☒ No

If Yes to any questions, please show details on your plans or  
drawings and state the reference number(s) of the plan(s)/  
drawing(s):

### 6. Pre-application Advice

Has assistance or prior advice been sought from the local  
authority about this application?

☐ Yes

☒ No

If Yes, please complete the following information about the advice  
you were given. (This will help the authority to deal with this  
application more efficiently).

Please tick if the full contact details are not  
known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):

(must be pre-application submission)

Details of the pre-application advice received:

### 7. Trees and Hedges

Are there any trees or hedges on your own  
property or on adjoining properties which  
are within falling distance of your proposed  
development?

☐ Yes

☒ No

If Yes, please mark their position on a scaled  
plan and state the reference number of any plans or drawings:

Will any trees or hedges need  
to be removed or pruned in  
order to carry out your proposal?

☐ Yes

☒ No

If Yes, please show on your plans which trees by giving them  
numbers e.g. T1, T2 etc, state the reference number of the plan(s)/  
drawing(s) and indicate the scale.

### 8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

### 9. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

### 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roof			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors		NEW UPVC DOOR WITH LOW THRESHOLD FOR WHEELCHAIR USE	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>



### 10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

Vehicle access and hard-standing	SHINGLE DRIVE + HARDSTANDING.	CONCRETE BLOCK BROWN/LIGHT RED	<input type="checkbox"/>	<input type="checkbox"/>
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>
Others (please specify)		REPLACEMENT PATH TO FRONT DOOR.	<input type="checkbox"/>	<input type="checkbox"/>

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☐ Yes

☒ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

--

## 12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority (LPA) has been submitted.

The original and 3 copies\* of a completed and dated application form: ☒

The original and 3 copies\* of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☒

The original and 3 copies\* of other plans and drawings or information necessary to describe the subject of the application: ☒

The original and 3 copies\* of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: ☐

The correct fee: ☐

N/A

The original and 3 copies\* of the completed, dated Ownership Certificate (A, B, C or D – as applicable) and Article 14 Certificate (Agricultural Holdings): ☒

\*National legislation specifies that the applicant must provide the original plus three copies of the form and supporting documents (a total of four copies), unless the application is submitted electronically or, the LPA indicate that a smaller number of copies is required. LPAs may also accept supporting documents in electronic format by post (for example, on a CD, DVD or USB memory stick). You can check your LPA's website for information or contact their planning department to discuss these options.

## 13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

*Coster Associates*

23/08/2019

(date cannot be pre-application)

## 14. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Country code:

Fax number (optional):

Email address (optional):

## 15. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

## 16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



## 11. Ownership Certificates and Agricultural Land Declaration (continued)

### CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners\* and/or agricultural tenants\*\* of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

### CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

## 11. Ownership Certificates and Agricultural Land Declaration

One Certificate A, B, C, or D, must be completed with this application form

### CERTIFICATE OF OWNERSHIP - CERTIFICATE A

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Coster Associates

23/08/2019

### CERTIFICATE OF OWNERSHIP - CERTIFICATE B

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):





Reference	LW/19/0646
Alternative Reference	PP-08135420
Application Received	Tue 10 Sep 2019
Application Validated	Tue 10 Sep 2019
Address	36 The Bricky Peacehaven East Sussex BN10 8PQ
Proposal	Erection of a single storey rear extension, front porch and replacement of a 1 metre high front boundary wooden fence with a 1 metre with a front boundary brick wall
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available





**Lewes District Council**

**Planning Services**

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

planning@lewes.gov.uk / Tel: 01273 484420 / Fax: 01273 484452

Application for a Lawful Development Certificate for a Proposed use or development.  
Town and Country Planning Act 1990: Section 192, as amended by section 10 of the Planning and  
Compensation act 1991.  
Town and Country Planning (Development Management Procedure) (England) Order 2015

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number	36
Suffix	
Property name	
Address line 1	The Bricky
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8PQ
Description of site location must be completed if postcode is not known:	
Easting (x)	541573
Northing (y)	101954
Description	

**2. Applicant Details**

Title	Mrs
First name	Janet
Surname	Bonwick
Company name	
Address line 1	36, The Bricky
Address line 2	
Address line 3	
Town/city	Peacehaven

## 2. Applicant Details

Country	
Postcode	BN10 8PQ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

## 3. Agent Details

Title	Mr
First name	Martin
Surname	Crane
Company name	MC Architectural Services
Address line 1	Romney Road
Address line 2	
Address line 3	
Town/city	Brighton
Country	
Postcode	BN2 7GG
Primary number	07925276592
Secondary number	
Fax number	
Email	mcarhcservices@btinternet.com

## 4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes ☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Erection of a single storey rear extension, front porch and replacement of a 1 metre high front boundary wooden fence with a 1 metre with a front boundary brick wall to an existing 2 storey semi detached property.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes ☒ No

Has the proposal been started?

☐ Yes ☒ No

## 5. Grounds for Application

Information about the existing use(s)



## 5. Grounds for Application

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Property was built in approx. 1977 with planning permission. The Freehold is owned by the applicant.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

### Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent ☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The single storey rear extension is not higher than the highest part of the existing roof, the height is under 4 metres, the eaves height is no more than 3 metres and meets all the other requirements under permitted development.

The ground floor area of the front porch is under 3sqm externally, less 3 metres high and 2 metres from the highway boundary and meets all the other requirements under permitted development.

The front boundary wall is proposed to be a 1 metre high to match existing a direct replacement and therefore not deemed to require planning permission.

## 6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## 7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

## 8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner  
☐ Lessee  
☐ Occupier  
☐ Other

## 10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

07/09/2019

SITE LOCATION PLAN  
AREA 2 HA  
SCALE 1:1250 on A4  
CENTRE COORDINATES: 541573, 10195



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[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474  
07/09/2019 13:41



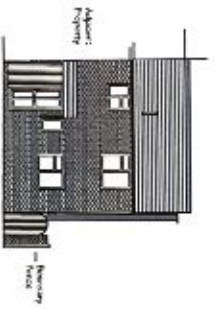


BLOCK/SITE PLAN  
 AREA 90m x 90m  
 SCALE 1:500 on A4  
 CENTRE COORDINATES: 541573, 101954



Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
 Licence No: 100047474  
 07/09/2019 13:39:58





Existing West Elevation



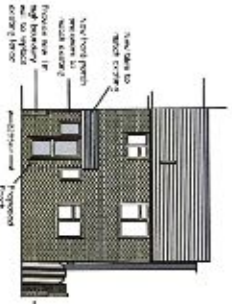
Existing East Elevation



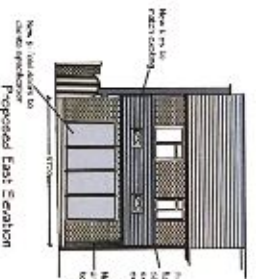
Existing South Elevation



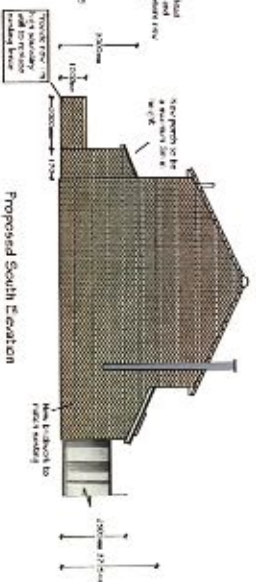
Existing North Elevation



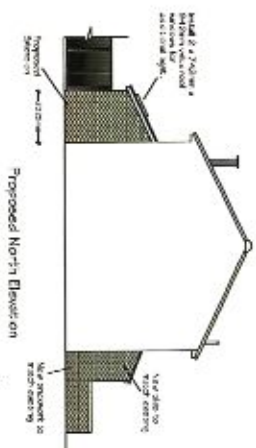
Proposed West Elevation



Proposed East Elevation



Proposed South Elevation



Proposed North Elevation

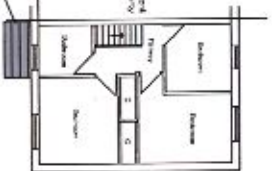
Scale 1:100

Copyright of MC  
Architectural Services

Existing Ground Floor Layout



Proposed Ground Floor Layout



Existing First Floor Layout



Proposed First Floor Layout



Existing Roof Layout



Proposed Roof Layout



Note: These plans are produced for submission to the local authority for planning purposes only.

**MC Architectural Services**

Romney Road, Bournemouth Tel: 07925 276592

Client: Mr & Mrs Smith	Project: Proposed Single Storey Rear Extension and Front Porch	Drawing Number: MCA/TB/001
Date: September 2019	Scale: 1:100	Copyright of MC Architectural Services
		36 The Brixley, Bournemouth





PARISH CONSULTATION LETTER

<b>From:</b>	Planning	<b>To:</b>	<b>Peacehaven</b>
<b>Comments to be received by:</b>	<b>14.10.2019.</b>		
<b>Case No:</b>	LW/19/0650		
<b>Case Officer:</b>	Mrs April Parsons		

**Location:** 36 Seaview Avenue Peacehaven East Sussex BN10 8SA

**Proposal:** Proposed two storey rear extension

---

I am consulting you on the above development. A copy of the above planning application, together with accompanying plans, drawings and other documents, is available on our Public Access website by following the link below:

<http://www.lewes.gov.uk/planning/1139.asp>

We would be grateful to receive any observations no later than 14.10.2019.

Yours faithfully

**Mrs April Parsons**

Case Worker (Planning)

Phone: 01273 471600

Email: [customerfirst@lewes-eastbourne.gov.uk](mailto:customerfirst@lewes-eastbourne.gov.uk)

Website: [lewes-eastbourne.gov.uk](http://lewes-eastbourne.gov.uk)



# **DESIGN AND ACCESS STATEMENT**

36, Seaview Avenue, Peacehaven

## ***INTRODUCTION/CONTEXT***

This Design and Access statement is written whilst examining the local context and characteristics of the site in order to prepare plans that take into account local as well as national planning policies

36, Seaview Avenue, Peacehaven is a substantial detached property, situated amongst other similar properties in a suburban part of the town.



FRONT ELEVATION

## ***AMOUNT***

The application proposes a two storey rear extension with a pitch roof

## ***LAYOUT***

The main layout/position of the dwelling on the site will not alter under this proposal.

## ***SCALE***

The rear extension will create additional recreation space on the ground floor and an additional bedroom with En-suite.

## ***APPEARANCE***

The proposed changes will blend into the external appearance of the property

## ***ACCESS***

No changes to access will be made under the proposal.







Floor plan of the first floor. The layout includes a Kitchen on the left, a Dining area at the top, and a Lounge on the right. A central staircase connects the upper and lower levels. The plan also shows a bathroom, a toilet, and a central hallway.

The floor plan shows a second floor with the following layout and dimensions:

- Top Left Bedroom:** Dimensions 3270mm x 3030mm. Features a window with a height of 1770mm and a depth of 2400mm.
- Top Right Bedroom:** Dimensions 3270mm x 3030mm.
- Bottom Left Bedroom:** Dimensions 3270mm x 3030mm.
- Bottom Right Bedroom:** Dimensions 3270mm x 3030mm.
- Bathroom:** Located in the top right, featuring a bathtub, toilet, and sink.
- Kitchen:** Located in the bottom left, featuring a sink and stove.
- Living Area:** Located in the bottom right, featuring a sofa and a coffee table.
- Other Features:** The plan includes several "void" areas, a "Velux" window, and a "cupid" area.

**X** This one might not be too subtle, but it's a "guess the word" type of clue, and we'll catch it.

C150

**W** This design is a brand in cooperation with the Italian design firm "Studio" and the Italian design firm "Studio".

My observations on the study led to the need for more data on

6) The number of people who have a car is 100,000, and the number of people who have a motorcycle is 10,000.

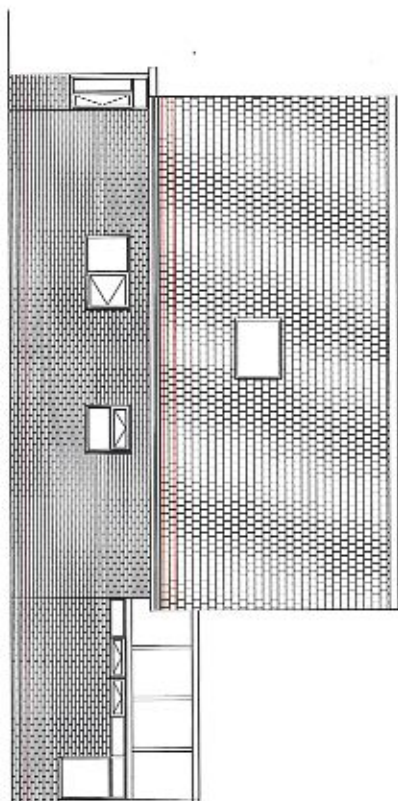
[illegible]

to 2000 ft. but all were apparently top set on left side of trench with P.E. in middle zone with no 2000 ft. A-1138

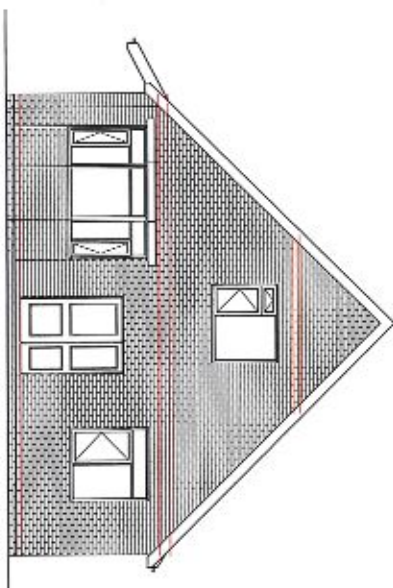
© Copyright

[illegible]





NORTH ELEVATION



EAST ELEVATION



7. The following is a table of the number of people who have been convicted of a crime in the United States since 1980.

**R** This oil is a strong bactericide after 24 hours of treatment against bacteria; see Table 2 of the Appendix for a more detailed description of the disease.

(iv) The fact that the respondent has a "strong personal or family commitment" to the respondent.

14. *Confidentiality:* The information in this document is confidential and is intended only for the individual named. If you are not the named individual you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail (or any forwarded transmissions of this e-mail) from your system. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail (or any forwarded transmissions of this e-mail) from your system.

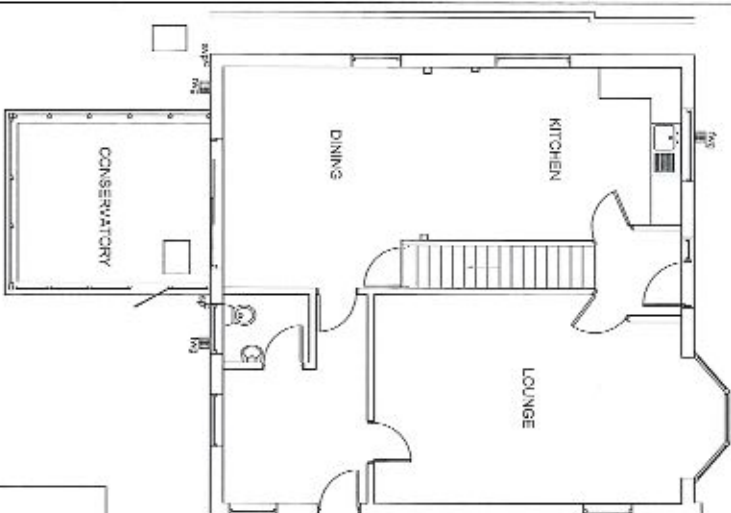
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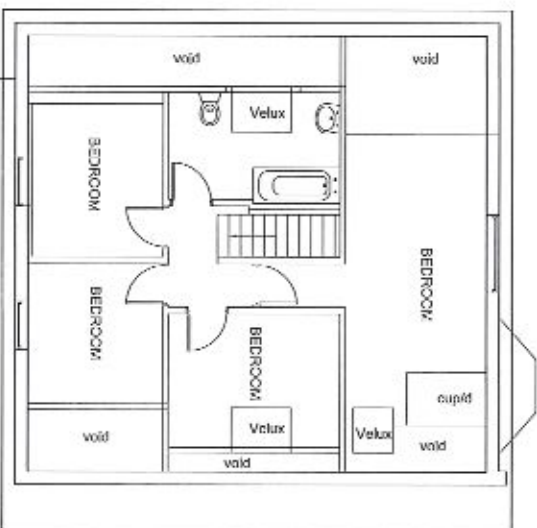


FOR PLANNING PURPOSES

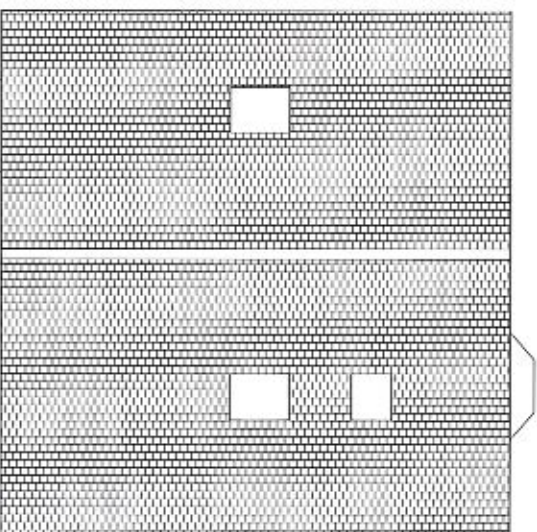
# GROUND FLOOR



# FIRST FLOOR



# ROOF



## NOTES

1. The building is to be used for residential purposes only and is not to be used for any other purpose.
2. The building is to be used for residential purposes only and is not to be used for any other purpose.
3. The building is to be used for residential purposes only and is not to be used for any other purpose.
4. The building is to be used for residential purposes only and is not to be used for any other purpose.
5. The building is to be used for residential purposes only and is not to be used for any other purpose.
6. The building is to be used for residential purposes only and is not to be used for any other purpose.
7. The building is to be used for residential purposes only and is not to be used for any other purpose.
8. The building is to be used for residential purposes only and is not to be used for any other purpose.
9. The building is to be used for residential purposes only and is not to be used for any other purpose.
10. The building is to be used for residential purposes only and is not to be used for any other purpose.

© Copyright

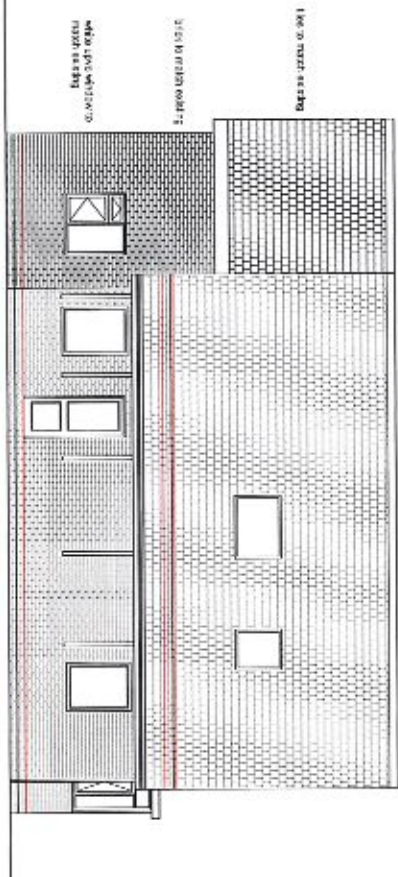
Scale 1:500

Scale 1:500

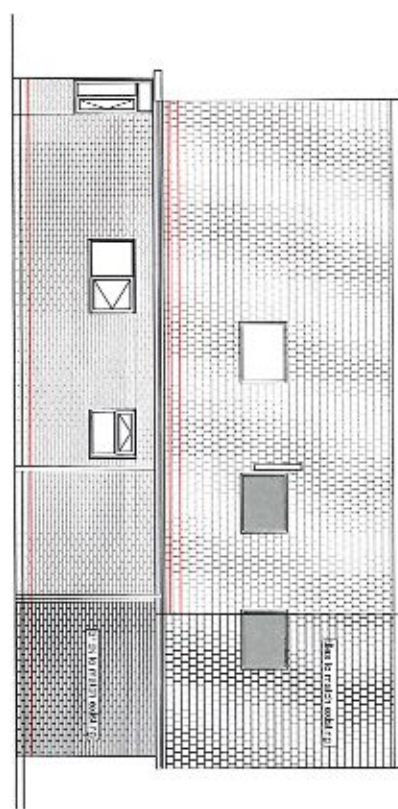
<b>Mr and Mrs Ebrahim</b> <b>25, Seaford Avenue</b> <b>Peaseham</b> <b>BN 2 8SA</b>		<b>Building Advisor Ltd</b> <b>123, High Street</b> <b>Peaseham</b> <b>BN 2 8SA</b>	
<b>Existing Floor and Roof</b>		<b>Building Advisor Ltd</b> <b>123, High Street</b> <b>Peaseham</b> <b>BN 2 8SA</b>	
<b>123</b> <b>123</b> <b>123</b>	<b>123</b> <b>123</b> <b>123</b>	<b>123</b> <b>123</b> <b>123</b>	<b>123</b> <b>123</b> <b>123</b>



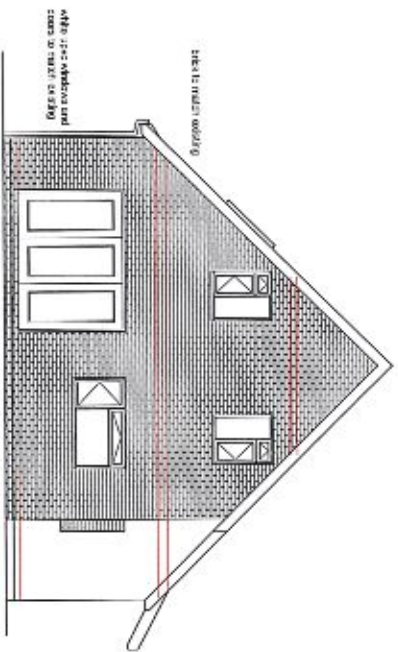
# FOR PLANNING PURPOSES



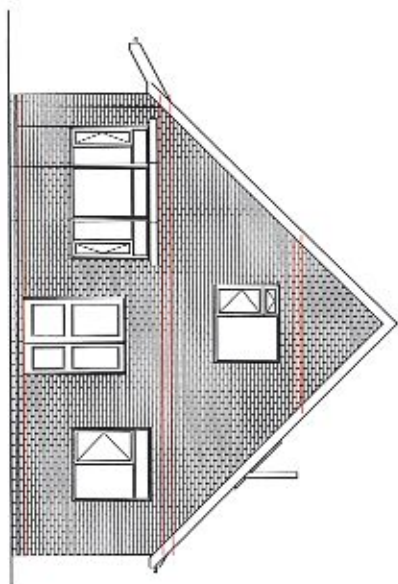
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

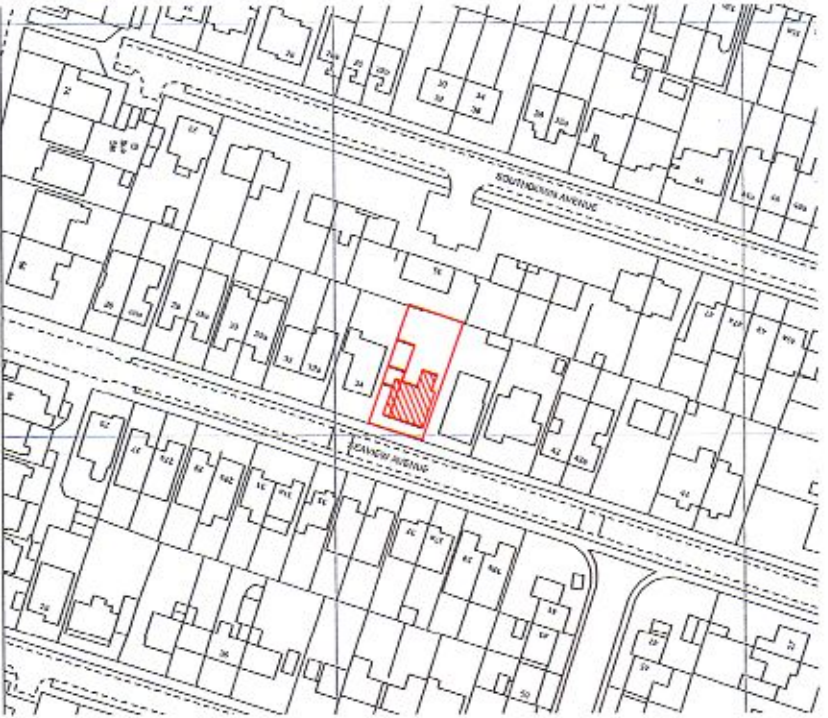
1. The drawing is to be used for planning purposes only.
2. The drawing is not to be used for construction purposes.
3. The drawing is not to be used for any other purpose.
4. The drawing is not to be used for any other purpose.
5. The drawing is not to be used for any other purpose.
6. The drawing is not to be used for any other purpose.
7. The drawing is not to be used for any other purpose.
8. The drawing is not to be used for any other purpose.
9. The drawing is not to be used for any other purpose.
10. The drawing is not to be used for any other purpose.

<b>Mr and Mrs Baines</b> 36, Southgate Road Brighton BN1 1AA		<b>Proposed Elevation</b>	
<b>KE Building Advisor Ltd</b> 11, The Quadrant Brighton BN1 1AA		<b>RICS</b> 11, The Quadrant Brighton BN1 1AA	
Date: 1.10.2018 Drawn by: A1 Checked by: B1	Date: 1.10.2018 Drawn by: A1 Checked by: B1	Date: 1.10.2018 Drawn by: A1 Checked by: B1	Date: 1.10.2018 Drawn by: A1 Checked by: B1





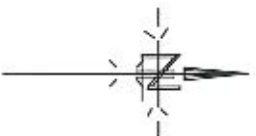
# FOR PLANNING PURPOSES



Scale in Metres  
0 10 20 30 40 50  
for 1:1250



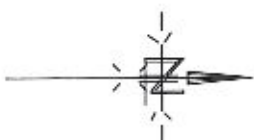
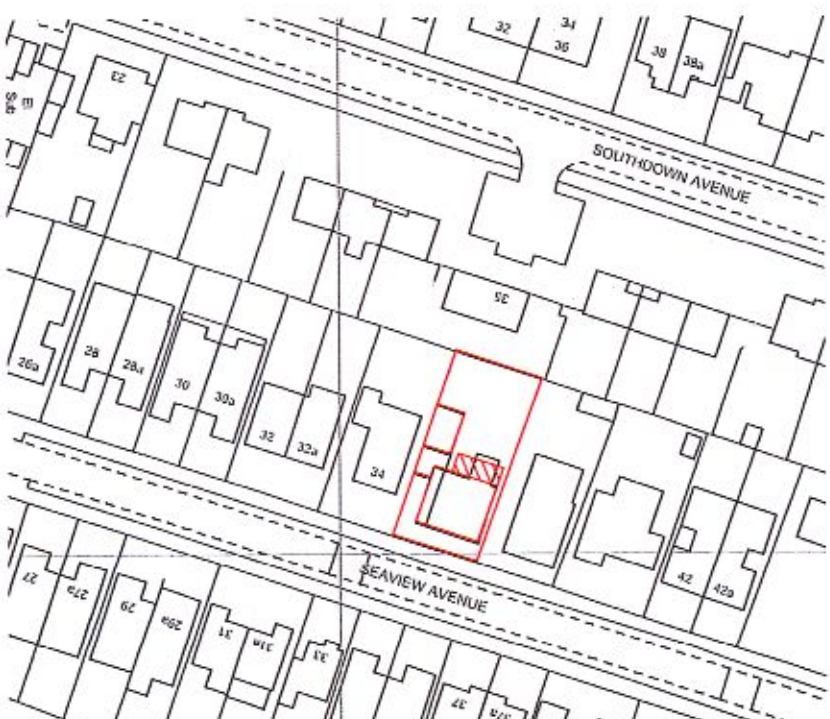
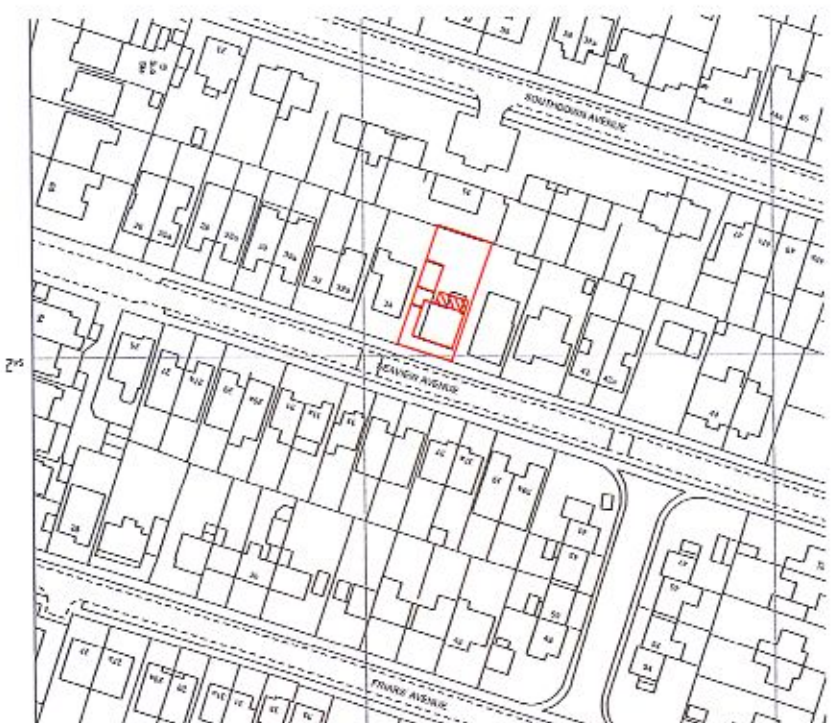
Scale in Metres  
0 5 10 15 20 25  
for 1:500



Mr. Benja		39, Seaview Avenue Pescadore		Site and Location Plan	
Building Advisor Ltd		Kings			
12/03/12		09/03/12		4/4	
42		3X			



FOR PLANNING PURPOSES

[illegible]





## Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liable Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at [https://ecab.planningportal.co.uk/uploads/1app/cil\\_guidance.pdf](https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf)**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### 1. Application Details

Applicant or Agent Name:

MR KEITH LAWTON

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

.

Site Address:

36 SEAVIEW AVENUE  
PEACEMAVEN  
BN10 8SA

Description of development:

TWO STOREY REAR EXTENSION WITH PITCH ROOF

Does the application relate to minor material changes to an existing planning permission (Is it a Section 73 application)?

Yes ☐

Please enter the application number:

No ☒

If yes, please go to Question 3. If no, please continue to Question 2.



## 2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes ☐ No ☒

b) Proposals for one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes ☐ No ☐

c) None of the above

Yes ☒ No ☐

If you answered yes to either a), or b) please go to **Question 4**.

If you answered yes to c), please go to **8. Declaration** at the end of the form.

## 3. Applications for Minor Material Changes to an Existing Planning Permission

a) Does this application involve a change in the amount or use of new build floorspace, where the total floorspace, including that previously granted planning permission, is over 100 sq m?

Yes ☐ No ☐

b) Does this application involve a change in the amount of floorspace where one or more new dwellings (including residential annexes) are proposed, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional floorspace)?

Yes ☐ No ☐

If you answered yes to either a), or b) please go to **Question 4**.

If you answered no to both a) and b), please go to **8. Declaration** at the end of the form.

## 4. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered yes to a) or b), please note that you will need to complete and have agreed CIL Form 2 - 'Claiming Exemption or Relief', and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy. You will also need to complete CIL Form 2 if you think you are eligible for discretionary charitable relief, or exceptional circumstances relief, if this is available in your area. Please check the Charging Authority's website for details. CIL Form 2 is available from [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered yes to c) please also complete a CIL Form 7 - 'Self Build Exemption Claim Form: Part 1' available from [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil). Please note you will need to complete and have agreed CIL Form 7, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority must receive prior to the commencement of your development, in order to benefit from relief from the levy.

d) Do you wish to claim a self build exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered yes to d) please also complete either CIL Form 8 - 'Self Build Residential Annex Exemption Claim Form' or CIL Form 9 - 'Self Build Extension Exemption Claim Form' available from [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil). Please note you will need to have completed and agreed either CIL Form 8 or 9, as appropriate, and submitted a Commencement (of development) Notice to the Charging/Collecting Authority, which the Authority, if in respect of a residential annex, must receive prior to the commencement of your development, in order to benefit from relief from the levy.

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## 5. Reserved Matters Applications

Does this application relate to details or reserved matters pursuant to an application that was granted planning permission prior to the introduction of the CIL charge in the relevant local authority area?

Yes ☐

Please enter the application number:

No ☐

If you answered yes, please go to 8. Declaration at the end of the form.

If you answered no, please continue to complete the form.

## 6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes ☐

No ☐

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes ☐

No ☐

If yes, please complete the table in section 6c) below, using the information provided for Question 18 on your planning application form.

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace				

## 7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal floorspace that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in question 7c).

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## 7. Existing Buildings continued

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace							

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sq ms) to be retained	Proposed use of retained floorspace	Gross internal area (sq ms) to be demolished
1				
2				
3				
4				
Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building? Yes ☐ No ☐

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

## 8. Declaration

I/we confirm that the details given are correct.

Name:

K. Lawton KEITH LAWTON

Date (DD/MM/YYYY). Date cannot be pre-application:

05/09/2019

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

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App. No:





Reference	LW/19/0669
Alternative Reference	PP-08151773
Application Received	Wed 18 Sep 2019
Application Validated	Wed 18 Sep 2019
Address	87 Malines Avenue Peacehaven East Sussex BN10 7RR
Proposal	Flat roof dormer to the rear elevation & two new Velux windows to the front elevation
Status	Awaiting decision
Appeal Status	Unknown



## Community Infrastructure Levy (CIL) - Determining whether a Development may be CIL Liab Planning Application Additional Information Requirement form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information. **Please read the associated Guidance Notes before you complete the form. Notes on the questions are provided at [https://ecab.planningportal.co.uk/uploads/1app/cil\\_guidance.pdf](https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf)**

Please complete the form using block capitals and black ink and send to the Charging Authority (or Collecting Authority if this differs from the Charging Authority).

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief..

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### 1. Application Details

Applicant or Agent Name:

Craig Matthews

Planning Portal Reference (if applicable): PP-08151773

Local authority planning application number (if allocated):

Site Address:

87 Malines Ave, Peacehaven, BN10 7RR

Description of development:

Loft conversion, Proposed rear dormer & side window

Does the application relate to minor material changes to an existing planning permission (is it a Section 73 application)?

Yes ☐

Please enter the application number:

No ☒

If yes, please go to **Question 3**. If no, please continue to **Question 2**.



## 2. Liability for CIL

Does your development include:

a) New build floorspace (including extensions and replacement) of 100 sq ms or above?

Yes ☐ No ☒

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Yes ☐ No ☒

c) None of the above

Yes ☒ No ☐

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Yes ☐ No ☐

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c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

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Yes ☐ Please enter the application number:

No ☐

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If you answered no, please continue to complete the form.

## 6. Proposed New Floorspace

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N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes ☐ No ☐

If yes, please complete the table in section 6c) below, providing the requested information, including the floorspace relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does your application involve new **non-residential floorspace**?

Yes ☐ No ☐

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Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace				

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Number of buildings:

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4					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace						



## 7. Existing Buildings continued

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings **into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?** If yes, please complete the following table:

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Total floorspace into which people do not normally go, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If your development involves the conversion of an existing building, will you be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

e) If Yes, how much of the gross internal floorspace proposed will be created by the mezzanine floor (sq ms)?

Use	Mezzanine floorspace (sq ms)

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## 8. Declaration

I/we confirm that the details given are correct.

Name:

Craig Matthews

Date (DD/MM/YYYY). Date cannot be pre-application:

13/09/19

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App. No:







## DESIGN AND ACCESS STATEMENT

87 MALINES AVE, PEACEHAVEN, BN10 7RR  
PROPOSED REAR DORMER & SIDE WINDOW



Matthews Architectural Practice Ltd

Mobile: +44 (0) 7808 288693

Email: [craig@mapltd.design](mailto:craig@mapltd.design)

Website: [mapltd.design](http://mapltd.design)

**USE:**

The existing use of the site is a 2-bedroom semi-detached bungalow. The use of this proposal remains unaltered.

**AMOUNT:**

The existing house has 2-bedrooms, 1-bathrooms, Lounge, Kitchen, garage. The application seeks to build a new dormer that will add 2 new bedrooms, 1 new bathroom and 1 new en-suite

**LAYOUT:**

The existing layout on the ground floor will remain the same with existing bedroom 01 side reduced to include new stairway, the dormer space will be as drawing '1021-004 Proposed Plans'.

**ACCESS:**

Side and rear access will remain unaltered.

**SCALE:**

The scale of the proposed dormer will add height 2.5m x width 6.5m x depth 5.2m, this will add 42.25 cubic metres below permitted development volume allowance of 50 cubic metres for semi-detached house.

**LANDSCAPING:**

No landscaping will be needed.

**APPEARANCE:**

The proposal looks to match existing hanging tiles with new flat roof.







