



Toni Lopes
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TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN

PEACEHAVEN TOWN COUNCIL

Councillors on this Committee: EX OFFICIO

Cllr. Jackie Harrison-Hicks (Chair of Council), Cllr. Job Harris (Vice Chair of Council)

Cllr Melvyn Simmons (Chair of Committee), Cllr Lynda Duhigg (Vice Chair of Committee), Cllr Daryll Brindley, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Claude Cheta,

Dear Committee Member,

2nd April 2019

You are summoned to a **PLANNING & HIGHWAYS** meeting to be held in the **ANZAC ROOM** Community House, Meridian Centre, Peacehaven on **Tuesday 9th April 2019 at 7:30pm**

Andy Beams
Acting Town Manager

A G E N D A

GENERAL BUSINESS

1. PH606 CHAIR ANNOUNCEMENTS

2. PH607 PUBLIC QUESTIONS

There will now be a 15 minute period whereby members of the public may ask questions, on any relevant **PLANNING & HIGHWAYS** matters. It would be preferred if these are submitted in writing by 12 noon on the day of the meeting. Each speaker is restricted to 3 minutes. Copies of any non-confidential reports listed below may be obtained by contacting the Town Council Office.

3. PH608 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

4. PH609 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

5. PH610 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 26th MARCH 2019 enclosed (pages 1-4)

6. PH611 TRAFFIC FLOW IMPROVEMENT PLAN – comments to LDC by 12th April (pages 5-7)
7. PH612 FOOTPATH AT CENTENARY PARK (pages 8-10)

8. PLANNING APPLICATIONS RECEIVED

8. PH613 LW/19/0215 – 34b Sunview Avenue (pages 11-16)
9. PH614 LW/19/0153 – 90b Phyllis Avenue (pages 17-19)
10. PH615 LW/19/0148 – 15 Phyllis Avenue (pages 20-30)
11. PH616 LW/19/0144 – 156 South Coast Road (pages 31-40)
12. PH617 LW/19/0195 – 206 South Coast Road (pages 41-42)
13. PH616 LW/18/0402 – Appeal 41 Firle Road (pages 43-80)

DECISION NOTICES

14. LW/19/0019 – 239 South Coast Road (Permission Granted)
15. LW/18/0366 – 81-85 South Coast Road (Permission Granted)
16. LW/19/0016 – 1A Lea Road (Refused)
17. LW/19/0056 – 154 South Coast Road (Permission Granted)

ACTION PLAN UPDATES

PH602 – Vicky to contact Thames Valley Archaeological Services to find out if they could supply us with pictures and a list of any findings after the archaeological evaluation. It would be interesting for the Town Residents, if anything is found. **Email sent and unfortunately nothing was found at the dig.**

Vicky – to contact Lewes Planning to find out why the concrete footpath connecting Hoddern Farm entrance to Centenary Park Entrance has been closed off to the residents without any adequate signage & Health and safety concerns. – **Email sent to Jennifer Baxter 28/3/19 –no response yet 1/4/19**

Vicky – To thank Kevin and the Grounds staff on behalf of the Planning & Highways Committee, for their hard work and saving of resident's money dismantling the bus shelter, saving £1000 – **Email sent 27/03/19**

CONFIRM DATE OF NEXT MEETING 30TH April 2019



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MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE
HELD ON TUESDAY 26TH MARCH 2019 AT 7.30PM
IN COMMUNITY HOUSE, ANZAC ROOM

Councillors of this Committee EX OFFICIO

Cllr. Jackie Harrison-Hicks (Chair of Council) Cllr. Job Harris (Vice Chair of Council)

Cllr Melvyn Simmons (Chair of Committee), Cllr Lynda Duhigg (Vice Chair)
Cllr Daryll Brindley, Cllr Sue Griffiths, Cllr Alan Milliner, Cllr Claude Cheta

In Attendance Vicky Onis, Admin Assistant

GENERAL BUSINESS

1. PH 594 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 26th March 2019.

Firstly may I remind you of the Health and Safety announcement, we are not expecting any evacuations, but if we do the alarm will sound and you will be required to leave the building in the closest available route and we will meet in the grass area in the south car park.

2. PH 595 PUBLIC QUESTIONS

No questions

3. PH 596 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr Cheta – work commitments
Cllr Simmons – Recovering from Knee surgery
Cllr Harrison-Hicks – no apologies
Cllr Brindley – no apologies

4. PH 597 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

No Declarations

**5. PH 598 TO ACCEPT THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE
5TH FEBRUARY 2019**

Minutes accepted

Proposed – Cllr Griffiths

Seconded – Cllr Milliner

All accepted

**6. PH 599 TO ACCEPT THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE
26TH FEBRUARY 2019**

Minutes accepted

Proposed – Cllr Harris

Seconded – Cllr Griffiths

All accepted

PLANNING APPLICATIONS RECEIVED

7. PH600 LW/18/1016 – 238 South Coast Road

Proposal: Replacing existing signage

Recommendation: To Grant Approval

Proposed – Cllr Griffiths

Seconded – Cllr Harris

All in agreement

8. PH601 LW/19/0160 – 10 Victoria Avenue

Proposal: Loft conversion, replacement garage, and new conservatory.

Recommendation: To Grant Approval

Proposed – Cllr Harris

Seconded – Cllr Milliner

All in agreement

9. PH602 LW/19/0096 – 14 Cripps Avenue

Proposal: Discharge of condition 5.

Recommendation – To Grant Approval

Proposed – Cllr Griffiths

Seconded – Cllr Harris

All in agreement

10. PH603 LW/19/0112 – Lower Hoddern Farm Lane

Proposal: Change of plots from Woodvale to Woodcroft

Recommendation – To Grant Approval

Proposed – Cllr Griffiths

Seconded - Cllr Milliner

All in agreement

DECISION NOTICES

LW/18/1009 – 52 Gladys Avenue (Permission Granted)

LW/18/0947 – 7B Phyllis Avenue (Permission Granted)

LW/18/0858 – 6 Cripps Avenue (Permission Granted)

LW/18/0765 – 16 Ashmore Close (Permission Granted)

LW/18/0954 – 239 South Coast Road (Permission Granted)

LW/18/0975 – 38 Rowe Avenue (Permission Granted)

LW/19/0019 – 239 South Coast Road (Permission Granted)

LW/19/0042 – 239a South Coast Road (Permission Granted)

LW/18/0366 – 81 - 85 South Coast Road (Permission Granted)

Noted

REPORTS

PH604 Lewes parking review – All happy, no comments

PH605 Bus Shelter – Committee would like to accept point 2.1 which is to accept the quote from Queensbury shelters and place an order immediately as it is the same design as 7 of PTC current bus shelters **BUT** with the addition of a seat please

Financial implications – Cllr Griffiths - Can the Councillors CIL money be used?

Action Plan

PH602 – Vicky to contact Thames Valley Archaeological Services to find out if they could supply us with pictures and a list of any findings after the archaeological evaluation. It would be interesting for the Town Residents, if anything is found.

Vicky – to contact Lewes Planning to find out why the concrete footpath connecting Hoddern Farm entrance to Centenary Park Entrance has been closed off to the residents without any adequate signage. There should be signs at the beginning of the path to advise the footpath is now closed off. Residents are walking all the way down to find that it is shut and having to walk all the way back. It is upsetting for the residents who use the path for a quick/safe route across the Town. As an example, the children of Meridian school had been using the footpath to walk to CATS club after school, 25 children on some days. Now the CATS club has had to arrange its own transportation, to take these children to the after school club, the alternative is a much longer walk (in all weathers, with very small children) alongside busy roads.

Vicky – To thank Kevin and the Grounds staff on behalf of the Planning & Highways Committee, for their hard work and saving of resident's money dismantling the bus shelter, saving £1000

Date of Next meeting Tuesday 9th April 2019 at 7.30pm

Meeting closed at 8pm

Subject: S1/302_Sutton Avenue, Peacehaven_Off site highway works associated with Lower Hoddern Farm (Chalkers Rise)_COMMENTS PLEASE

Dear consultee

As part of our internal consultations, please find attached details for the above developer led minor works highways scheme to improve the traffic flow and capacity at the Greenwich Way/Sutton Avenue and A259/Sutton Avenue roundabouts. These highway works are associated with the Lower Hoddern Farm development (LW/2017/0226).

The works consist of lane widening to some of the roundabout approaches and minor footway improvements with tactile paving at the crossing places.

I would be very pleased to receive any comments you may have by 12TH April 2019. If I have not heard from you by then, I will assume you have no comments.

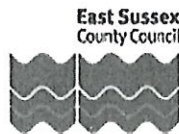
If you need any further information or have any queries, please email or call me.

Kind regards



Principal Officer (Implementation Team)
Transport Development Control, Communities Economy & Transport
Heathfield Highways Depot, Burwash Road, Heathfield, East Sussex, TN21 8RA

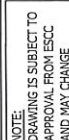
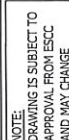
01273 482252 | 07743 600670
eastsussex.gov.uk



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Road Signs Schedule										
Road	Sign	Size	Mount height	Sign facing	Direction	Sign backing color	Post type	Minimum offset distance from centerline to nearest edge	Post length	Number of signs
A1	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Left</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Right</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Left</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Right</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Left</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Right</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
A2	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Left</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Right</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Left</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Right</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Left</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
	7914	2000 x 3000 - 2000mm High x 150mm Wide	2100mm	Class B1, Reflective	Temporary New Road, <i>Right</i> About 400m	Grey	Non Frames, Natural Finish, Fresh	columns	2100mm	1
Total: 12 signs										

[illegible]

C	Update to DCC Comments	3/30/19	L1	CU
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JX	Update to DCC Comments	3/30/19	L1	CU

[illegible]

GENERAL NOTES

1. The bottom, size, depth and identification of existing services shown on this drawing are based on the information provided by the contractor. The contractor shall ensure that all services are correctly identified and that any discrepancies are noted on the drawing prior to construction.
2. The contractor shall ensure that all services are correctly identified and that any discrepancies are noted on the drawing prior to construction.
3. Do not scale. All dimensions and levels to be set out.
4. This drawing shall be used in conjunction with all relevant documents, including the contract, specifications, and any relevant legislation.
5. Copyright. This drawing must not be reproduced, amended or used in any way without the prior written agreement of gta.
6. All drawings are for information only and are not to be used for construction. The contractor shall ensure that all services are correctly identified and that any discrepancies are noted on the drawing prior to construction.

Proposed Lighting Column

Full Height 12m 1200 Kellogg
150mm diameter

Proposed 8m 1200 Kellogg
150mm diameter

25mm Upstand at Pedestrian Crossing Points
25mm Upstand at Vehicular Crossings

Edging Kerb (EF15)

Existing Foul Sewer

Existing Foul Sewer

Existing Foul Sewer

Existing Highway Drain

Existing Highway Manhole

Proposed Highway Road Gully

Existing Highway Road Gully

Proposed Tactile Paving

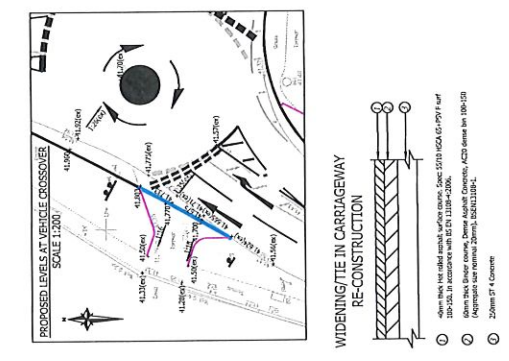
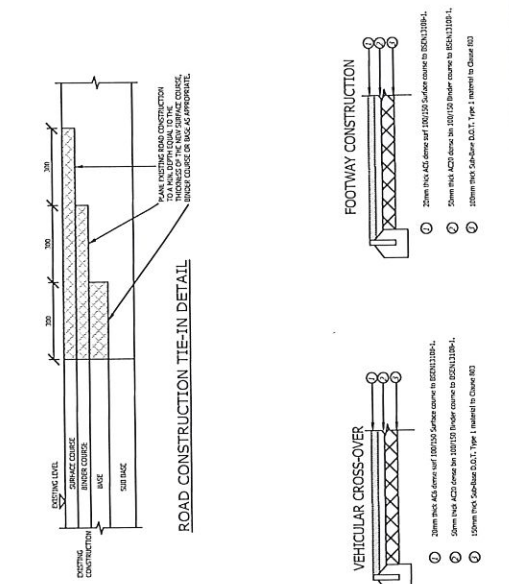
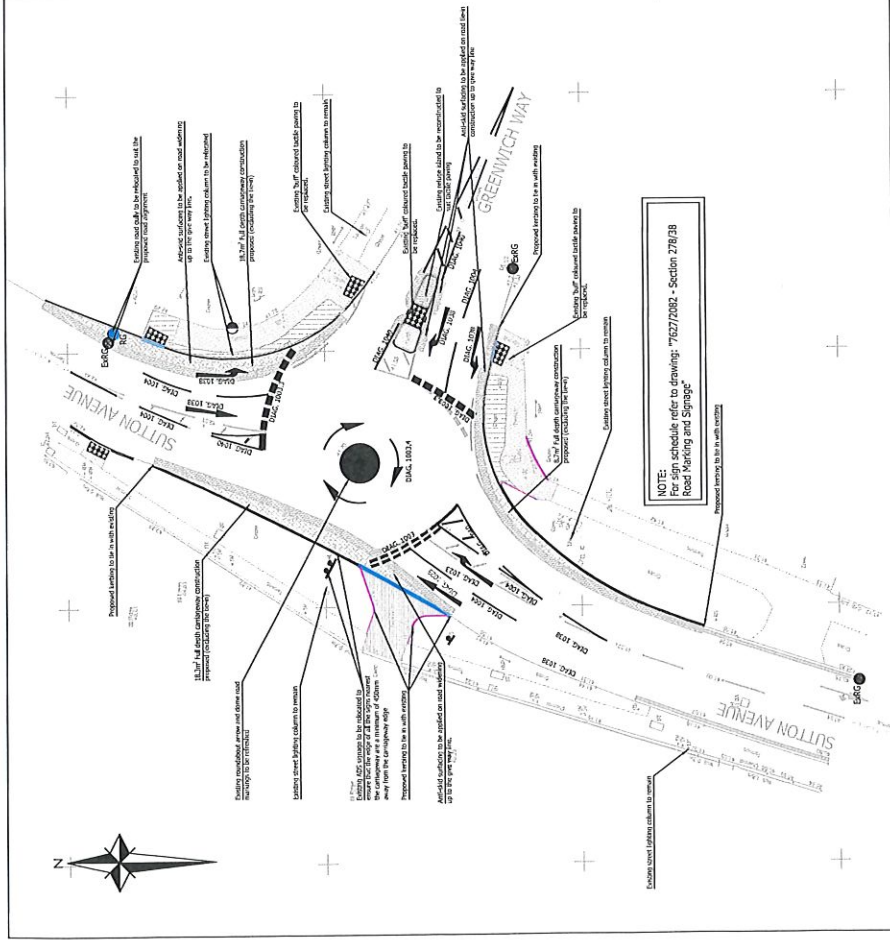
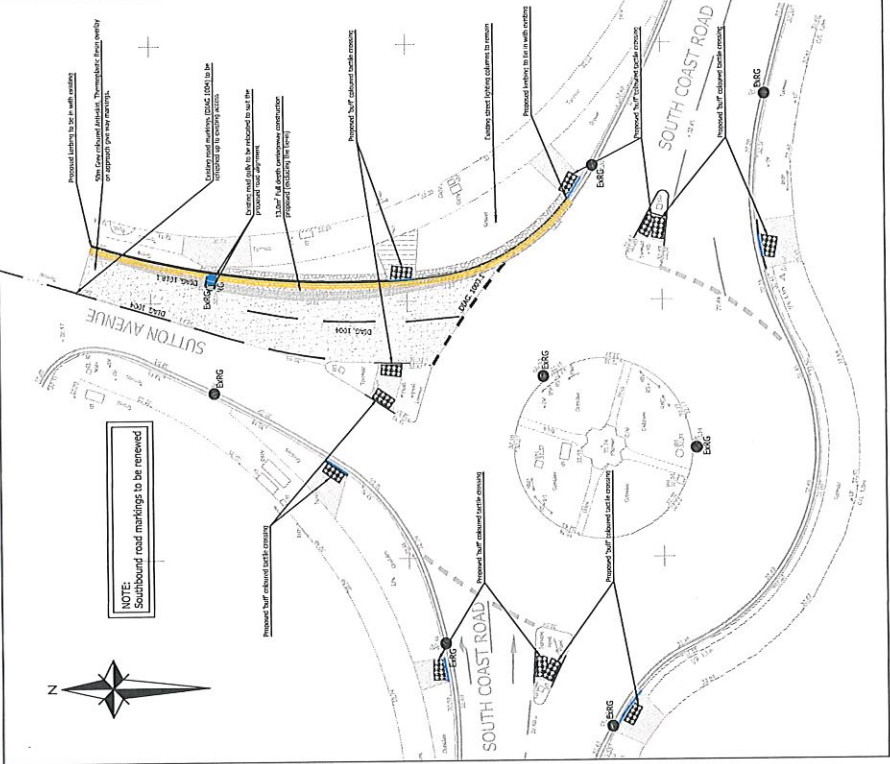
NOTE:
DRAWING IS SUBJECT TO
APPROVAL FROM ESCC
AND MAY CHANGE

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Client: BARRATT SOUTHERN COUNTIES
Project: LOWER HODDER FARM, PEACEHAVEN
Title: S278 CONSTRUCTION LAYOUT
Scale: 1:500
Date: MAY 2018
Drawing No: 7627/2080
Revision: F



gta civils
Geotechnical Engineering
Civil Engineering
Structural Engineering
Transport Engineering
Water Engineering
Environmental Engineering
Surveying
Quantity Surveying
Construction Management
Project Management
Health and Safety
Legal Services
Insurance Services
Dispute Resolution
Expert Witness
Valuation Services
Cost Management
Risk Management
Business Development
Marketing Services
Human Resources
Finance Services
IT Services
Facilities Management
Maintenance Services
Cleaning Services
Security Services
Catering Services
Event Management
Travel Services
Accommodation Services
Transport Services
Logistics Services
Warehousing Services
Distribution Services
Retail Services
Manufacturing Services
Construction Services
Engineering Services
Design Services
Consulting Services
Research Services
Development Services
Testing Services
Inspection Services
Monitoring Services
Evaluation Services
Verification Services
Validation Services
Certification Services
Accreditation Services
Registration Services
Licensing Services
Permitting Services
Compliance Services
Regulatory Services
Standards Services
Codes of Practice Services
Guidelines Services
Best Practice Services
Innovation Services
Research and Development Services
Innovation Services
Research and Development Services
Innovation Services
Research and Development Services



Section	Location	Notes
Section 278/2080	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2081	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2082	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2083	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2084	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2085	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2086	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2087	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2088	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2089	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
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Section 278/2092	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2093	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2094	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2095	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2096	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2097	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2098	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2099	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover
Section 278/2100	Lower Hodder Farm, Peacehaven	Proposed levels at vehicle crossover

WIDENING/TIE-IN CARRIAGEWAY RE-CONSTRUCTION

Full Depth Carriageway Construction

Carriageway Construction to Tie-in Detail

Full Depth Footway Construction

Footway Resurfacing

Full Depth Vehicle Crossover Construction

Vehicle Crossover Resurfacing

Proposed Cobble Paved Area to be Reconstructed

NOTE:
Carriageway widening to widths of less than 1m are to have the same surface course thickness as the regular carriageway construction.

NOTE:
The actual layout of tactile paving shall be to be agreed on site with the Highway Inspector prior to laying slabs.

NOTE:
Carriageway surfacing is to be carried out by a National Highways Sector Scheme to Approved Contractor only.

Admin

From: Admin
Sent: 27 March 2019 12:26
To: victoria_onis@hotmail.co.uk
Subject: footpath Peacehaven - Centenary Park
Attachments: file-1.jpeg; file1.jpeg; file-3.jpeg

Dear Jennifer

On the 19th March, the footpath that runs alongside the Barrett homes development - connecting the Hodder Farm Entrance to the Centenary Park entrance, was closed.

During the Planning & Highways meeting last night, it was queried as to why there is not adequate signage of the closure at the start. Residents are walking all the way down and then finding out it is closed and having to walk all the way back up. Also, this has been a well-used path for many years. As you can see from file 3 attached, it is a very long pathway, which has been a big help to residents having to travel by foot. Connecting them to the other side of Peacehaven in 5-10 mins, rather than a 40-50 min walk.

I am also aware that children from Meridian School, were using this path to walk to the after school CATS Club which is held at the Football Club. The organisers are now having to pick up the children in cars every day, as its too far to walk them down. The process is now getting costly to the staff, as it takes 3 members of staff in cars and often they have to do 2 trips.

The Planning & Highways Committee are aware that the farmer has said the public can walk on his field, but this just is not practical for 25 young children, elderly, parents with buggies and disabled in mobility scooters, walking in the slippery mud, which is like a bog when it rains (picture attached) .

There is a Health and Safety issue here and an idea of when this path will be up and running for the Residents of Peacehaven would be appreciated,

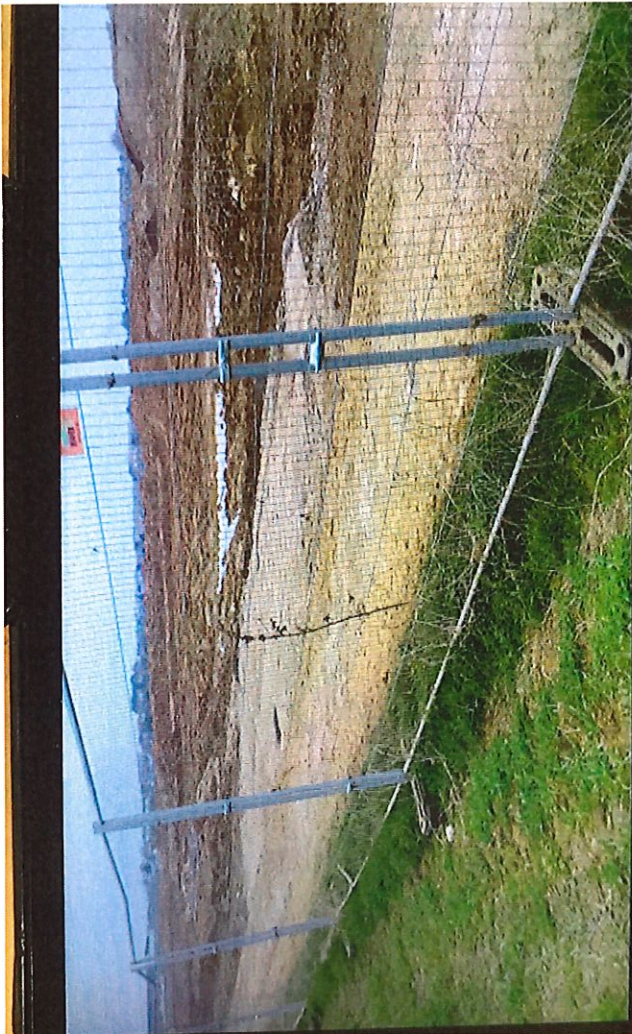
Kind Regards

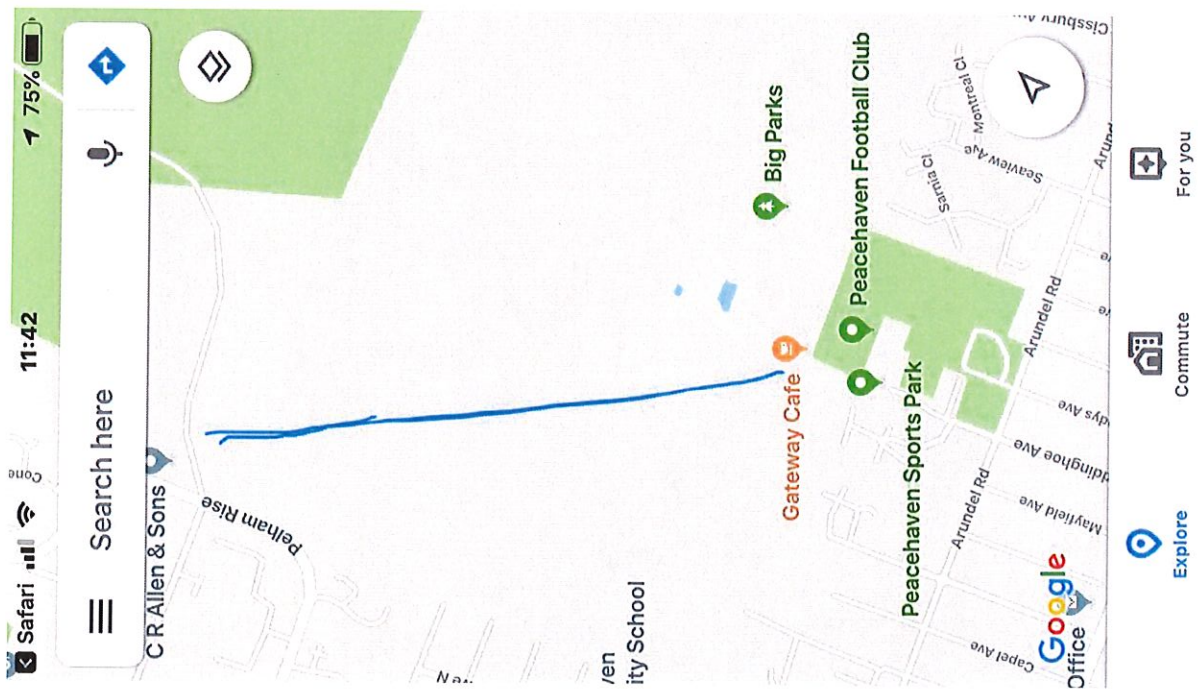
Vicky Onis
Admin Officer
Peacehaven Town Council
Tel: 01273 585493 option 5

GREEN BOOK

INSPIRED BY A TRUE FRIENDSHIP

17th APRIL, MAIN HALL 7.30pm
TICKETS ON SALE NOW, £5





Reference	LW/19/0215
Alternative Reference	PP-07706535
Application Received	Mon 18 Mar 2019
Application Validated	Tue 19 Mar 2019
Address	34B Sunview Avenue Peacehaven East Sussex BN10 8RR
Proposal	Proposed conversion of existing garage .
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



DESIGN AND ACCESS STATEMENT

34A SUNVIEW AVE, PEACEHAVEN, BN10 8RR

GARAGE CONVERSION



Matthews Architectural Practice Ltd

Mobile: +44 (0) 7808 288693

Email: craig@mapltd.design

Website: mapltd.design

USE:

The existing use of the site is a detached dwelling. The use of this proposal remains unaltered with the addition of a new spare room.

AMOUNT:

The existing house has 3-bedrooms, 2-bathroom, Lounge, Kitchen, dining and garage. The application seeks to remove the garage and add a downstairs bedroom.

LAYOUT:

The existing layout will remain the same apart from the garage to be converted to a new spare room.

ACCESS:

Access will remain unaltered.

SCALE:

The scale of the property will not increase.

LANDSCAPING:

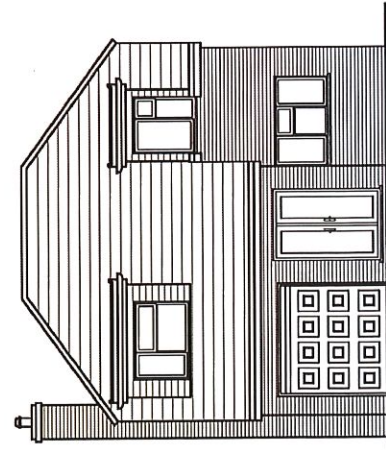
No landscaping will be needed.

APPEARANCE:

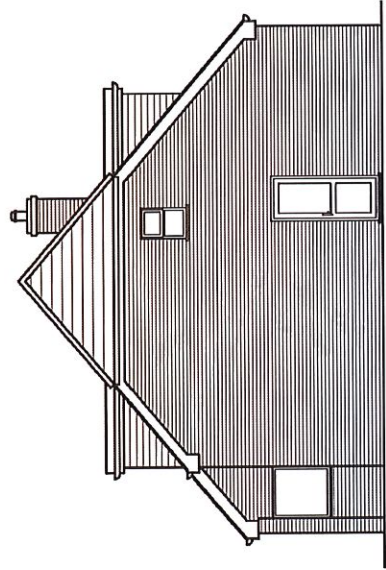
The proposal looks to add a new brick wall to match existing and white upvc window to match existing.

Existing

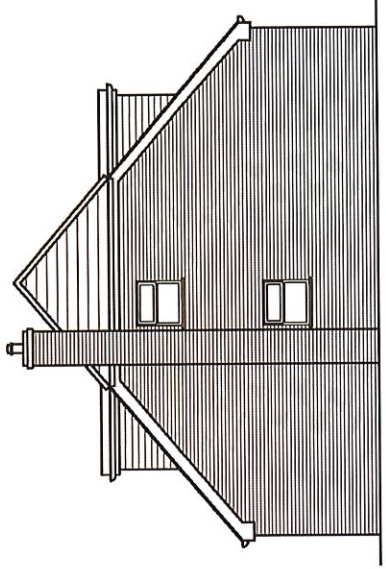
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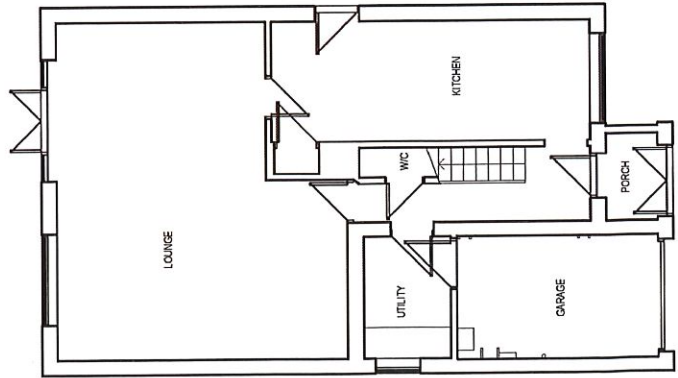
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SCALE 1:100



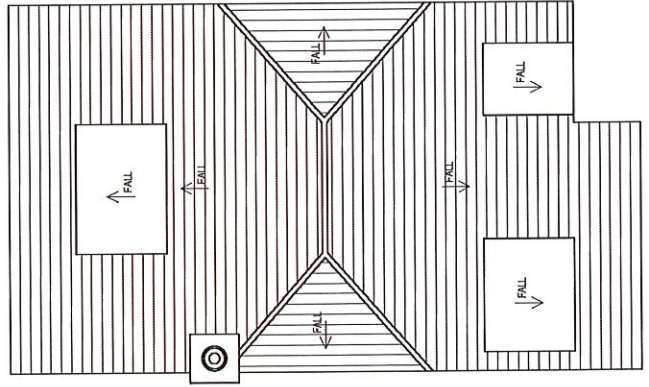
EXISTING NORTH ELEVATION
SCALE 1:100



EXISTING SOUTH ELEVATION
SCALE 1:100




EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING ROOF PLAN
SCALE 1:100



Rev	Description	Date
Client	LES & JO SARDINA	
Job title	GARAGE CONVERSION 34A SUNVIEW AVE, PEACEHAVEN, BN10 8RR	
Drawing title	EXISTING PLANS & ELEVATIONS	
Scale	1:100@A3	Date
14-03-19	Drawn	CM
 Website: mapdesign.co.uk Email: info@mapdesign.co.uk Phone: 01494 888888		
Drawing No	1004-002	

proposed

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Rev	Description	Date
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Client
LES & JO SARDINIA

Job title
GARAGE CONVERSION
34A SUNTAY AVE, PEACEHAVEN,
BN10 8RR

Drawing title
PROPOSED PLANS & ELEVATIONS

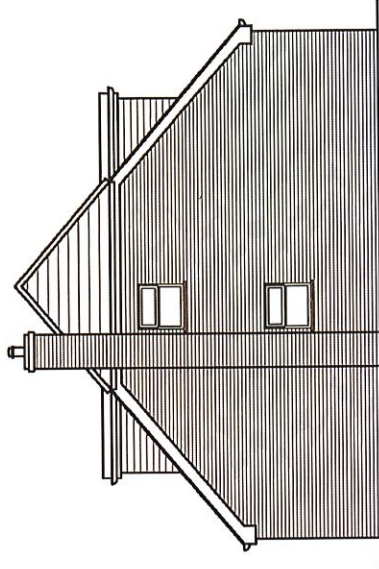
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Date
14-03-19

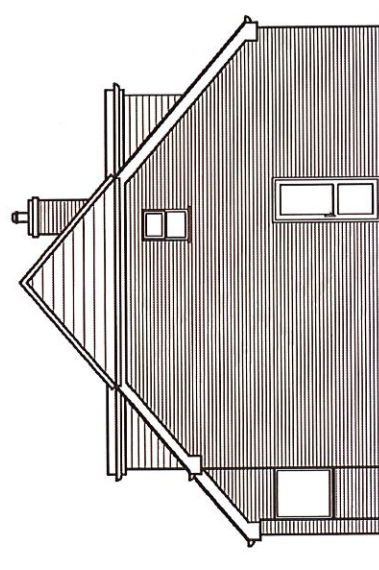
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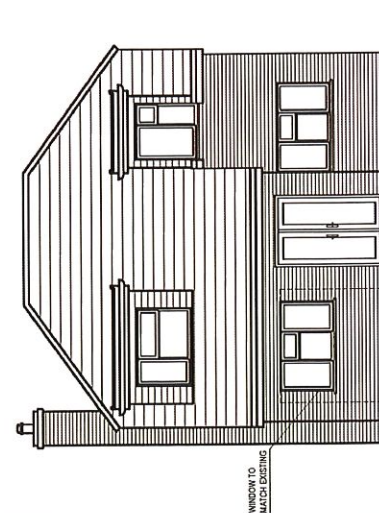
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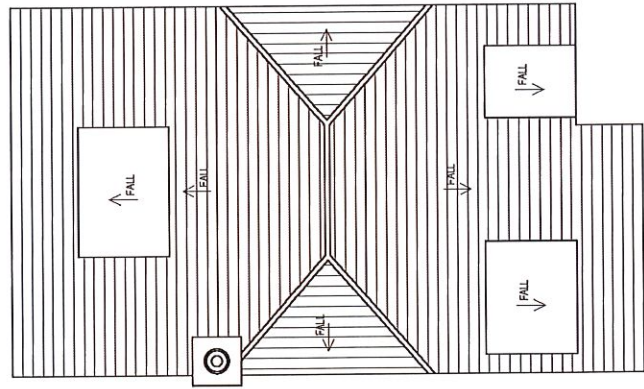
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SCALE 1:100



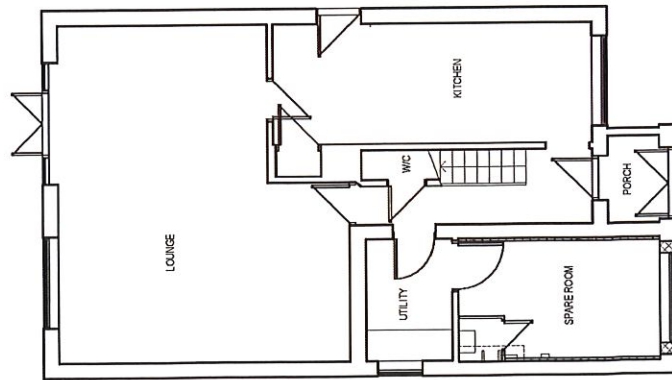
PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100




PROPOSED ROOF PLAN
SCALE 1:100

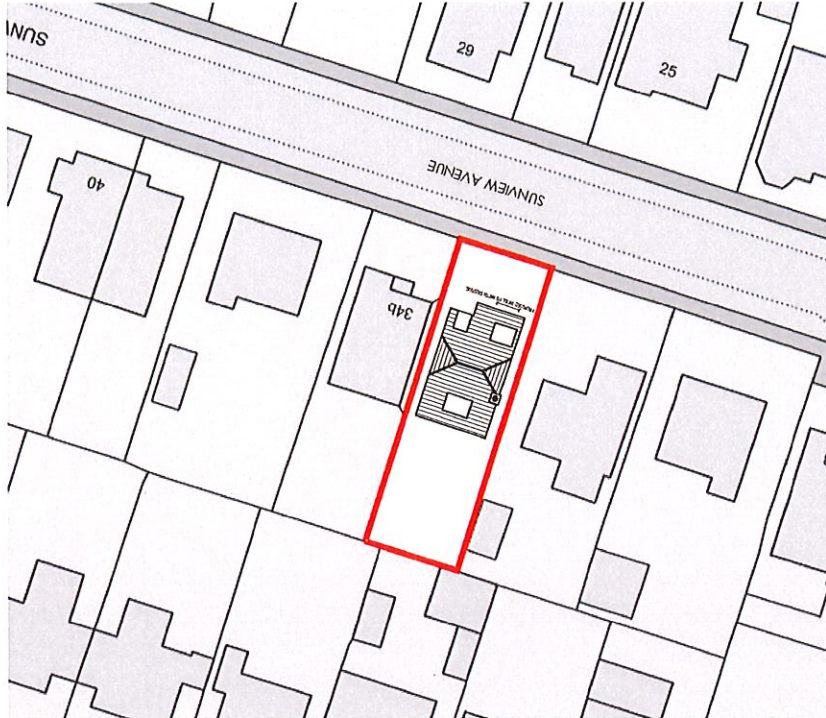


PROPOSED GROUND FLOOR PLAN
SCALE 1:100



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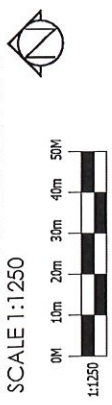
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Job Title	GARAGE CONVERSION 34A SUNVIEW AVE, PEACEHAVEN, BND 8RR	
Drawing Title	SITE LOCATION & BLOCK PLAN	
Scale	1:500/1:1250@A3	Drawn
Date	14-03-19	CM
 Head: matthews Project: 190314/01 Date: 14-03-19		
Drawing No	1004-001	



PROPOSED BLOCK PLAN
34A SUNVIEW AVE, PEACEHAVEN
SCALE 1:500



EXISTING LOCATION PLAN
34A SUNVIEW AVE, PEACEHAVEN
SCALE 1:1250



PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:	15.04.2019.		
Case No:	LW/19/0153		
Case Officer:			

Location: 90B Phyllis Avenue Peacehaven East Sussex BN10 7RQ

Proposal: Conversion of a 3 bed detached bungalow and garage into 2 no. two bed semi detached bungalows with parking

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>

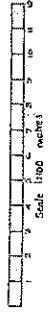
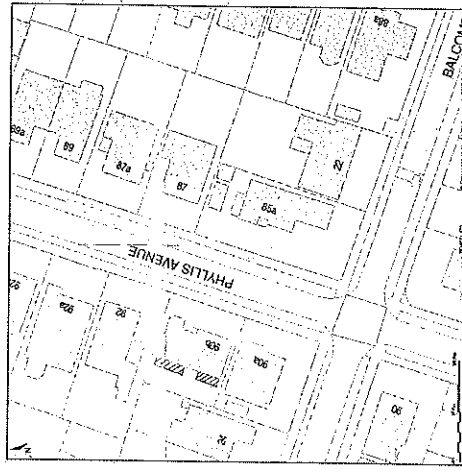
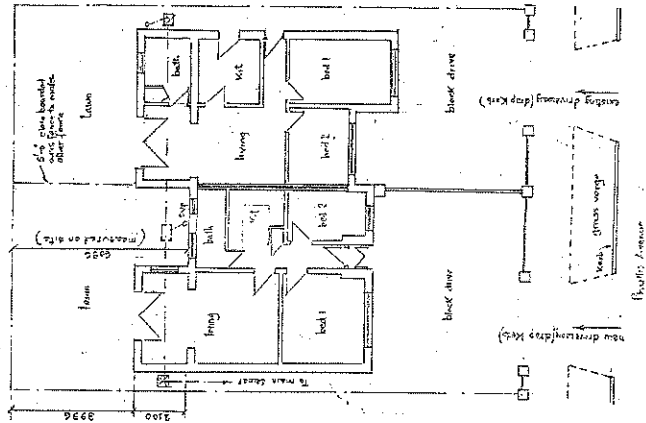
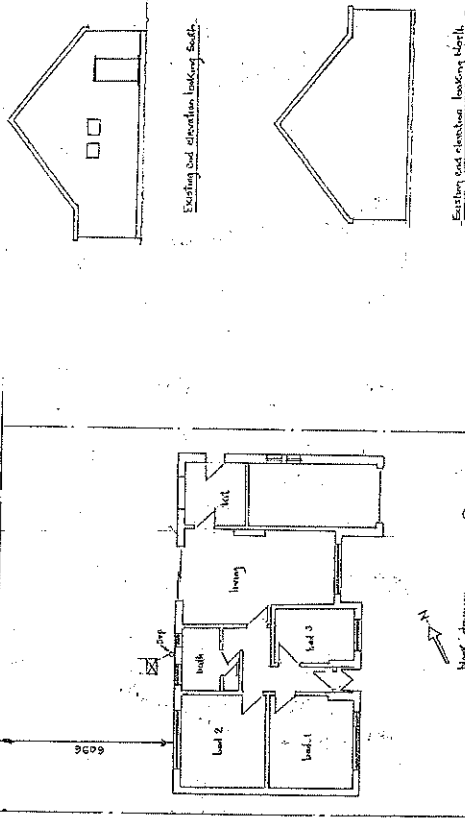
We would be grateful to receive any observations no later than 15.04.2019.

Yours faithfully

Phone:

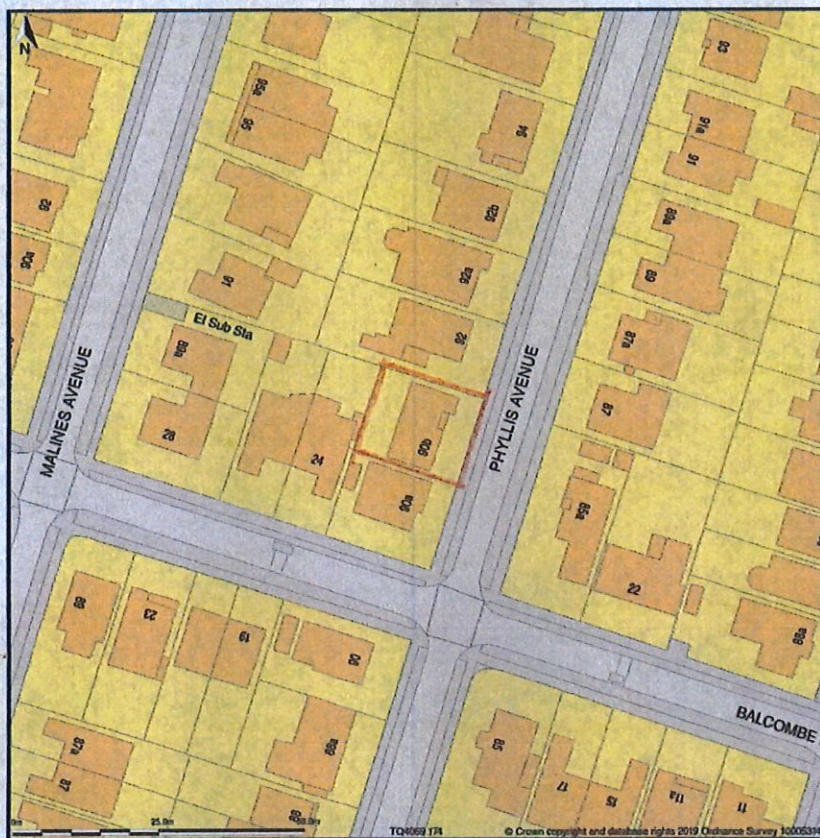
Email:

Website: lewes-eastbourne.gov.uk



C			
B			
A	Issued for L.C. planning approval	15/2/2010	
REV	DETAIL	DATE	
ADDRESS	300 B, PHYLLIS AVENUE, PEACHEVALE, SA10 7RQ		
DETAIL	Conversion of a 2 bed detached bungalow and garage to 2 x 2 bed semi-detached bungalow both with parking.		
SCALE	1:100 & 1:500	SHA N°	REV
		CS	A

90b, Phyllis Avenue, Peacehaven, East Sussex, BN10 7RQ



Site Plan shows area bounded by: 540624.27, 101676.34 540765.69, 101817.76 (at a scale of 1:1250), OSGridRef: TQ4069 174. 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.

Produced on 28th Feb 2019 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2019. Supplied by www.buyaplan.co.uk a licensed Ordnance Survey partner (100053143). Unique plan reference: #00397979-350FF7

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Reference	LW/19/0148
Alternative Reference	PP-07655724
Application Received	Tue 26 Feb 2019
Application Validated	Tue 26 Feb 2019
Address	15 Phyllis Avenue Peacehaven East Sussex BN10 7PN
Proposal	Proposed single storey extension to the rear
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Design & Access Statement

Project: **Single storey extensions to the rear**

Site Location: 15 Phyllis Avenue, Avenue, Peacehaven, BN10 7PN

Date: February 2019

USE

1.0 Overview

1.1 This planning submission describes extensions to the above property.

1.2 List of proposed extensions and alterations:

- Proposed ground floor extension to the rear, including new pitched roof.

2.0 Background History and Context to the Site

2.1 The applicants are the current owners of the site and are currently living in the dwelling. A Certificate of Ownership 'A' has been used in this planning application.

2.2 The existing dwelling is was a detached bungalow built circa 1950. The bungalow was later converted to two semi-detached properties (no. 15 & 15a).

2.3 The house is positioned within a 227m2 plot

2.4 Site Photographs

Below – Rear elevation in context



AMOUNT

3.0 Accommodation

The following breakdown lists existing and proposed gross internal floor areas.

Gross Internal Floor Areas

Accommodation	Area (m2)
Existing - Ground Floor	61
Existing Building Totals:	61

Accommodation	Area (m2)
Proposed - Ground Floor	77
Proposed Building Totals:	77

LAYOUT

4.00 The proposed alterations and extensions at ground floor will create a larger bedroom area.

4.01 For further information, the proposed and existing layouts have been clearly indicated on the submitted drawings.

SCALE

5.0 The proposed alterations and extensions will result in a slight increase in usable internal floor area. We feel the site is appropriate for a larger dwelling than the existing house.

LANDSCAPING & ACCESS

6.1 No works are intended as part of this application

APPEARANCE

7.1 External walls-

Existing – Brick finish

Proposed – New walls, brickwork to match existing

7.2- ROOF

Existing – Pitched tiled roof

Proposed – New pitched roof to match existing

7.3 Windows and Doors -

Existing door and windows – Upvc double glazed windows

Proposed doors and windows to match existing style with double glazed units.

ADDITIONAL INFORMATION

8.0 Users of the Building

Our proposal describes a three bedroom family house.

9.0 Access to and within Site

9.1 Approach to the Dwelling

The principle of the entrance to the dwelling will remain unchanged, but we are proposing to change the entrance location.

9.2 Car Parking & Vehicular Access

The existing parking strategy will remain unchanged by the proposals,

10.0 Flooding

According to the Environment Agency's Flood Map, the site is not in an area of flood risk.

11.0 Considerations Towards Sustainability

The following points have been considered with regard to minimizing the project's embodied energy and other environmental impacts in terms of its construction and use:

11.1 Atmospheric Impacts

The proposed extensions will be insulated to meet or beat current stipulations of the latest version of Part L of the Building Regulations.

11.2 Foul Drainage Impacts

Reuse of existing connections where possible.

11.3 Community Safety Impacts

It is assessed by the Design Team that there will be no material change to the level of natural surveillance of the property or to the surrounding streets.

11.4 Land Use Impacts

The proposals make no material impact to land use impacts over that of the existing

12.0 Conservation Areas

15 Phyllis Avenue, Peacehaven, BN10 7PN

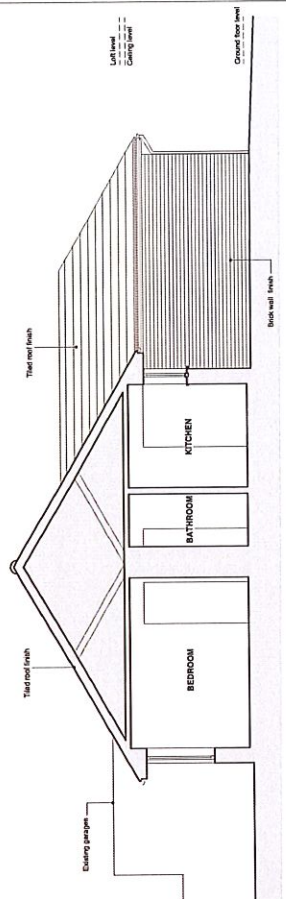
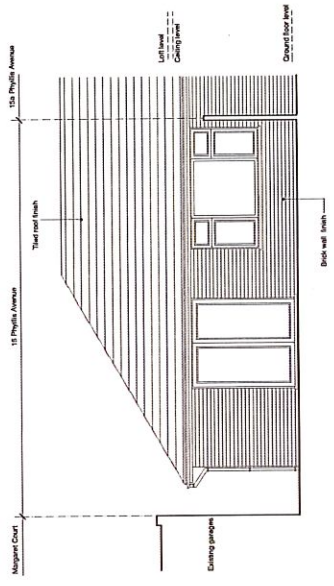
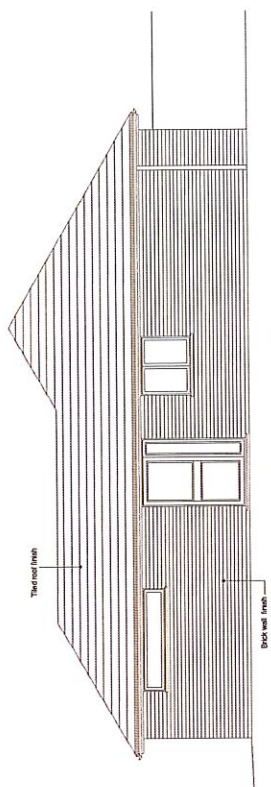
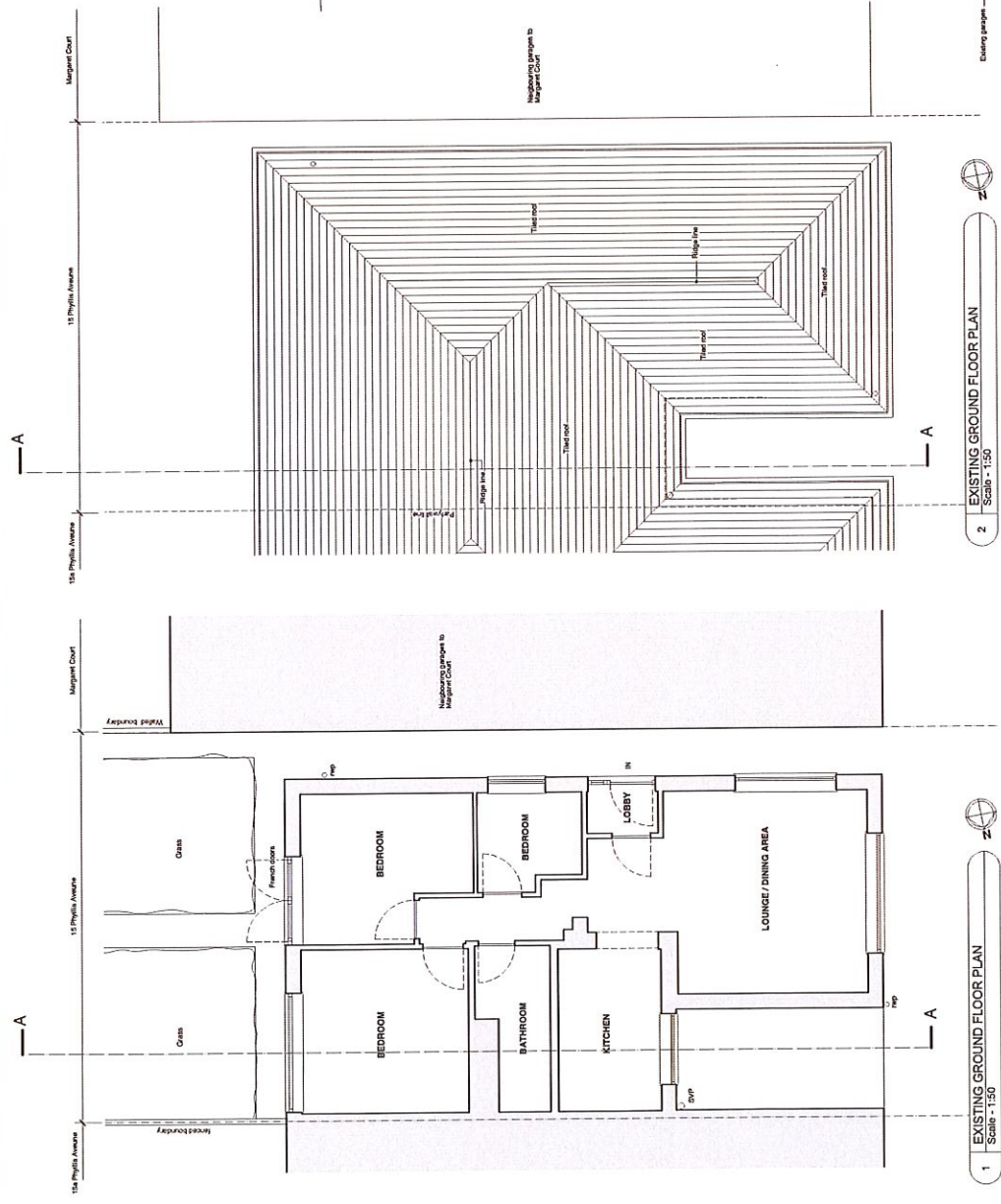
12.01 The building is not located within a conservation area.

13.0 Archaeologically Sensitive Areas

13.01 The building is not located within an Archaeologically Sensitive Area.

13.02 This is not a schedule of Ancient Monument or Historic Park and Gardens

Existing



READ IN CONJUNCTION WITH ARCHITECT'S SPECIFICATION, SCHEDULE OF WORKS AND ENGINEERS DETAILS AND CALCULATIONS

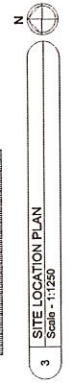
15 Phyllis Avenue, Peasehaven, B910 7PN

EXISTING PLANS, ELEVATIONS, SECTION, SITE LOCATION PLAN AND BLOCK PLAN

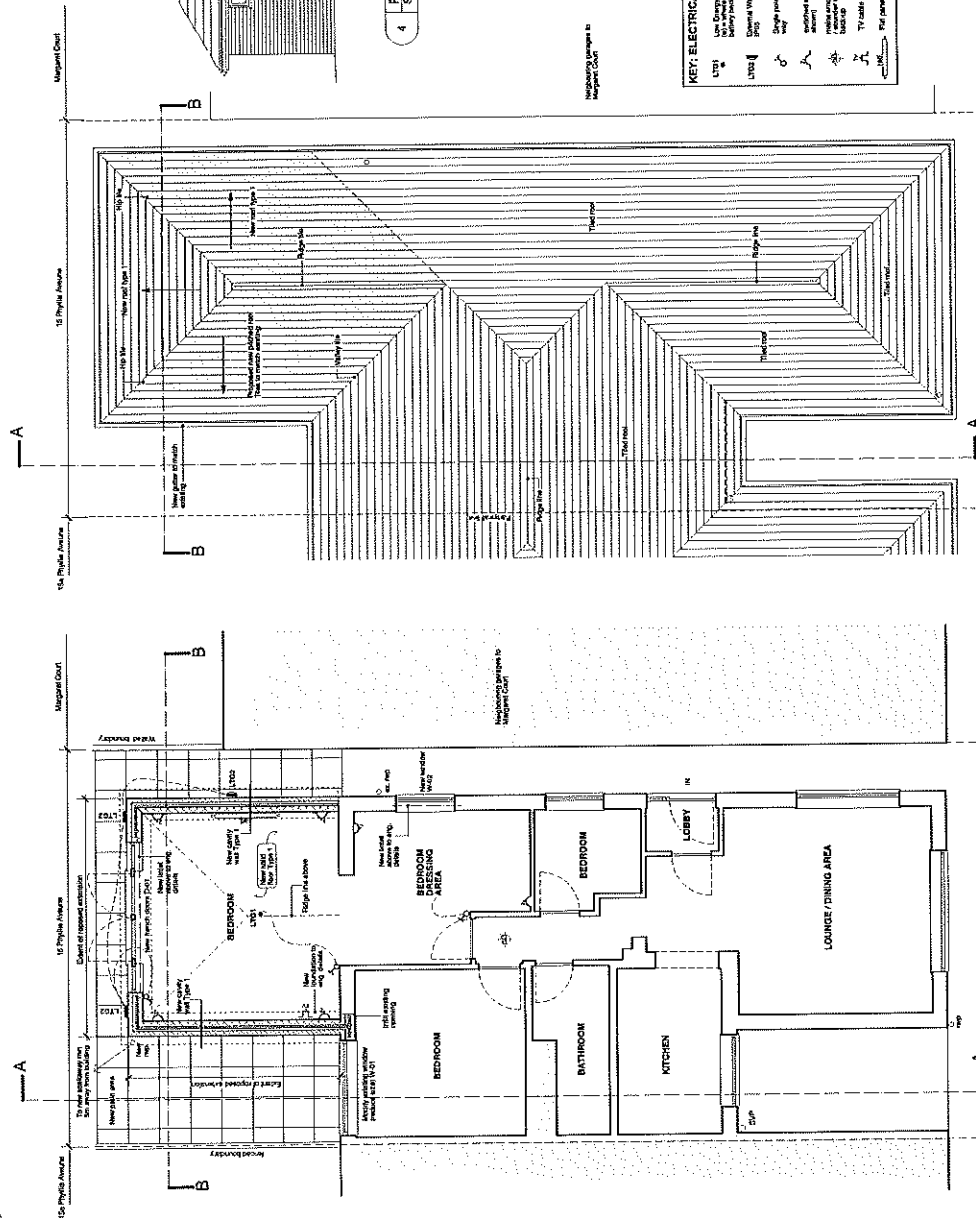
DATE: FEB 19

SCALE: 1:150

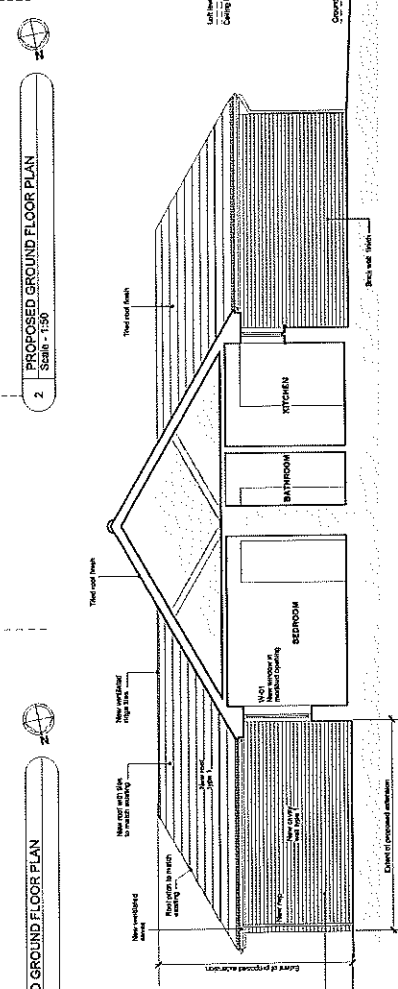
AL-100



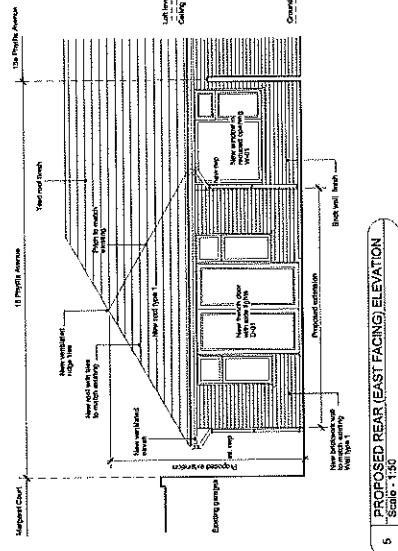
proposed.



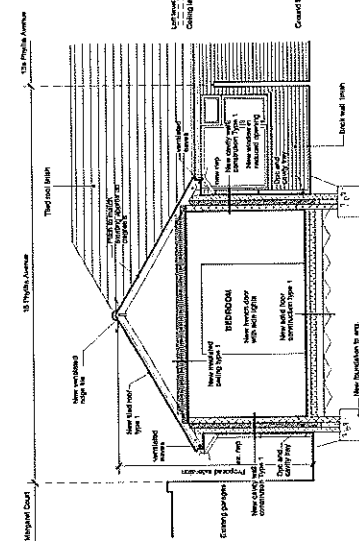
PROPOSED GROUND FLOOR PLAN



PROPOSED NORTH FACING ELEVATION (SECTION A-A)





6 PROPOSED REAR (EAST FACING) ELEVATION



6 PROPOSED SECTION B-B
Scale = 1:50

KEY: ELECTRICAL AND HEATING

 LIGHTS	Low Energy Product: Compact fluorescent bulbs 10-15% more energy saving with battery backup
 LIGHTS	General: VHS fluorescent LED with 100% 3000 Single phase light switch one way switched socket (double alarm) mobile alarm detector alarm with battery backup TV cable for fibre connection For powered indicator with TVPS

15 Phyllis Avenue, Pasco, WA 99301		PROPOSED PLANS, ELEVATIONS & SECTION		AL-200	
DATE	15 FEB '79	PLAN NUMBER	150, 150-0 & 151	SCALE	1/8" = 1'-0"
READ IN CONNECTION WITH ARCHITECTS SPECIFICATION, SCHEDULE OF WORKING AND ENGINEER DETAILS AND CALCULATIONS					



Lewes District Council

Planning Services

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

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

**Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990**

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	15
Suffix	
Property name	
Address line 1	Phyllis Avenue
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 7PN

Description of site location must be completed if postcode is not known:

Easting (x)	540550
Northing (y)	101163

Description

--

2. Applicant Details

Title	Mr
First name	frank
Surname	Saunders
Company name	
Address line 1	15, Phyllis Avenue
Address line 2	
Address line 3	
Town/city	Peacehaven
Country	

2. Applicant Details

Postcode	BN10 7PN
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	Daniel
Surname	Harding
Company name	DH Design
Address line 1	53 Plymouth Avenue
Address line 2	Lower Bevendean
Address line 3	
Town/city	Brighton
Country	
Postcode	BN24JA
Primary number	07545563762
Secondary number	
Fax number	
Email	dhdesign@virginmedia.com

4. Description of Proposed Works

Please describe the proposed works:

Proposed single storey extension to the rear

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	Brickwork

5. Materials

Walls	
Description of proposed materials and finishes:	Brickwork to match existing

Roof	
Description of existing materials and finishes (optional):	Pitched tiled roof
Description of proposed materials and finishes:	Tiled pitched roof to match existing

Windows	
Description of existing materials and finishes (optional):	Upvc double glazed units
Description of proposed materials and finishes:	Upvc double glazed units to match existing

Doors	
Description of existing materials and finishes (optional):	Upvc double glazed units
Description of proposed materials and finishes:	Upvc double glazed units to match existing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

L-100 Existing drawings
L-200 Proposed drawings
Design and access statement
CIL Questions

6. 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

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

☐ Yes ☒ No

7. 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, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. 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)

9. Site Visit

- ☐ The agent
☒ The applicant
☐ Other person

10. Pre-application Advice

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

☐ Yes ☒ No

11. 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?

12. Ownership Certificates and Agricultural Land Declaration

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**

* '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.

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.

Person role

- ☐ The applicant
☒ The agent

Title	Mr
First name	Daniel
Surname	Harding
Declaration date (DD/MM/YYYY)	25/02/2019

☒ Declaration made

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. ☒

Date (cannot be pre-application) 25/02/2019

PARISH CONSULTATION LETTER

From:	Planning	To:	Peacehaven
Comments to be received by:		22.04.2019.	
Case No:	LW/19/0144		
Case Officer:	Mr Martin Fagan		

Location: 156 South Coast Road Peacehaven East Sussex BN10 8EW

Proposal: Demolition of existing conservatory, new single storey extension, width to match existing length to be extended to 4m

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 22.04.2019.

Yours faithfully

Mr Martin Fagan
Case Worker (Planning)

Phone: 01273 471600
Email: Customerfirst@lewes-eastbourne.gov.uk
Website: lewes-eastbourne.gov.uk



DESIGN AND ACCESS STATEMENT

156 SOUTH COAST ROAD
PROPOSED SINGLE STOREY EXTENSION



Matthews Architectural Practice Ltd
Mobile: +44 (0) 7808 288693
Email: craig@mapltd.design Website: mapltd.design

USE:

The existing use of the site is a 1-bedroom semi-detached bungalow. The use of this proposal remains unaltered.

AMOUNT:

The existing house has 1-bedrooms, 1-bathrooms, Lounge, Kitchen, office and conservatory. The application seeks to demolish the existing conservatory and build a new single storey extension.

LAYOUT:

The existing layout can be seen on the proposed plans.

ACCESS:

Front access will remain the same, with new sliding doors to back garden.

SCALE:

The scale of the property will increase with the new extension the same width as the existing conservatory while extending the total length to 4m.

LANDSCAPING:


No landscaping will be needed.

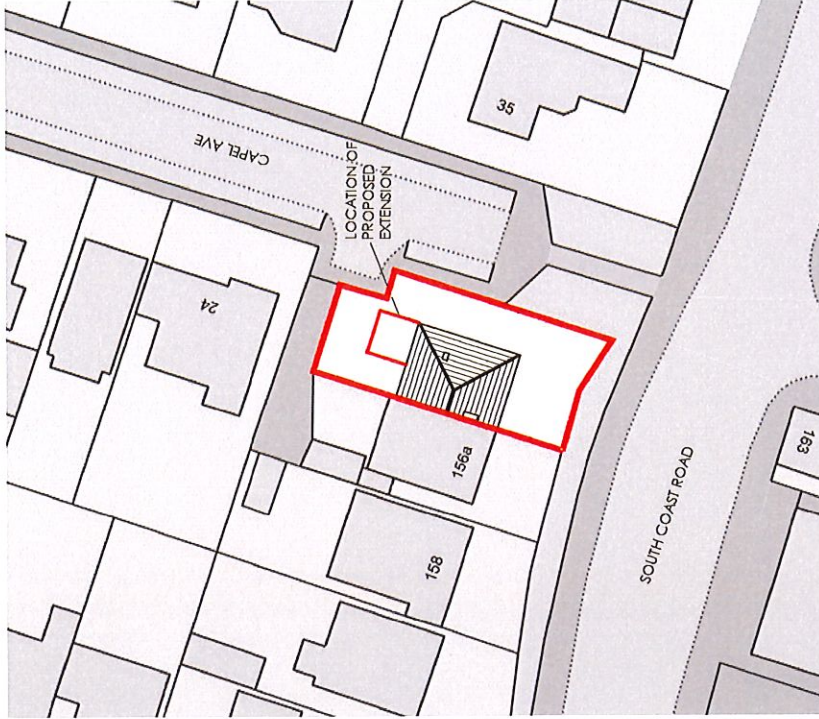
APPEARANCE:

The proposal looks to add a new single storey extension of red brick to match existing, white upvc sliding door and windows to match existing and new flat roof.

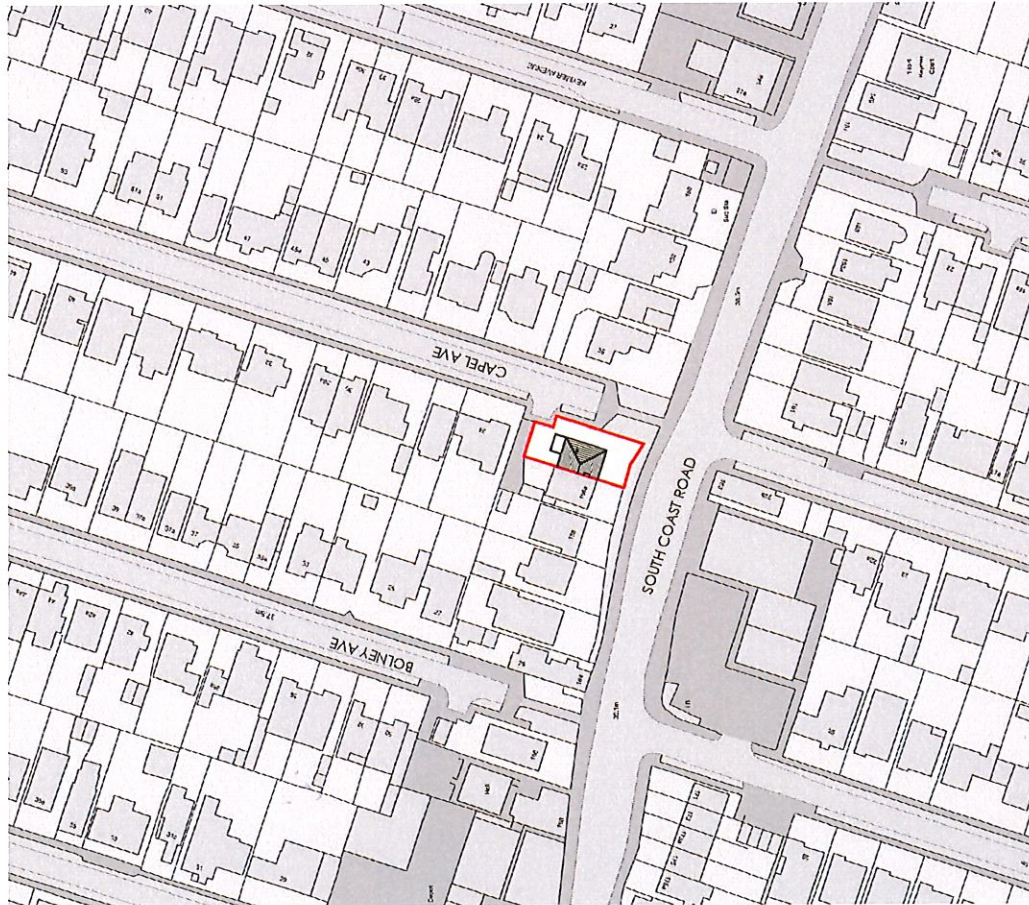
proposed location plan.

THE DRAWING IS THE PROPERTY OF MARTIN LLOYD ARCHITECTURAL PRACTICE LTD AND MUST NOT BE DISCLOSED TO ANYONE OUTSIDE THE PRACTICE WITHOUT THE WRITTEN PERMISSION OF MARTIN LLOYD ARCHITECTURAL PRACTICE LTD. ALL INFORMATION IS TO BE CHECKED ON SITE. CONTRACTORS ARE TO BE ADVISED THAT THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY DISCREPANCY BETWEEN THIS DRAWING AND ANY OTHER DRAWING IS TO BE REPORTED IMMEDIATELY FOR CLARIFICATION.

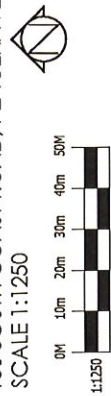
Rev	Description	Date
1	Client	MARTIN LLOYD
1	Job Title	PROPOSED EXTENSION 156 SOUTH COAST ROAD, PEACEHAVEN, BN10 8EW
1	Drawing title	SITE LOCATION & BLOCK PLAN
Scale	DATE	Drawn
1:500/1:1250@A3	18-02-19	CM
 MAP Martin Lloyd Architects Peasmarsh, Brighton, Sussex BN1 9JL Tel: 01323 551111 Email: info@martinlloyd.co.uk Web: www.martinlloyd.co.uk		
Drawing No	0018-001	




PROPOSED BLOCK PLAN
156 SOUTH COAST ROAD, PEACEHAVEN
SCALE 1:500

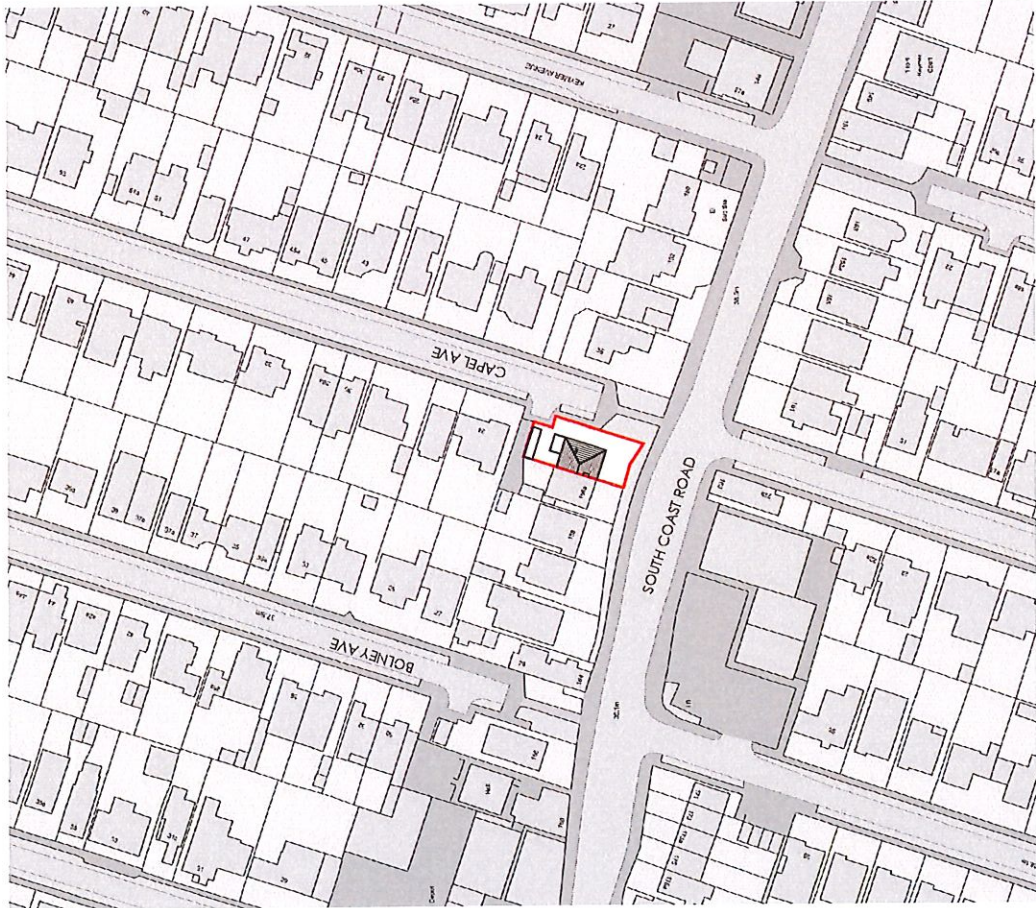
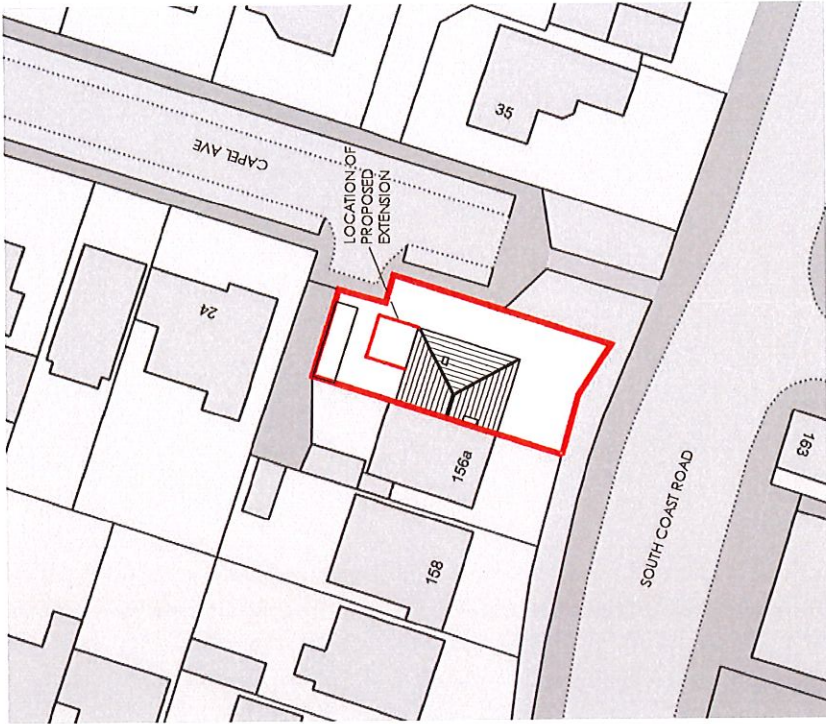


EXISTING LOCATION PLAN
156 SOUTH COAST ROAD, PEACEHAVEN
SCALE 1:1250



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Rev	Description	Date
1	CLIENT	
2	MARTIN LLOYD	
Job title		
PROPOSED EXTENSION		
156 SOUTH COAST ROAD, PEACEHAVEN,		
BN10 8BW		
Drawing title		
SITE LOCATION & BLOCK PLAN		
Scale	Date	Drawn
1:500/1:1250/0:03	18-02-19	CM
 Website: matt@map.co.uk Email: matt@map.co.uk Phone: 01250 810000		
Drawing No		
0018-001A		



proposed exten

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Rev	Description	Date
1	Client	

Client	MARTIN LLOYD
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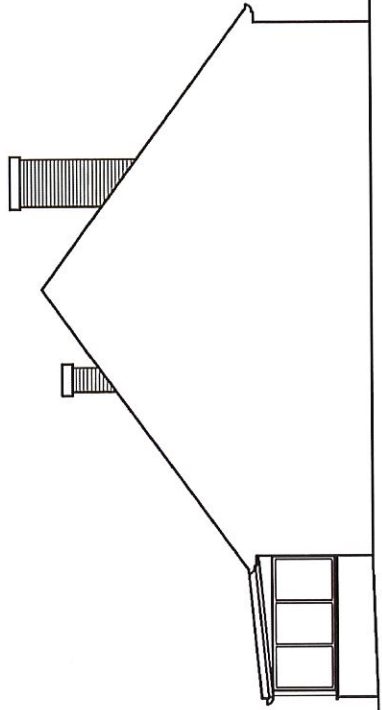
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Drawing Title	EXISTING PLANS & ELEVATIONS
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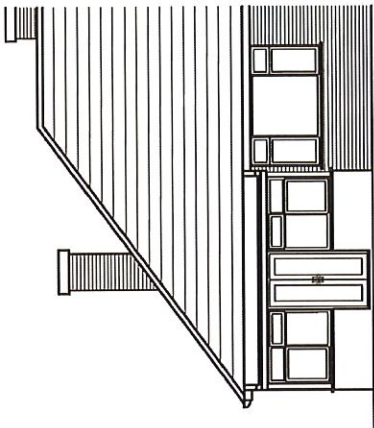
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Date	15-02-19
Drawn	CM

MAP	Walter - map design Markus - map design John - map design
-----	---

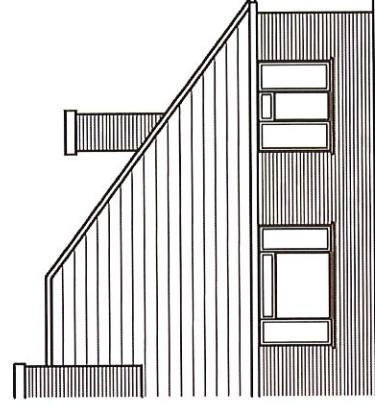
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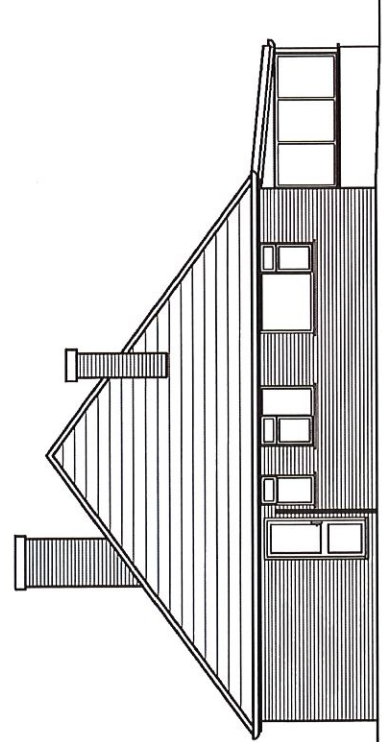
EXISTING WEST ELEVATION
SCALE 1:100



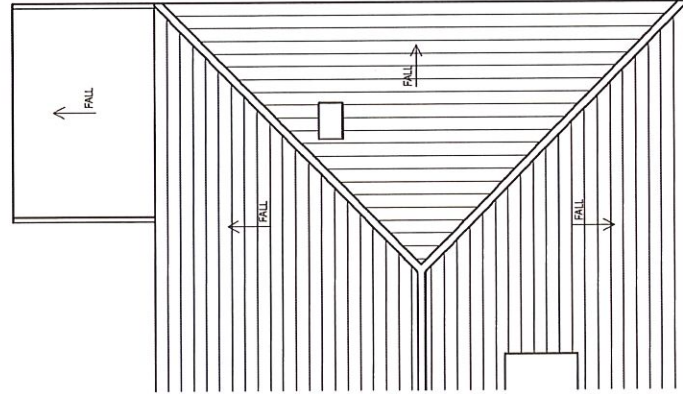
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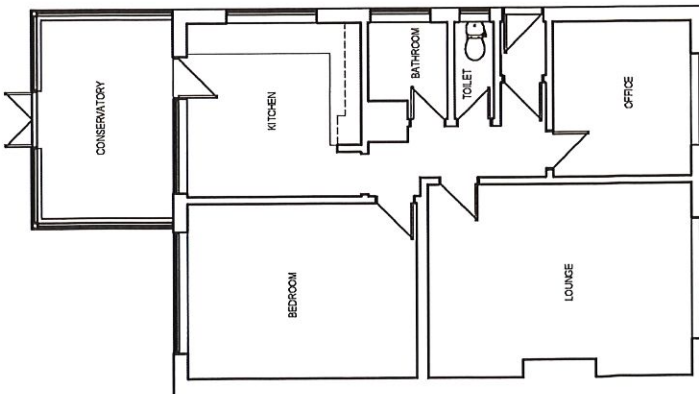
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SCALE 1:100



EXISTING EAST ELEVATION
SCALE 1:100

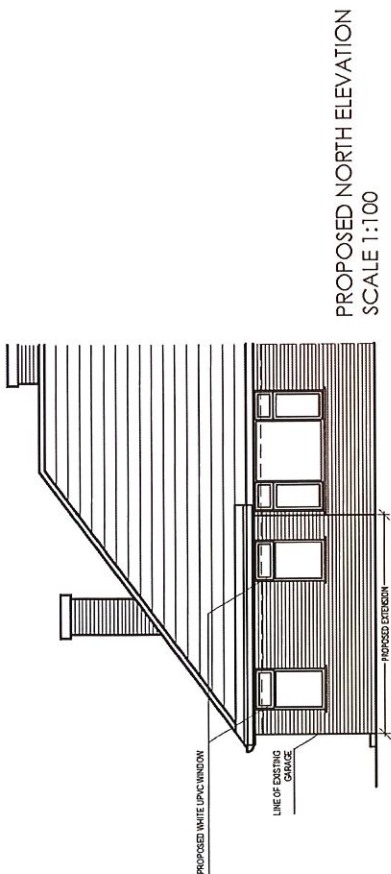


EXISTING ROOF PLAN
SCALE 1:100

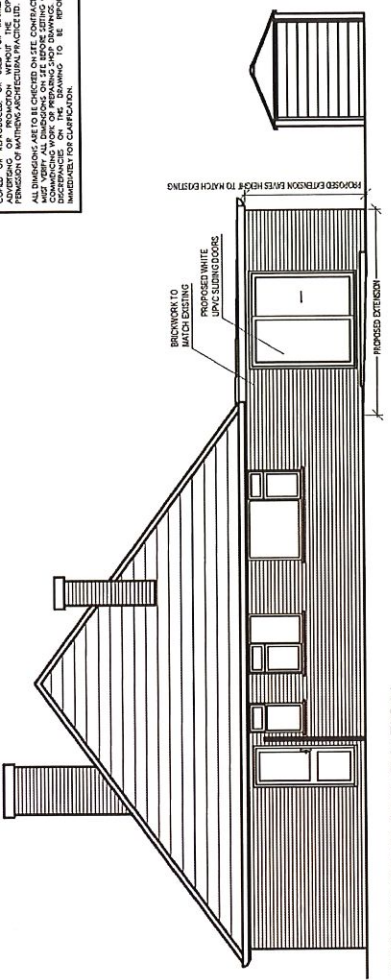
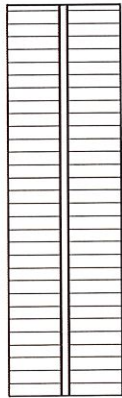


EXISTING GROUND FLOOR PLAN
SCALE 1:100

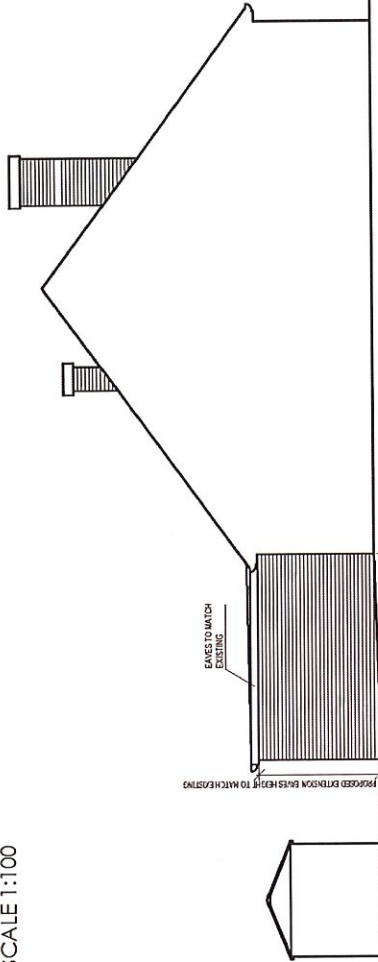
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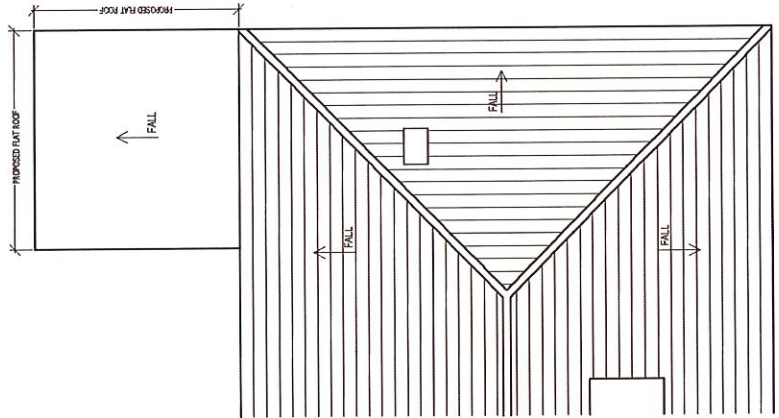
PROPOSED NORTH ELEVATION
SCALE 1:100



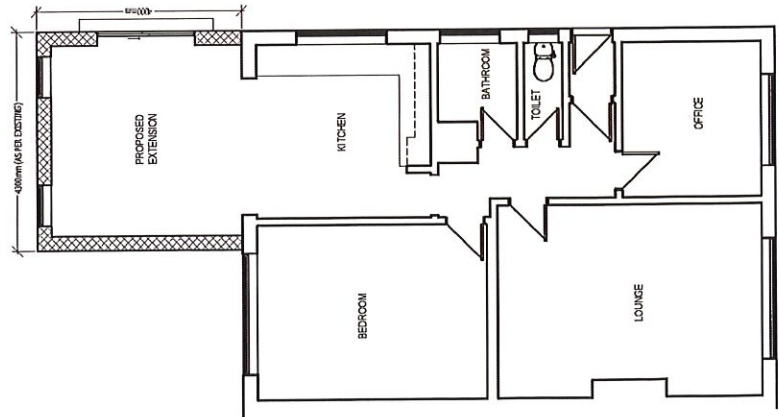
PROPOSED EAST ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

Rev	Description	Date
Client	MARTIN LLOYD	
Job title	PROPOSED EXTENSION 155 SOUTH COAST ROAD, PEACEHAVEN, BN10 8BW	
Drawn by	PROPOSED PLANS & ELEVATIONS	
Scale	1:100@A3	Date 15-02-19
Drawn	CM	
MAP	Matthews Architectural Practice Ltd	Website: matthewsarchitect.co.uk Tel: 01323 810000
Drawing No	0015-003A	

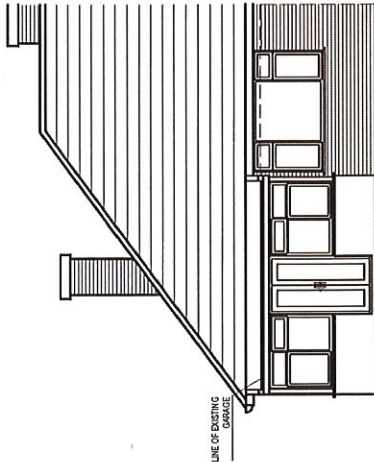


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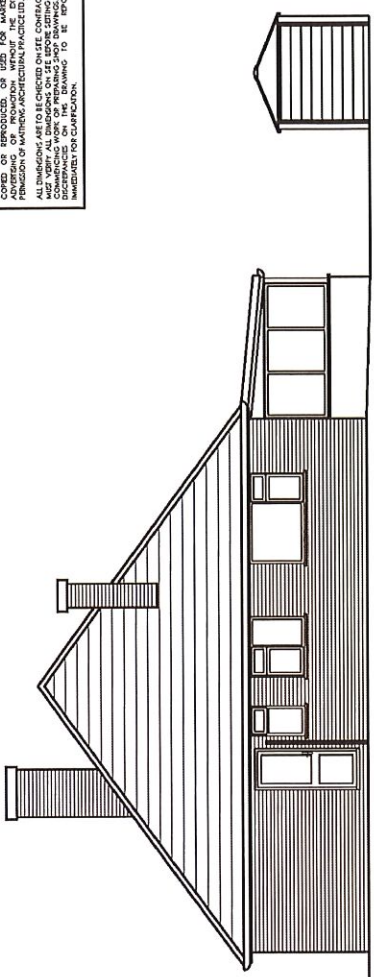
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THE DRAWING IS THE PROPERTY OF MARTINE ARCHITECTURAL PRACTICE LTD AND MUST NOT BE DISCLOSED TO ANYONE OUTSIDE OF THE PROFESSION OF ARCHITECTS WITHOUT THE EXPRESS PERMISSION OF MARTINE ARCHITECTURAL PRACTICE LTD.

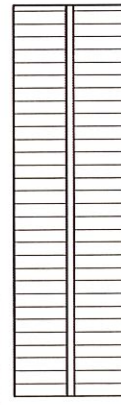
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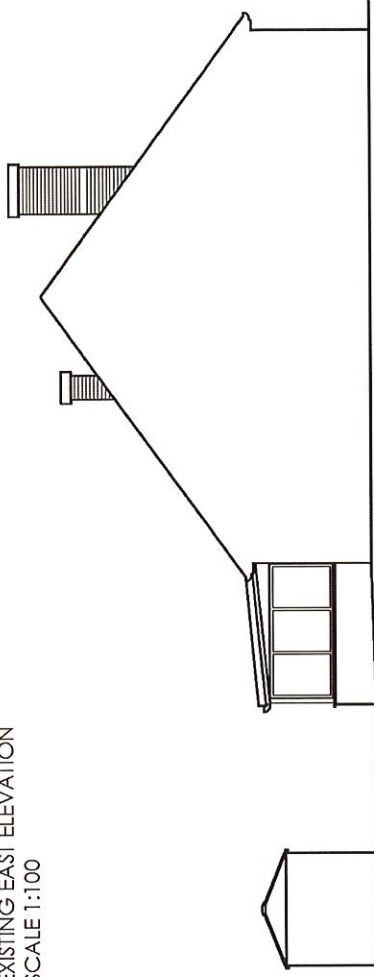
EXISTING NORTH ELEVATION
SCALE 1:100



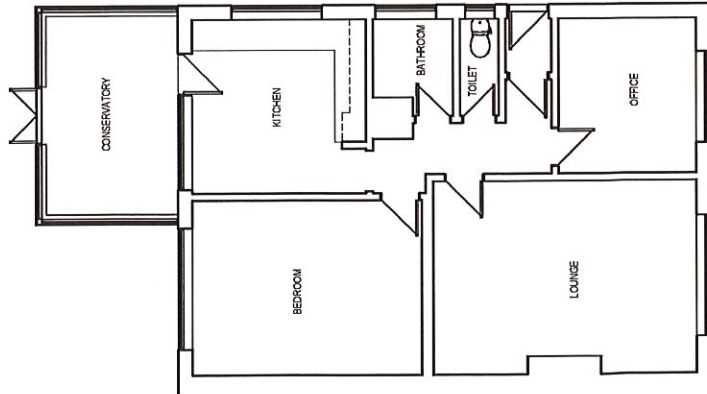
EXISTING EAST ELEVATION
SCALE 1:100



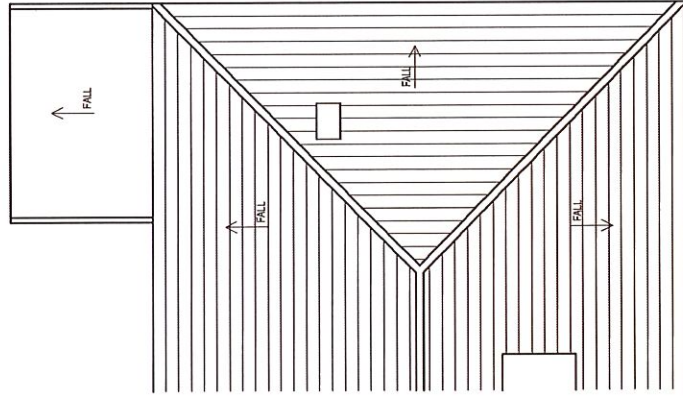
GARAGE
INTERNAL NOT SURVEYED



EXISTING WEST ELEVATION
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING ROOF PLAN
SCALE 1:100

Rev	Description	Date
001	MARTIN LLOYD	
Job Title		
PROPOSED EXTENSION 155 SOUTH COAST ROAD, PEACEHAVEN, BN10 8EW		
Drawing title		
EXISTING PLANS & ELEVATIONS		
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1:100@A3	15-02-19	CH
MAP		
Martin Lloyd Architectural Practice Ltd		
Drawing No		
0015-002A		



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DATE: 15-02-19

SCALE: 1:100

DRAWING NO: 0019-003

CLIENT: MARTIN LLOYD

JOB TITLE: PROPOSED EXTENSION

155 SOUTH COAST ROAD, PEACEHAVEN,

BUILD 88W

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS

Scale: 1:100 @ A3

Date: 15-02-19

Drawn: CM

MAP

Matthew Architectural Practice Ltd

Website: matt@map.co.uk

Phone: 01273 811111

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DATE: 15-02-19

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DRAWING NO: 0019-003

CLIENT: MARTIN LLOYD

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155 SOUTH COAST ROAD, PEACEHAVEN,

BUILD 88W

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS

Scale: 1:100 @ A3

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Drawn: CM

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Website: matt@map.co.uk

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2. Applicant Details

Postcode	BN10 8EW
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	Craig
Surname	Matthews
Company name	
Address line 1	Gorham Court, Flat 16
Address line 2	Gorham Way
Address line 3	
Town/city	Telscombe Cliffs
Country	United Kingdom
Postcode	BN10 7BB
Primary number	07808288693
Secondary number	
Fax number	
Email	craig@mapltd.design

4. Description of Proposed Works

Please describe the proposed works:

Demolition of existing conservatory, new single storey extension, width to match existing length to be extended to 4m.

Has the work already been started without consent?

☐ Yes ☒ No**5. Materials**

Does the proposed development require any materials to be used in the build?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):

House - Red Brick
Conservatory - Stone Effect

Reference	LW/19/0195/CD
Alternative Reference	Not Available
Application Received	Fri 08 Mar 2019
Application Validated	Fri 08 Mar 2019
Address	206 South Coast Road Peacehaven East Sussex
Proposal	Discharge of condition "2 - cycles" (LW/18/0952) - Provision of sheffield hoop for cycles
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Additional parking

Stainless steel Sheffield
Cycle hoop for 2 cycles

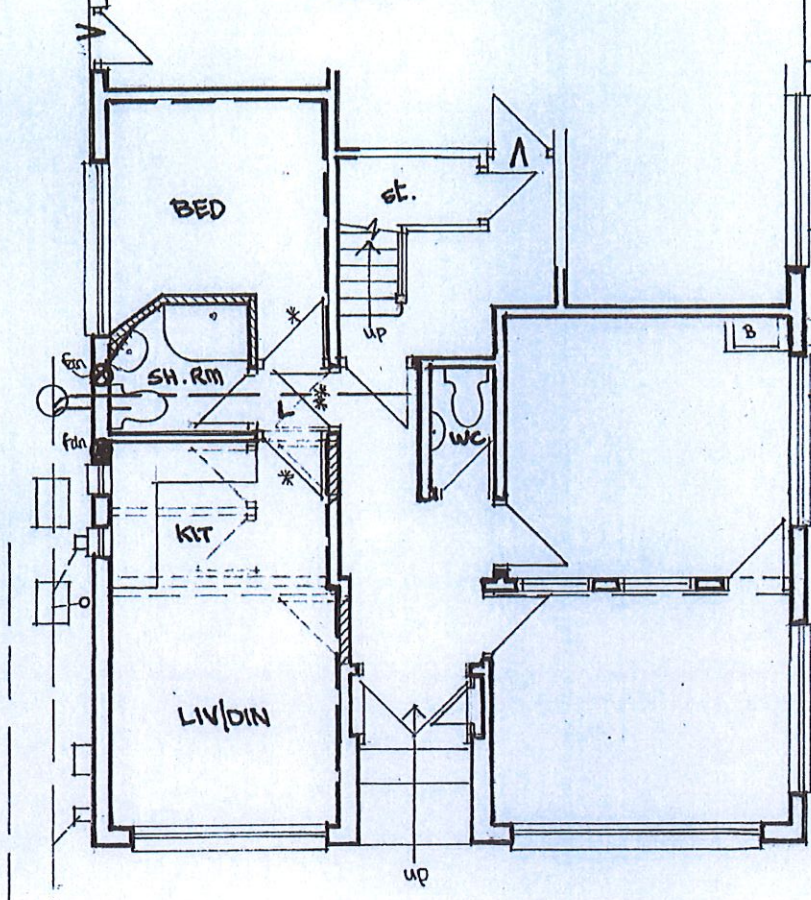
450
450

flat 1

3 designated
parking spaces

Pavement / Crosswalk

CRESTA COURT



Courtyard.

To sewer

C 2-19 GJ
B 11-18 GJ
A 7-18 GJ

Cycle stand added.
Planning up-date
Update

no. date by revision



1:100 Scale Bar

project

206, SOUTH COAST RD
PEACEHAVEN
BN10 8JP

title

GROUND FLOOR
DETAILS
AS PROPOSED

date

6-18

scale

1-100

drawn

GJ

drawing number

38117/2A8C

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

1:100 NOT ASK

REFER ALL QUERIES TO ISSUING OFFICE

FIGURES IN THIS DRAWING TAKE PRECEDENCE OVER SCALE DIMENSIONS

Appeal

Reference	LW/18/0402
Alternative Reference	PP-06978412
Application Received	Thu 17 May 2018
Application Validated	Wed 06 Jun 2018
Address	41 Firle Road Peacehaven East Sussex BN10 8DB
Proposal	Single storey rear extension and two storey side extension to form a two bedroom dwelling
Status	Decided
Decision	Refused
Decision Issued Date	Tue 24 Jul 2018
Appeal Status	Awaiting decision
Appeal Decision	Not Available



Mrs Caroline Johnson
39 Firle Road
Peacehaven
East Sussex
BN10 8DB

Date: 2nd July 2018

Planning Services
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

Ref Application No: LW/18/0402

Dear Sir,

It is with great regret that I have to communicate my concerns over the above planning application.

Firstly I feel it is a great shame that the property developer, Mr. Nikkhah did not see fit to discuss his plans with us in advance of submitting the application. We obviously reside in the adjoining property and together we could come to an agreement that meets all our needs and requirements.

I also would like to draw your attention to the fact that planning permission has previously been rejected for a terrace of four properties. Please refer to decision E/65/0019. The site is not suitable or intended for four terrace houses, and this is reiterated in the previous decision.

I also have major concerns with regards to the reduced parking spaces available with this increased demand from an additional household. Most properties have multiple cars and if agreed this new dwelling will result in the need for "on road" parking. This address is adjacent to a school crossing, and is used by many children to safely cross the road. With additional parked cars, I am fearful that the reduced visibility could lead to a major accident or even loss of life.

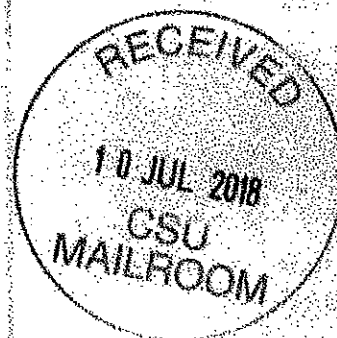
A further concern is that our property unfortunately has mains drainage from No. 41 (and this additional dwelling) running through our property. We have had to replace existing pitch fibre drains due to constant blockages, however even now No.41's effluent backs up to the private drain located within the passage inside our property footprint. With additional demand on existing drainage, we are terribly concerned this problem will only be exacerbated.

Lastly I would like to discuss the proposed extension to the rear of the property. This construction is intended to be built as close to our boundary as possible. Within the plans there are no measurements, but we can assume the pitched roof of the extension could be up to 4M high. This structure will most definitely restrict our visibility and light. This structure will create a tunnel effect to the rear of our property.

Please see below plan:



Tunnel effect to
No. 39



We currently spend a lot of time in our rear garden and take pride in its upkeep, it is my greatest concern that this structure will impose and over shadow our living area.

I will lastly mention the additional noise that will be created by having "potentially" 2 families in a very small area and in close proximity to our boundary. This again will have a negative impact us, and really wish we had been previously consulted.

Yours faithfully

Caroline Johnson (Mrs)

Planning North

From: DoNotReply@lewes.gov.uk
Sent: 26 June 2018 18:28
To: Planning ldc
Subject: Comments for Planning Application LW/18/0402

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

Comments were submitted at 6:59 PM on 26 Jun 2018 from Mr Royston Foxwell.

Application Summary

Address: 41 Firle Road Peacehaven East Sussex BN10 8DB

Proposal: Single storey rear extension and two storey side extension to form a two bedroom dwelling

Case Officer: Mr Steve Howe

[Click for further information](#)

Customer Details

Name: Mr Royston Foxwell

Email: [REDACTED]

Address: 37 firle road PEACEHAVEN

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Drainage
- Insufficient Information
- Noise and Disturbance
- Out of Character
- Parking Issues
- Traffic on A259

Comments: I have lived at no 37 since 1988 and these houses have always been a small terrace. We have had issues in the past with blocked soil drains which are shared and run through my property. I am not happy to increase the amount of drainage through my boundary. There has been no information other than a planning notice put onto the gate of no 41. No plans giving the actual design and construction are available. Parking in the street is now worse than it has ever been. There will be increased parking difficulties. The A259 ,GP surgeries and other services are already stretched to the limits. Hodern Farm has been approved so why is it necessary to have this extension which will not keep the original small terrace looking as it was designed to do.I do not object to small changes but this is another 2 bedroom house as I understand things.



Lewes District Council

Planning Services

Southover House, Southover Road, Lewes, East Sussex, BN7 1AB
Tel: 01273 471600 Fax: 01273 484452 Minicom: 01273 484488
www.lewes-eastbourne.gov.uk DX No. 3118 Lewes-1

Ian Fitzpatrick - Director of Regeneration and Planning

Mr Nikkhah
c/o Mr M Humphrey
Mel Humphrey RICS C.Build E MCABE
39 Northease Drive
Hove
BN3 8PQ
East Sussex

Application Number:

LW/18/0402

Town and Country Planning Act 1990

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

Town and Country Planning General Regulations 1992

Notice of Refusal

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

Planning Application for Single storey rear extension and two storey side extension to form a two bedroom dwelling

At 41 Firle Road Peacehaven East Sussex BN10 8DB

Parish: Peacehaven

as shown on Plan and Application Number LW/18/0402 submitted to the Council on 17 May 2018.

The reasons for the Council's decision to refuse the above works are specified hereunder.

1. Given that the proposed development is located on a corner plot, the proposal would be cramped and dominant within its context in the street scene and detrimental to the character and appearance of the locality, all in conflict with policies ST3 of the Lewes District Local Plan, CP11 of the Joint Core Strategy and the design paragraphs (in section 7) contained within the National Planning Policy Framework.

Informative(s)

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby

allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

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

<u>Plan Type</u>	<u>Date Received</u>	<u>Reference</u>
Location Plan	17 May 2018	SITE PLAN
Proposed Block Plan	17 May 2018	SITE PLAN
Existing Elevation(s)	17 May 2018	EXISTING 2018/40
Existing Floor Plan(s)	17 May 2018	EXISTING 2018/40
Proposed Elevation(s)	17 May 2018	PROPOSED 2018/40
Proposed Floor Plan(s)	17 May 2018	PROPOSED 2018/40
Planning Statement/Brief	17 May 2018	

I Fitzpatrick

Ian Fitzpatrick
Director of Regeneration and Planning
Lewes District Council and Eastbourne Borough Council

Date: 24 July 2018

Please read the attached notes.

Note

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a householder or minor commercial development, and you want to appeal against your local planning authority's decision, then you must do so within 12 weeks of the date of this notice. For all other types of development you must appeal within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

East Sussex Act 1981

Your attention is drawn to the provisions of Section 35 of this Act concerning access for the Fire Brigade, as follows,

- (1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a District Council in accordance with Building Regulations, the District Council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
 - (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
 - (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
- (2) no requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or

extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

- (3) Section 64 (2) and section 65 (2) to (5) of the Act of 1936, (Notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' Court.
- (5) In this section references to the adequacy of means for the fire brigade shall be construed as references to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Housing and Development

my ref: APPEAL/19/0004
your ref:
date: 19 March 2019

Dear Sir/Madam,

THE TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER S78

Planning Inspectorate Ref: APP/P1425/APP/P1425/W/19/3220596

Appeal Starting Date: 11 March 2019

Appeal by: Mr Nikkhah

Proposal: Single storey rear extension and two storey side extension to form a two bedroom dwelling

Site: 41 Firle Road, Peacehaven, East Sussex, BN10 8DB

An appeal has been lodged against the Refusal to Grant planning consent, details shown above.

It has been agreed by the Department for Communities and Local Government Planning Inspectorate that the appeal will be dealt with by way of the **Written Representation** procedure. This means that the appeal will be decided on written statements of the parties concerned and that no public local inquiry will be held. This may be subject to review at a later date.

The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk> or by emailing nsi.planning2@planninginspectorate.gov.uk. If you do not have access to the internet, you can send your representations writing to:

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

Eastbourne Borough Council
1 Grove Road
Eastbourne
East Sussex
BN21 4TW

The Planning Inspectorate
FAO - Erin Sanders
3g Temple Quay
2 The Square
Bristol
BS1 6PN

All representations must be received by 15th April 2019. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on the Planning Portal website at <https://acp.planninginspectorate.gov.uk>.

Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents are available for inspection at or through the Council's website at <http://planningpa.lewes.gov.uk/online-applications/> by searching using the planning application reference LW/18/0402.

The Council's statement should also be available but please check before coming to the office if you particularly wish to see it. A copy of the appellant's grounds of appeal is available during normal office hours or through the Council's website.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the GOV.uk at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

When made, the decision will be published on the Planning Portal. If you wish to be advised of the outcome of the decision, you must write to the Planning Inspectorate and request that they notify you of the decision.

Yours faithfully

Mr Matt Kitchener
Specialist (Planning)

The Planning Inspectorate

PLANNING APPEAL FORM (Online Version)

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

Appeal Reference: APP/P1425/W/19/3220596

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MR Siavash Nikkhah-Eshghi

Address 41 Firle Road
PEACEHAVEN
East Sussex
BN10 8DB

Phone number 07411913284

Email siavash.nikkhah.eshghi@gmail.com

Preferred contact method Email ☒ Post ☐

B. AGENT DETAILS

Do you have an Agent acting on your behalf? Yes ☐ No ☒

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority Lewes District Council

LPA reference number LW/18/0402

Date of the application 17/05/2018

Did the LPA validate and register your application? Yes ☒ No ☐

Did the LPA issue a decision? Yes ☒ No ☐

Date of LPA's decision 24/07/2018

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address? Yes ☒ No ☐

Address 41 Firle Road
PEACEHAVEN

East Sussex
BN10 8DB

Is the appeal site within a Green Belt? Yes ☐ No ☒

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? Yes ☐ No ☒

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes ☐ No ☒

Please enter details of the proposed development. This should normally be taken from the planning application form.

Single storey rear extension and two storey side extension to form a two bedroom dwelling

Area (in hectares) of the whole appeal site [e.g. 1234.56] 0.04 hectare(s)

Area of floor space of proposed development (in square metres) 360 sq metre(s)

Does the proposal include demolition of non-listed buildings within a conservation area? Yes ☐ No ☒

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development. ☒
2. Refused permission to vary or remove a condition(s). ☐
3. Refused prior approval of permitted development rights. ☐
4. Granted planning permission for the development subject to conditions to which you object. ☐
5. Refused approval of the matters reserved under an outline planning permission. ☐
6. Granted approval of the matters reserved under an outline planning permission subject to conditions to which you object. ☐
7. Refused to approve any matter required by a condition on a previous planning permission (other than those specified above). ☐
8. Failed to give notice of its decision within the appropriate period (usually 8 weeks) on an application for permission or approval. ☐
9. Failed to give notice of its decision within the appropriate period because of a dispute over provision of local list documentation. ☐

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations ☒

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes ☒ No ☐

(b) Is it essential for the Inspector to enter the site to check measurements or Yes ☐ No ☒

other relevant facts?

2. Hearing

☐

3. Inquiry

☐

H. FULL STATEMENT OF CASE

☒ see 'Appeal Documents' section

Do you have a separate list of appendices to accompany your full statement of case?

Yes

☐ No

☒

(a) Do you intend to submit a planning obligation (a section 106 agreement or a unilateral undertaking) with this appeal? (Please attach draft version if available)

Yes

☐ No

☒

(b) Have you made a costs application with this appeal?

Yes

☐ No

☒

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

☒

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

☐

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

☐

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

☒

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

☐

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

☐

J. SUPPORTING DOCUMENTS

01. A copy of the original application form sent to the LPA.

☒

02. A copy of the site ownership certificate and agricultural holdings certificate submitted to the LPA at application stage (if these did not form part of the LPA's planning application form).

☐

03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.

☒

04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale)

☒

showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.

05. (a) Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA. ☒

05. (b) A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA. ☒

05.(c) A list of all plans, drawings and documents upon which the LPA made their decision. ☒

06. (a) Copies of any additional plans, drawings and documents sent to the LPA but which did not form part of the original application. ☐

06. (b) A list of all plans, drawings and documents (stating drawing numbers) which did not form part of the original application. ☐

07. A copy of the design and access statement sent to the LPA (if required). ☐

08. A copy of a draft statement of common ground if you have indicated the appeal should follow the hearing or inquiry procedure. ☐

09. (a) Additional plans, drawings or documents relating to the application but not previously seen by the LPA. Acceptance of these will be at the Inspector's discretion. ☐

09. (b) A list of all plans and drawings (stating drawing numbers) submitted but not previously seen by the LPA. ☐

10. Any relevant correspondence with the LPA. Including any supporting information submitted with your application in accordance with the list of local requirements. ☐

11. If the appeal is against the LPA's refusal or failure to approve the matters reserved under an outline permission, please enclose:

(a) the relevant outline application; ☐

(b) all plans sent at outline application stage; ☐

(c) the original outline planning permission. ☐

12. If the appeal is against the LPA's refusal or failure to decide an application which relates to a condition, we must have a copy of the original permission with the condition attached. ☐

13. A copy of any Environmental Statement plus certificates and notices relating to publicity (if one was sent with the application, or required by the LPA). ☐

14. If the appeal is against the LPA's refusal or failure to decide an application because of a dispute over local list documentation, a copy of the letter sent to the LPA which explained why the document was not necessary and asked the LPA to waive the requirement that it be provided with the application. ☐

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided?

Yes ☐ No ☒

L. CHECK SIGN AND DATE

(All supporting documents must be received by us within the time limit)

I confirm that all sections have been fully completed and that the details are correct to the best of my knowledge.

I confirm that I will send a copy of this appeal form and supporting documents (including the full statement of case) to the LPA today.

Signature

MR Siavash Nikkhah-Eshghi

Date

17/01/2019 05:21:47

Name

MR Siavash Nikkhah-Eshghi

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 2018. Further information about our Data Protection policy can be found on our website under Privacy Statement.

M. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form and any supporting documents (including the full statement of case) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your appeal form
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved appeal form including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

N. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

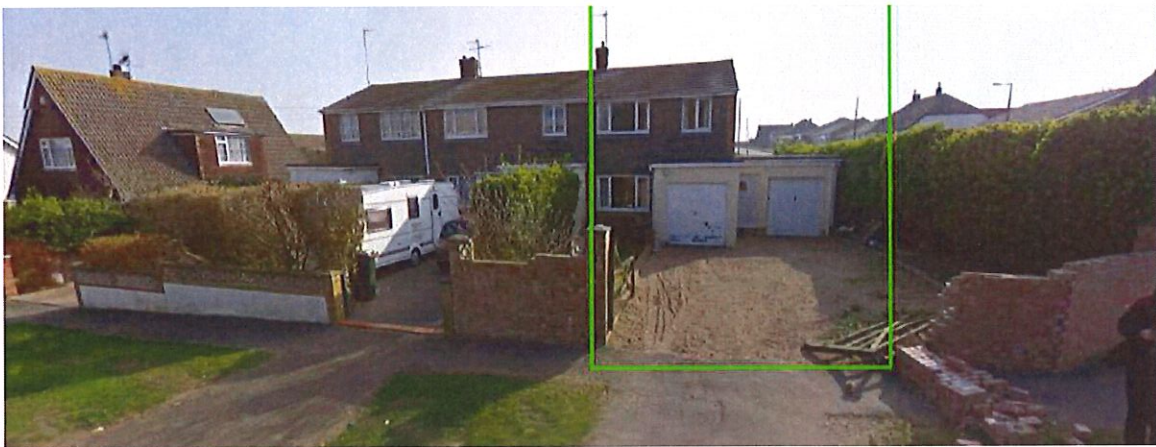
The documents listed below were uploaded with this form:

Relates to Section:	FULL STATEMENT OF CASE
Document Description:	A copy of the full statement of case.
File name:	Appeal Statement.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	01. A copy of the original application sent to the LPA.
File name:	Planning Application Form PBDC (public).pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	03. A copy of the LPA's decision notice (if issued). Or, in the event of the failure of the LPA to give a decision, if possible please enclose a copy of the LPA's letter in which they acknowledged the application.
File name:	Decision Notice PBDC (public).PDF
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	04. A site plan (preferably on a copy of an Ordnance Survey map at not less than 10,000 scale) showing the general location of the proposed development and its boundary. This plan should show two named roads so as to assist identifying the location of the appeal site or premises. The application site should be edged or shaded in red and any other adjoining land owned or controlled by the appellant (if any) edged or shaded blue.
File name:	Site plan @A3.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.a. Copies of all plans, drawings and documents sent to the LPA as part of the application. The plans and drawings should show all boundaries and coloured markings given on those sent to the LPA.
File name:	Planning history external PBDC (public).PDF
File name:	201840 @A1.pdf
File name:	Planning StatementBrief PBDC (public).pdf
File name:	Planning Application Form PBDC (public).pdf
File name:	Decision Notice PBDC (public).PDF
File name:	Site plan @A3.pdf
File name:	Delegated.pdf
File name:	201840 proposed @A1.pdf
Relates to Section:	SUPPORTING DOCUMENTS
Document Description:	05.b. A list of all plans, drawings and documents (stating drawing numbers) submitted with the application to the LPA.
File name:	201840 @A1.pdf
File name:	Delegated.pdf
File name:	Site plan @A3.pdf
File name:	Planning history external PBDC (public).PDF
File name:	Planning StatementBrief PBDC (public).pdf
File name:	Decision Notice PBDC (public).PDF
File name:	Planning Application Form PBDC (public).pdf
File name:	201840 proposed @A1.pdf

Appeal Statement, 41 Firle Road, Peacehaven, BN10 8DB, East Sussex Application Number: LW/18/0402

Property Introduction:

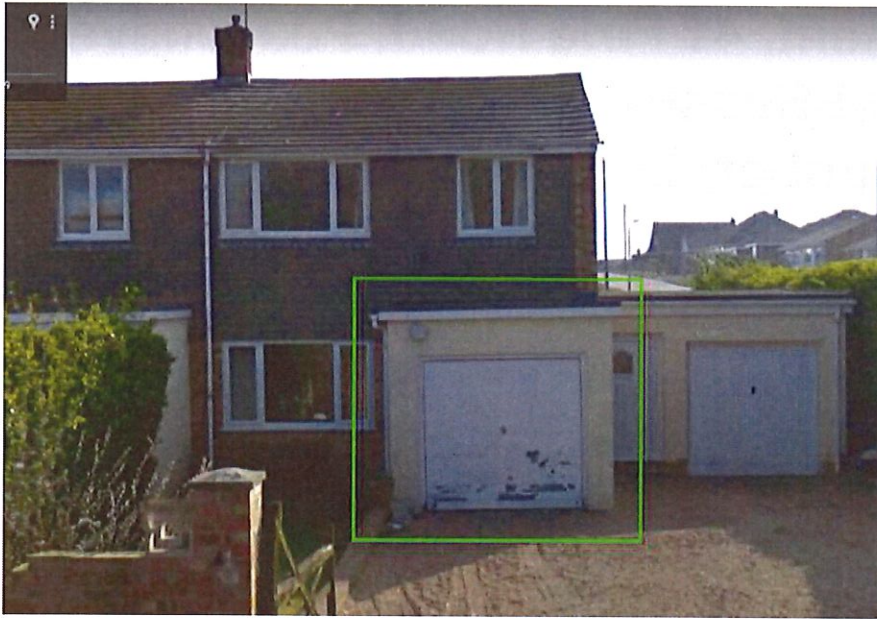
The following is a description of 41 Firle Road, Peacehaven, BN10 8DB and its neighbouring houses.



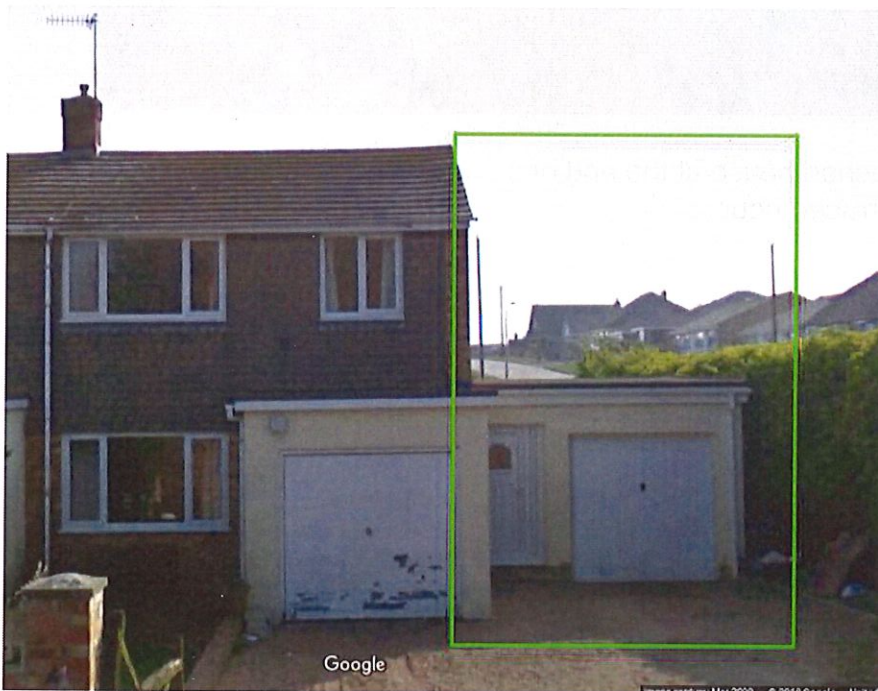
41 Firle Road is a semi-detached house at the end of a corner plot, it is also one of three houses that are together, terraced houses.



These three houses are similar in looks in regards to height and the majority of its appearance, however they also have many different features. 41 Firle Road has identical windows to the larger middle house; however, the other semi-detached house has different windows. No other house in the immediate vicinity has a similar design or layout comparable to these 3 houses.



41 Firle Road has identical door entries that extend further forward from the rest of the property, as with the other terraced houses, it is a single story.



41 Firle Road uniquely has a garage that is attached to the property on its side. Our plans are to build upon this garage existing dominated area, the plans are to have a single storey rear extension and two storey side extension, to form a two-bedroom dwelling. The property is on a corner plot and there is a large hedge on nearly the entire side of the property's boundary.

Further Photo's showing 41 Firle Road, from above and from the side showing the large hedge on its side boundary on Horsham Avenue North.



Counter Statement to the Local Council's refusal:

The Local Council of Lewes and Eastbourne have denied these plans, the council state **"Given that the proposed development is located on a corner plot, the proposal would be cramped and dominant within its context in the street scene."**

However, as described above, 41 Firle Road has an existing garage already on its side, the area in question already has a permanent structure in place.

As it stands this garage being a single-story building, looks out of place and does not match the look of the terrace, because of the empty space above the garage between 41 Firle Road and the hedge



instead a two-storey extension would give 41 Firle Road balance as it would be more visually appealing, and physically match the middle house in the terrace.



The Council have stated, that **“detrimental to the character and appearance of the locality.”**

However, as it currently stands 41 Firle Road differs in appearance to the other semi-detached house on the terrace, the two houses have different footprints, because the other house instead has a side entry door instead of a single-story garage.

By allowing the two-storey extension, it would give the terrace houses more balance, as there is currently a large empty space between 41 Firle Road and the large hedge on its boundary.

Furthermore, filling that empty space with a two-storey extension, would put 41 Firle Road and the attached dwelling, visually nearly the same in appearance and size as the currently larger middle house in the terrace.

The new proposed dwelling will use materials and maintain the current look and design of terrace, the plan is to have the new structure co-exist and function as if it was originally there from the beginning.

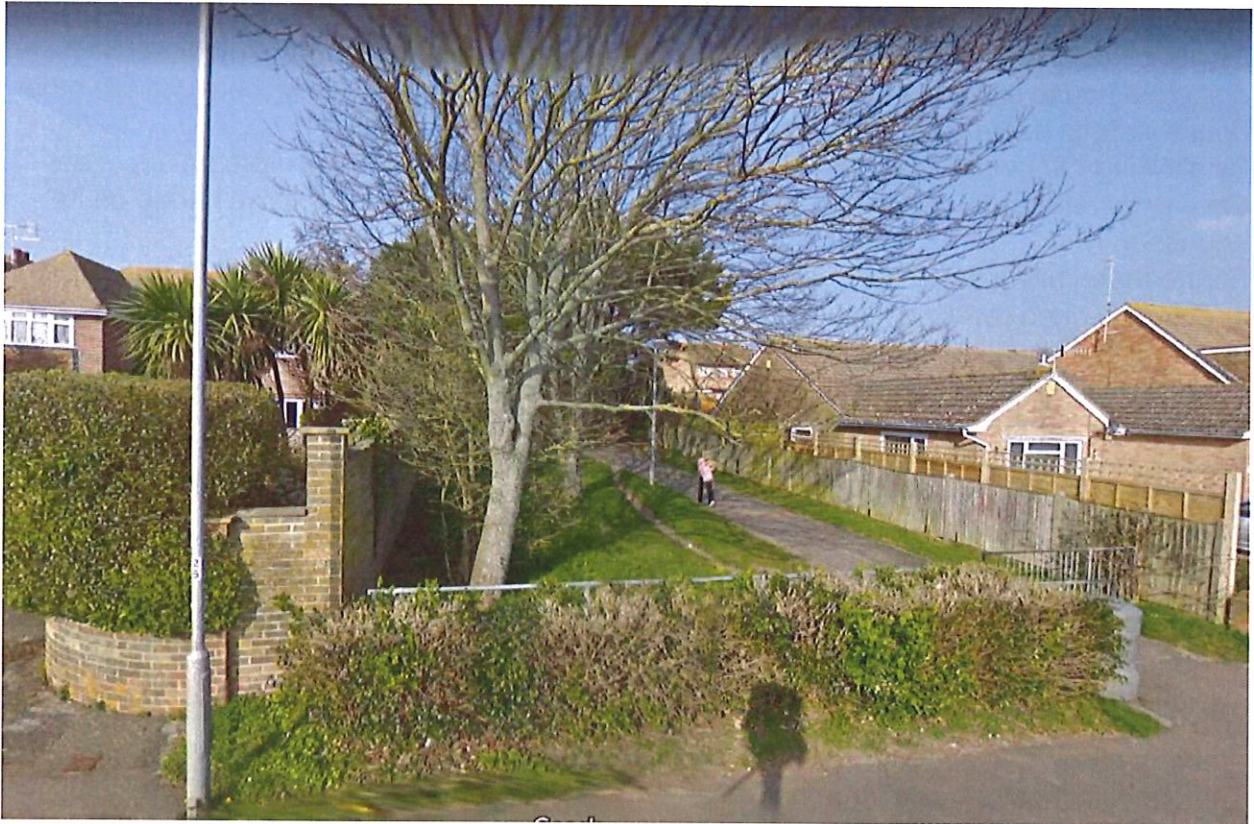
The Council argue that, **“the gap at the side of the house provides some relieving space in the street scene and complements an open garden space which is on the opposite corner.”**

However, the opposite corner of 41 Firle Road is a gated house with a variety of different decorative vegetation. There is no resemblance between the two, to complement one another, mirror one another or even be similar to one another.

The opposite house has a large hedge and different trees all around its boundary, I believe to prevent direct view to the house and for it aid in its privacy.



Directly opposite I believe it's pedestrian path.



The other semi-detached house on the terrace has a mixture of a fence and hedge for its boundary with its neighbour, yet again there is very little similarity there.



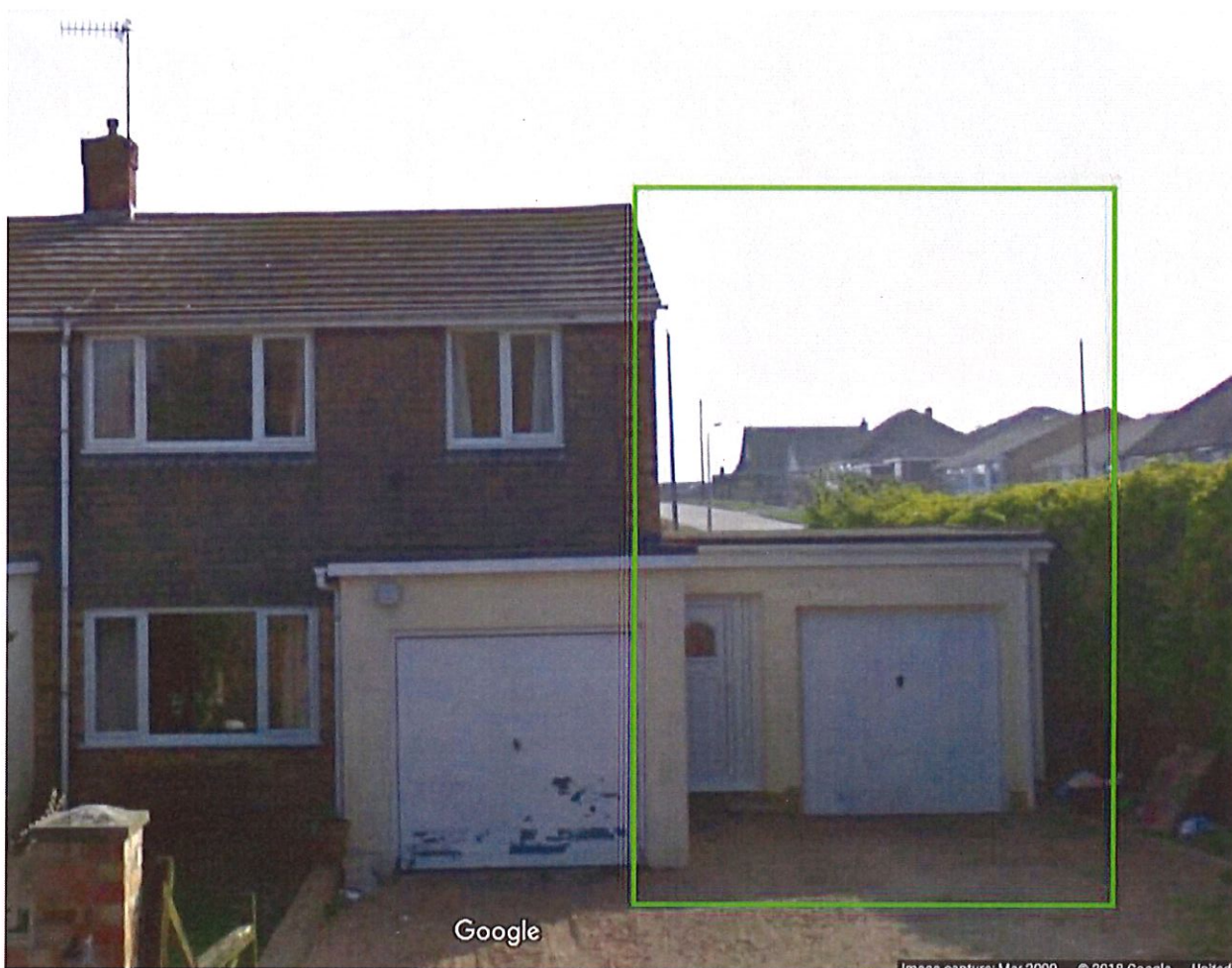
There is an empty plot of land, with what seems to be a garage on Horsham Avenue North, this would be technically adjacent to 41 Firle road and not opposite, while there is a hedge on that boundary it extends all around and is shorter.



The council fear for the loss of the mature hedge on side boundary, we have no plans to remove the hedge, it does not impact and view of future residents of the welling as there are no windows on that side. We would also maintain the hedge making sure it does not overgrow onto the side pavement.

The council argue that, “**because the extension would not be a high standard of design,**” it would not add to the overall quality of the area.

The council are contradicting themselves, because if we would propose a modern extension design with new different materials, it would look out of place and would not match with the area. Instead our proposal is to fill in this empty “air space” above an already existing single-story building to bring visual balance to the terrace and the road. We have no plans to damage or remove the mature hedge on the side.



The goal is to build upon the footprint of the existing garage and match the design of the house, which together with 41 Firle Road will make them near identical to the currently large terraced house in the middle.

Thank you and I hope you approve this appeal.

Kind regards

Figure 1

ஆர். சேகர்

41 Firth Road
Peacehaven
East Sussex
BN26 6BG

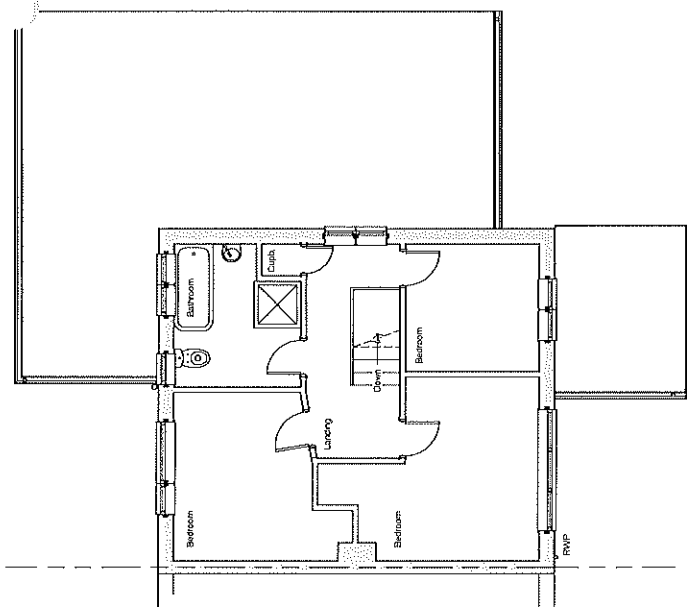
Do not take more than two 300 mg doses per day for chronic use. All patients will be subject to random drug testing. Growth will be noted in conjunction with all other Disruptive and disruptive symptoms, control, management and specifications. Any disruption will be brought to the attention of the Designer/Manufacturer.

The contractor must verify all components by site measurement before and after materials for manufacturing components and products in those periods will be acceptable. The contractor must verify all components and products in those periods will be acceptable. The contractor must verify all components and products in those periods will be acceptable. The contractor must verify all components and products in those periods will be acceptable.

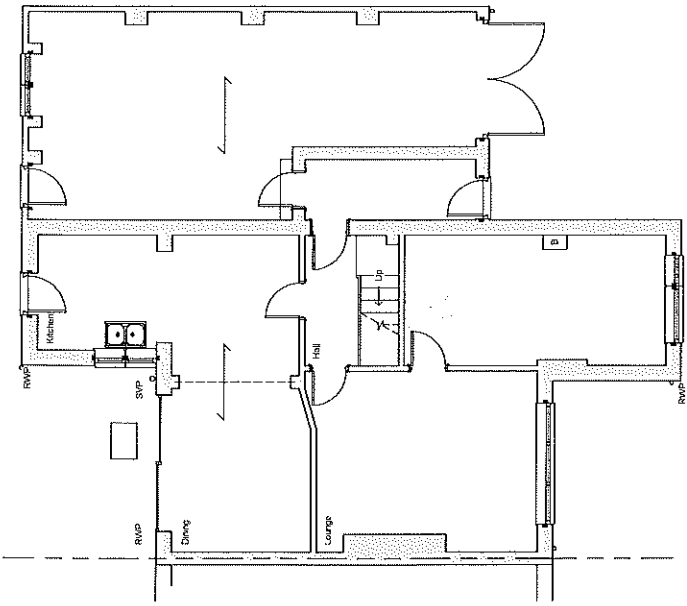
M.J.Humphrey



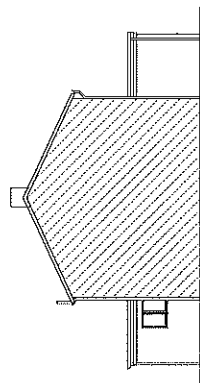
Adam Humphrey 9 Rector Road Emsworth Hampshire PO10 7SY	Adam Humphrey 9 Rector Road Emsworth Hampshire PO10 7SY
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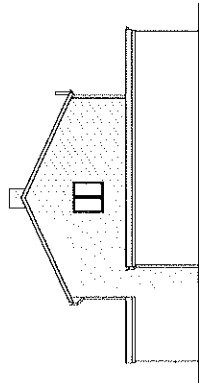
First Floor



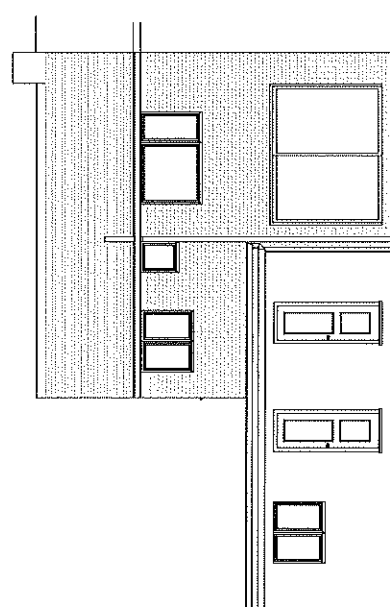
Ground Floor



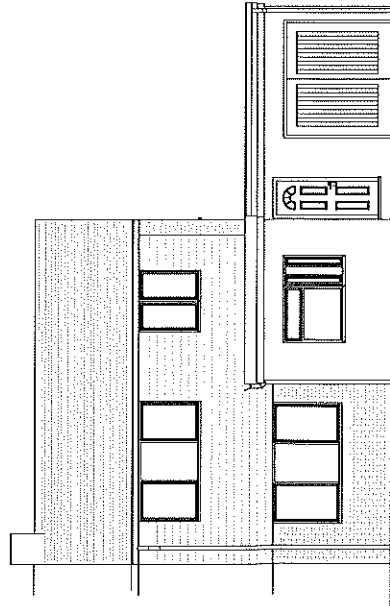
Side Elevation



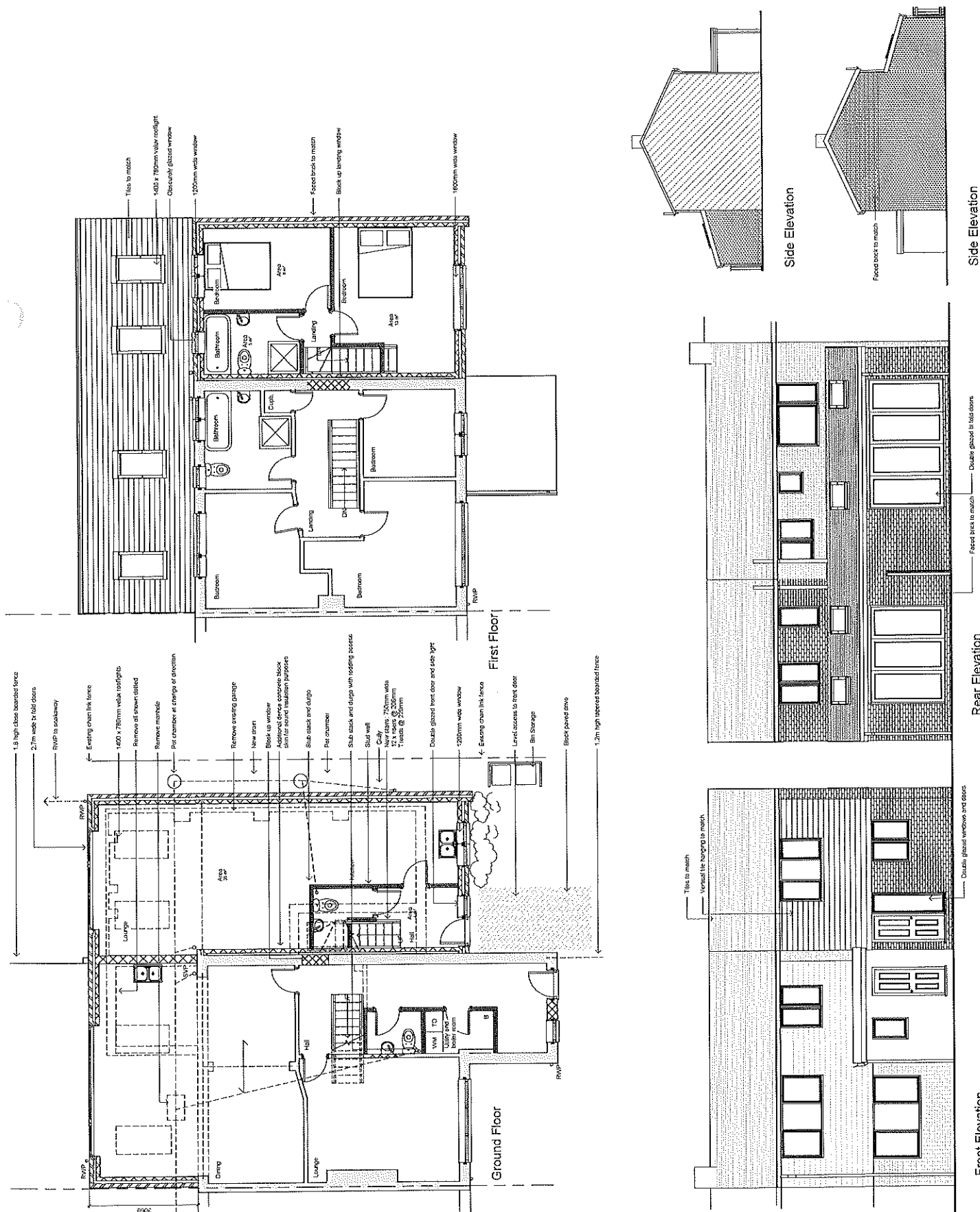
Side Elevation



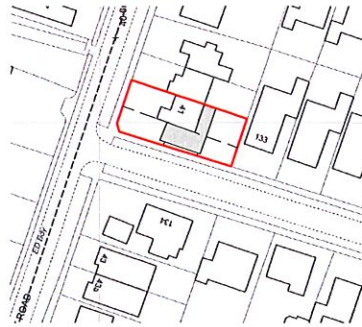
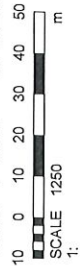
Rear Elevation



Front Elevation





Site Plan - 1:1250



Site Plan - 1:500



Revisions		
Drawing Number	2018/40	Sheet 1 of 1
Size	A3	Scale 1:500, 1:1250
Project	Site Plan April 2018	
Job Title	41 Fife Road Peacehaven East Sussex BN10 8DB	
<p>Do Not scale from this drawing except for planning as photocopies will be subject to distortion Drawings to be read in conjunction with all other Designers and structural engineers contract drawings and specifications: Any discrepancies must be brought to the attention of the Designer immediately The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements</p>		
<div><div><div>M.J.Humphrey</div><div>Ltd</div></div><div><div></div><div><div>RICScabe</div><div>Chartered association of building engineers</div></div></div></div>		
Mel Humphrey MRICS, MBEng 39 Northease Drive Hove East Sussex BN3 8PQ		Adam Humphrey 9 Racton Road Emsworth Hampshire PO10 7SY
Mel@mjhumphrey.co.uk 07701055182		Adam@mjhumphrey.co.uk 07812419142

M.J.Humphrey
Ltd



PLANNING STATEMENT

41 Firle Road, Peacehaven

May 2018

CONTENTS

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Section 2 – Site, Surrounding Area & Planning History	2
Section 3 – The Proposal	4
Section 4 – Planning Policy and Justification	5
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Section 1

INTRODUCTION

This planning statement supports the case for a planning application relating to the construction of a side and rear extension and the creation of a new dwelling at no.41 Firle Road, Peacehaven, BN10 8DB.

This statement provides a background to the proposals, together with a description of the site and surroundings. It demonstrates the planning merits of the proposals, having regard to relevant national and local planning policy and other important material considerations upon which it is considered this application should be determined.

Section 2

SITE, SURROUNDING AREA AND PLANNING HISTORY

Site & Surrounding Area

The application site currently contains a two-storey semi-detached dwelling comprising a lounge, hallway and an L-shaped kitchen/dining area on the ground floor, and three bedrooms and a bathroom on the first floor. The property also contains a garage along the side elevation, and is accessed from the north on Firle Road.

The dwelling forms part of a row of three residential properties on the south side of Firle Road, of which the application property forms the end of the terrace. As such, the house is situated on a corner-plot on the junction of Firle Road and Horsham Avenue North. The building itself is set back from the road with a generously-sized driveway to the front, providing off-street car parking.

The site is situated in a predominantly residential area, which contains a wide variety of house types across one and two storeys, of different form, massing and scale.

The application site is well-served by a range of local services, employment opportunities, educational facilities and a leisure centre. The Meridian Centre is a key focal point for the town of Peacehaven, and is situated within half a mile of the site. This contains a supermarket and a range of shops. On the wider Meridian Centre site is Peacehaven Community School; Peacehaven Leisure Centre; and the Meridian Industrial Estate.

To the west of the Meridian Centre are the Anchor Healthcare Centre, Peacehaven Children's Centre and Peacehaven Heights Primary School.

Planning History

The Council's online statutory planning register shows that the application site has been subject to several planning applications since outline planning permission was granted in 1965 to construct the row of terraced houses.

More recently, the site was subject to several planning applications during the 1990s, including multiple applications to construct a garage (LW/96/0062, approved March 1996; LW/97/1818, refused January 1998; LW/98/1128, approved September 1998) and a retrospective planning application to retain the wall to the front of the property (LW/99/1509, approved November 1999).

Since these applications were determined, the English planning system has been subject to significant change, for example through the introduction of the 'Development Plan' process

through the 2004 Planning and Compulsory Purchase Act and the publication of the National Planning Policy Framework in 2012.

In March 2016, planning permission was granted for the demolition of the conservatory and the erection of a replacement garden room, front porch and workshop to the rear of the garage (LW/15/1007).

During the determination of the application, it was identified that whilst the site was located within an Archaeological Notification Area, the county archaeologist did not consider that there would be any significant archaeological remains to be affected by the proposals. Following the comments of the archaeologist, the application was swiftly approved.

Section 3

THE PROPOSAL

The application proposes the construction of a side and rear extension and the creation of a new dwelling at no.41 Firle Road.

The proposal seeks to convert no.41 into a terraced residential property (to match its neighbours), and internal configurations to the rear of the building. The internal works to the rear will create a new open plan kitchen and dining area looking out onto the reconfigured garden. The rear extension to no.41 will infill the existing L-shaped kitchen and dining area. The rear extension will contain roof lights to optimise natural sunlight from the south.

The new dwelling will be sited over the built footprint of the existing garage.

On the ground floor, prospective occupiers would be welcomed via a hallway leading to a ground floor WC and an open plan kitchen, dining and lounge area. To the rear of the new dwelling, bi-fold doors will open out onto the new garden, with roof lights incorporated into the property to match no.41.

On the first floor, the new dwelling will contain two bedrooms and a bathroom (incorporating a shower and WC). The creation of a new first floor will also represent an infilling development, bringing the row of terraced residential properties into uniformity.

The overall design and appearance of the proposed dwelling will match its host property at no.41. Ridge and roof heights will be designed to complement its neighbour. The materials to be incorporated into the scheme will also match no.41: including roof tiles to match the existing; vertical hanging tiles, faced brick and double-glazed windows and doors.

In terms of access, off-street parking will be maintained at the front of the property through the creation of a blocked-paved driveway creating space for car parking. Storage for waste and refuse will be located on the driveway along the western boundary wall.

Section 4

PLANNING POLICY AND JUSTIFICATION

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act (2004) states that applications for planning permission must be made in accordance with the relevant development plan unless material considerations indicate otherwise.

The Development Plan in Lewes District comprises the Joint Core Strategy and the saved policies of the Local Plan 2003. Material considerations include any relevant national planning policies within the National Planning Policy Framework, the online Planning Practice Guidance and Supplementary Planning Documents (SPDs) published by the Council.

Joint Core Strategy (2016)

The Joint Core Strategy (JCS) is the primary document within the Council's Development Plan, and sets out the overall strategic and spatial vision for the future of Lewes District and the relevant areas of the South Downs National Park which fall within the district. The relevant policies applicable to this planning application are summarised below.

Spatial Policy 1 (Provision of housing and employment land) establishes that in the period between 2010 and 2030, a minimum of 6,900 net additional dwellings will be provided in the plan area.

Core Policy 2 (Housing Type, Mix and Density) of the JCS establishes that in order to deliver sustainable, mixed and balanced communities, the Council will expect new housing developments to meet a number of criteria. The relevant requirements to this specific application include an emphasis on providing one and two bedroom homes for single person households and couples with no dependents – taking account of the existing character and housing mix of the vicinity; providing flexible, socially inclusive and adaptable accommodation; and reflecting the site context including the character of the surrounding area.

Core Policy 11 of the JCS concerns the built and historic environment and high quality design. This policy sets out that the Council 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 subject to several requirements, which ensures that the design of development:

- Responds sympathetically to the site and its local context and is well-integrated in terms of access and functionality with the surrounding area;
- Is adaptable, safe and accessible to all and is capable of adapting to changing lifestyles and needs; and
- Provides a satisfactory environment for existing and future occupants including adequate provision for daylight, sunlight, privacy, and private outdoor space.

Local Plan 2003 Saved Policies

76

With regard to the design, form and setting of development, **Policy ST3** of the Local Plan states that development requiring permission will be expected to comply with a number of criteria, which includes:

- Respecting overall scale, height, massing, alignment, site coverage, density, landscaping, character, rhythm and layout of neighbouring buildings and the local area more generally;
- Materials should be of a quality, type, colour and design which is appropriate to the character of the local area;
- Development should respect the amenities of adjoining properties in terms of noise, privacy, natural daylight, and visual amenities;
- Development should consider the enclosure of spaces around buildings and should be designed to take account of overlooking; and
- Development should seek to maximise the efficient use of energy, resources and materials through the influence of factors such as design, housing type, orientation, location and construction methods.

Policy ST4 sets out that applications for backland and tandem developments will be refused unless the proposal provides for safe and convenient vehicular access to the proposed new dwelling(s) without causing noise and disturbance to occupiers of other dwellings and no erosion of the essential elements of the character and appearance of the area.

Policy T13 (Vehicle Parking) outlines that planning permission will not be granted for development which would result in the loss of off-street car parks available to the public unless it would result in an overriding environmental benefit.

The Local Plan also establishes certain policies relevant to the sustainable growth and development of Peacehaven and Telscombe. A specific policy related to this application is that of **Policy PT3** which concerns intensification and infilling. This states that permission will not be granted for intensification or infilling unless the following criteria are met:

- The plot is similar in width and depth to the generality of other plots in the area;
- The street scene is not impaired; and
- The proposed dwelling is compatible in height, mass and detailing with the existing dwellings adjacent or in the area.

National Planning Policy Framework (NPPF)

Published in 2012, the NPPF provides the national policy framework for plan-making and decision-taking. At the heart of the NPPF is a presumption in favour of sustainable development (encompassing social, economic and environmental roles) which should be seen as a golden thread running through planning (**Paragraph 14**).

At **Paragraph 17**, the NPPF establishes a set of 'Core Planning Principles'. This includes that planning should *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*.

The NPPF, places a high importance of high quality design. **Paragraph 56** states that *"good design is a key aspect of sustainable development"* and is *"indivisible from good planning"*.

Paragraph 64 states that development proposals that fail to *"take the opportunities available for improving the character and quality of an area and the way it functions"* should be refused.

Paragraph 131 states that in the determination of planning applications, local planning authorities should take account of the *"desirability of new development making a positive contribution to local character and distinctiveness"*.

Planning Practice Guidance (PPG)

The PPG was first published in 2014 to complement the NPPF in providing guidance on its practical implementation. The PPG is an online-only resource divided into 47 sections.

An integral part of sustainable development is good design. The PPG states that this is *"about creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations"* (Paragraph: 001 Reference ID: 26-001-20140306).

Justification

Principle of Development

The application seeks the construction of a new two-bedroom dwelling house within the curtilage of no.41 Firle Road. The application site is located within the built up area boundaries of Peacehaven and Telscombe and is in a sustainable location with good access to shops and local services. The principle of development is established by its suburban location.

As noted above, the application site is well-served by a range of local services, employment opportunities, educational facilities and a leisure centre. The Meridian Centre is a key focal point for the town of Peacehaven, and is situated within half a mile of the site.

It is particularly important to note that Core Policy 2 of the Core Strategy explicitly sets out that there is a requirement for smaller properties comprising one and two bedrooms: the proposal would contribute towards meeting an identified need for new homes of this type and size.

For the reasons set out above, the principle of residential development on the application site is considered acceptable, complying with the requirements of Spatial Policy 1 and Core Policy 2 of the JCS.

Design and Appearance

National and local planning policies emphasise that new development must accord with its surroundings, improving the character of the local area through its design and demonstrating how new development will integrate into the local area.

As noted above, the overall design and appearance of the proposed dwelling will match its host property at no.41. Ridge and roof heights will therefore complement its neighbours.

The materials to be incorporated into the scheme will also match no.41: including roof tiles to match the existing; vertical hanging tiles, faced brick and double-glazed windows and doors. The proposed design and appearance of the new dwelling house therefore meets each of the relevant requirements of Core Policy 2 and Policy ST3 of the Local Plan.

The proposal seeks a continuation of the row of terraced properties along this section of Firle Road. Residential properties along this terrace all comprise two-storeys, and the new dwelling would respect the existing roof and ridge heights.

In terms of respecting local character, Firle Road is characterised by a range of different properties of a mix of house types and sizes: containing a wide variety of house types across one and two storeys, of different form and scale.

With specific regard to Policy PT3, due to the variable house types and sizes in the area, the new residential curtilage will be of a similar width and depth to the other plots in the immediate vicinity. The street scene will also not be impaired, as the new property will be attached to the existing row of terraced houses on the southern side of Firle Road. As set out above, the property is compatible in height, massing and detailing with its neighbours and existing dwellings in the surrounding area.

When viewed with the specific requirement for two-bedroom properties in the area, the scheme would be a welcome addition in terms of its design, appearance and size. As such, the proposal accords with Core Policy 2, Policy ST3 and the overarching national planning guidance.

Residential Amenity

One of the NPPF's 'Core Principles' states that decisions must *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*.

The site's location on a corner plot at the junction of Firle Road and Horsham Avenue North is advantageous in ensuring that there will be a minimal impact upon the residential amenities of prospective and existing occupiers.

The proposed design and appearance of the new dwelling, matching the height of its neighbour, will ensure that there will be no overbearing impact on adjacent properties. To the south of the application site, the bungalows along Horsham Avenue North ensure that there will be no overbearing, overlooking or loss of light into the reconfigured houses and their gardens.

The south facing nature of the gardens and the revised internal arrangements to the rear of each dwelling will ensure that maximum levels of light enter the properties, in line with the requirements of Core Policy 11 and Policy ST3.

In line with the requirements of Core Policy 11 and Policy ST3, the proposal has been well designed to ensure it will not cause any detrimental impact to the residential amenity upon the existing, prospective or adjacent occupiers of residential properties. The scheme therefore accords with a core planning principle of the NPPF.

Parking and Access

The proposal seeks to maintain off-street car parking at no.41 Firle Road, in addition to this, the blocked paved driveway at the new dwelling will also make provision for off-road car parking; therefore reducing the quantum of cars parked on the road.

As outlined above, the site is located in a sustainable and accessible location, with local shops, schools, and employment and leisure opportunities nearby. The site has good access to a range of facilities, therefore reducing the need to travel by private motorised transport.

Policy ST4 sets out that developments must provide for safe and convenient vehicular access to the proposed new dwelling without causing noise and disturbance to occupiers of other dwellings. The planning application achieves this, and therefore accords with this key requirement.

Section 5

CONCLUSION

This application seeks construction of a side and rear extension and the creation of a new dwelling at no.41 Firle Road, Peacehaven, BN10 8DB.

It is considered that the key issues associated with this planning application include the principle of development; the proposed design and appearance of the new dwelling; the impact upon residential amenity on prospective and neighbouring residents; and the provision of sufficient car parking space.

When viewed with the specific requirement for two-bedroom properties in the area (as specified by the JCS), the scheme would be a welcome addition in terms of its design, appearance and size.

The proposed design of the new dwelling will result in a continuation of the row of terraced properties along this section of Firle Road. Residential properties along this terrace all comprise two-storeys, and the new dwelling would respect the existing roof and ridge heights.

For the reasons set out above, the proposal complies with the adopted policies of the Lewes District Council Development Plan, and overarching planning guidance contained within the NPPF and the PPG. Accordingly, it is recommended that this application be granted planning permission.

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