



PEACEHAVEN TOWN COUNCIL

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

Councillors on this Committee

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

Date 7th December 2018

Dear Committee Member,

You are summoned to a meeting of the **PLANNING AND HIGHWAYS** to be held on Thursday 13th December 2018 in the Anzac Room, Community House at 7.30pm.

Toni Lopes
Acting Town Manager

AGENDA

GENERAL BUSINESS

1. **PH 538 CHAIR ANNOUNCEMENTS**
2. **PH 539 PUBLIC QUESTIONS TIME**
There will be 15 minute period when members of the public may ask questions on any relevant **PLANNING AND HIGHWAYS MATTER**. It would be preferable if the question is submitted in writing by 12 noon on the day of the meeting. Each speaker is restricted to 3 minutes.
3. **PH 540 TO CONSIDER APOLOGIES FOR ABSENCE**
4. **TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS**

PLANNING APPLICATIONS RECEIVED

5. PH 541 LW/18/0907- 8 Capel Avenue (Pages 1-5)

CONFIRM DATE OF NEXT MEETING 8TH JANUARY 2019 AT 7.30PM

Planning, Design & Access Statement

at

8, Capel Avenue, Peacehaven

1.00 Introduction

1.01 This Planning, Design & Access Statement has been prepared in support of a Town Planning Application submitted on 13 November 2018 for a residential development.

1.02 The Planning, Design & Access Statement is to be read in conjunction with the submitted drawings numbered 1238/01 to 1238/07 inclusive.

2.00 Use

2.01 The existing site is a residential plot that accommodates a detached 2 bedroom bungalow.

2.02 Residential use is to be retained.

2.03 The building is not listed.

2.04 The site is not within a conservation area.

3.00 Amount

3.01 The existing bungalow is to be demolished.

3.02 The proposal is for a pair of semi-detached houses and a detached house.

3.03 The semi-detached houses and the detached house consist of living/dining room, separate kitchen and wc on the ground floor with 3 bedrooms on the first floor one having an ensuite wc/shower room and a separate family bathroom. Storage is provided on both floors.

3.04 The proposed houses comply with the DCLG's Technical housing standards – nationally described space standards. The semi-detached houses each have an internal floor area of 116sq m and the detached house has an internal floor area of 112sq m.

4.00 Layout

4.01 The proposed houses face onto Capel Avenue being set back from the existing bungalow and the adjoining No. 10 to the north and the front line of the main house No.6 to the south side.

4.02 The proposed detached house is on the same building line as the existing bungalow being the same distance away from No. 10 along the north boundary.

4.03 Car parking is to the front of the site with bicycle stores and refuse & recycling areas to the rear.

5.00 **Scale**

5.01 The ridge line of the detached bungalow is approximately 1000mm below the existing bungalow and the semi-detached houses are about the same level.

5.02 Capel Avenue south of South Coast Road is a mixture of bungalow, chalet bungalows, detached and semi-detached and terrace houses.

5.03 As can be seen from the street elevation on drawing numbered 1238/02 ridge heights vary from property to property and this is reflected in the proposed new dwellings.

6.00 **Landscaping**

6.01 To the front of the building the space is to be used for car parking with pedestrian access to front doors and rear of the buildings.

6.02 Concrete block paving to parking spaces with contrasting blocks to delimitate parking bays.

6.03 Concrete paving slabs to footpaths leading to front doors.

6.04 Planting areas to be provided to the front garden and the north boundary with No.10 as indicated on drawing numbered 1238/02.

6.05 The rear garden areas to be laid to lawns with concrete paving slabs to patios.

6.06 1800mm high timber stained close boarded fence to sub-divide the gardens with matching timber access gates.

6.07 Footpaths to the patio, refuse/recycling areas and bicycle stores will also to be in concrete paving slabs.

7.00 **Appearance**

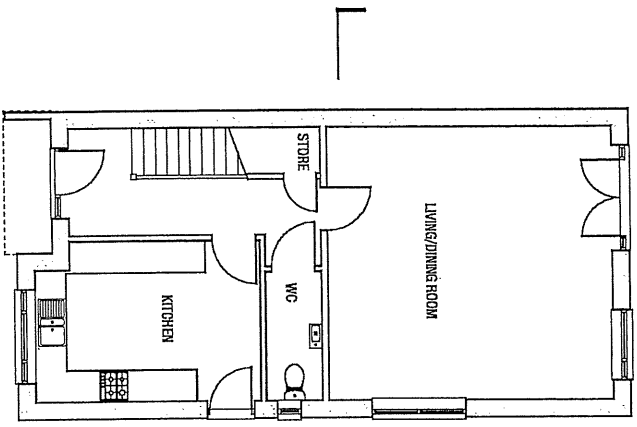
7.01 The proposed materials to the elevations are to be painted render and facing brickwork to the ground floor with Cedral horizontal cladding to the first floor as indicated on drawings numbered 1238/05 and 1238/07

7.02 The pitched roof has concrete plain interlocking tiles with matching hip and ridge tiles.

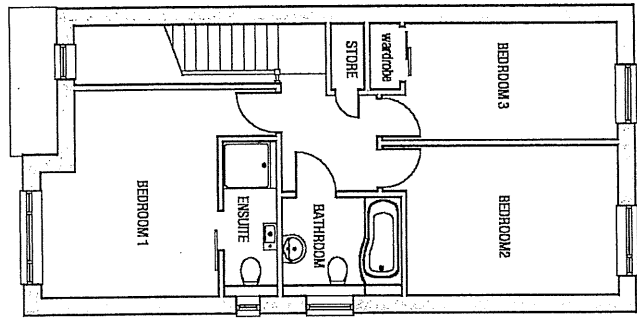
7.03 Windows are to be double glazed with upvc frames. Glazing to first floor windows to south and north elevations at first floor to be in obscure glass with no openings less than 1700mm below finished floor level.

7.04 French doors to upvc double glazed.

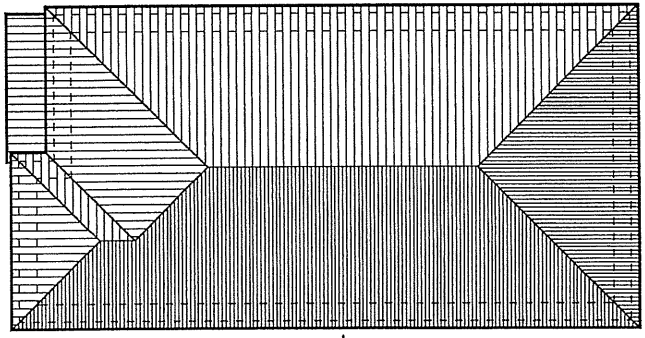
- 7.05 GRP composite front door with double glazed vision panels and glazed side panels in upvc frames.
- 8.00 **Access**
- 8.01 Ramped to provide level access to front doors to comply with Approved Document Part M of the building regulations.
- 8.02 External lights with PIR sensor will be provided adjacent to the front doors and route to bicycle stores and recycling & refuse bin areas.
- 8.03 Covered open porch to be provided to front doors.
- 8.04 Accessibility to comply with Approved Document M of the building regulations.
- 9.00 **Car parking & bicycle parking**
- 9.01 Two car space to be provided for each house.
- 9.02 Individual lockable bicycle stores for each house located in the rear gardens to provide 2 bikes spaces per dwelling.
- 10.00 **Refuse & recycling**
- 10.01 Areas for refuse & recycling bins to be provided adjacent to the Bicycle Stores in the rear gardens.
- 11.00 **Sustainability**
- 11.01 External fabric of the building including walls, roof, windows and doors to exceed Approved Document L1A.
- 11.02 All lights to be fitted with low energy bulbs. External lights to be fitted with PIR and dawn/dusk sensor and maximum of 150W.
- 11.03 Gas fired condensing combination boiler with 90% or higher annual efficiency.
- 11.04 Water usage is not to exceed 110 litres per person to be achieved with dual flush cisterns and controlled flow rates for taps & showers and limited bath capacity to be provide to meet this target.
- 11.05 As far as possible materials and labour will be source locally.



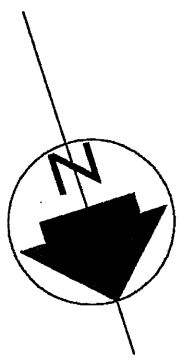
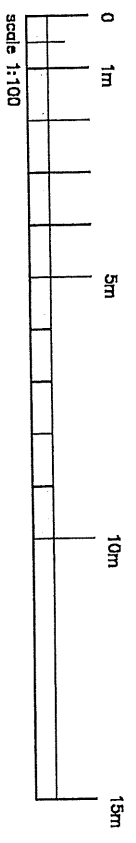
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



Print - 1:100 at A3

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CLIENT:
 Ballewcy Property Ltd
 DRAWG TITLE:
 DETACHED HOUSE
 Floor & Roof Plans

PROJECT TITLE:
 8, Capel Avenue
 Peacelovven
 East Sussex

DATE: November 2018 SCALE: 1:100
 DRAWING NO: 1238/06 REVISIONS:

PLOT 3

MATERIALS

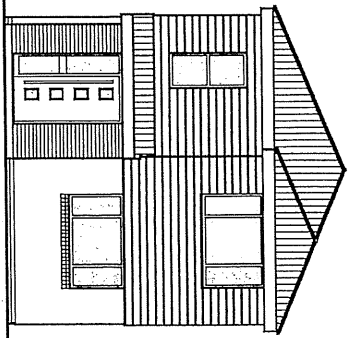
Walls: painted render and facing brickwork to ground floor. Merley Central horizontal cladding to first floor.

Roof: plain concrete interlocking roof tiles.

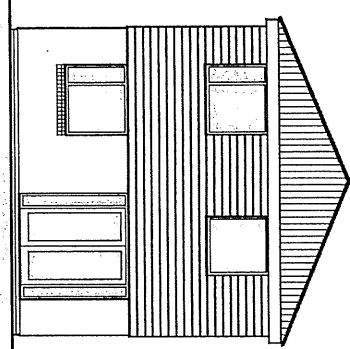
Windows: uPVC frames. Windows to side elevations to have obscure glass with no openings less than 1700mm above finished floor level

Doors: uPVC glazed french doors and side kitchen door, gfp composite front door.

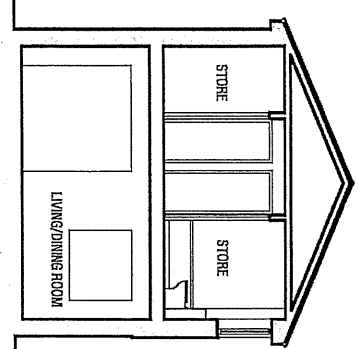
Fascias, soffits, barge boards and rain water goods to be white uPVC.



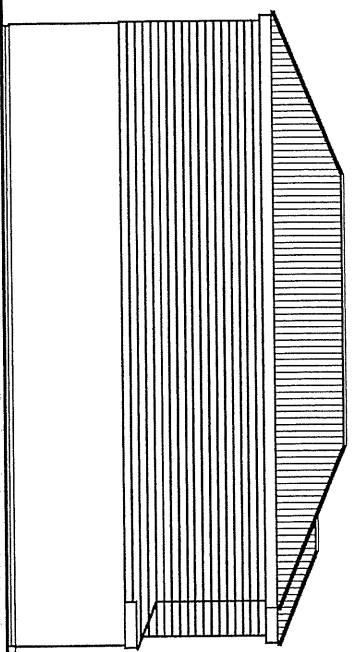
EAST ELEVATION



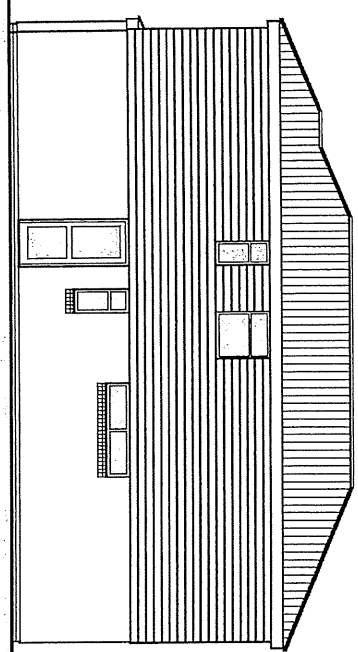
WEST ELEVATION



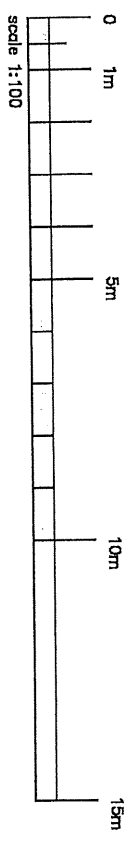
SECTION



SOUTH ELEVATION



NORTH ELEVATION



1
15
1

Part - 1:100 of A3

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CLIENT:
 Balisway Property Ltd

DRAWG TITLE:
 DETACHED HOUSE
 Elevations & Section

PROJECT TITLE:
 8, Copel Avenue
 Poocheivayn
 East Sussex

DATE: November 2018
SCALE: 1:100

DRAWING NO.: 1238/07
REVISION NO.: