



PEACEHAVEN TOWN COUNCIL

Toni Lopes
ACTING TOWN MANAGER
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TOWN COUNCIL OFFICE
MERIDIAN CENTRE
MERIDIAN WAY
PEACEHAVEN

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, Cllr Ann Harrison

Dear Committee Member,

20th February 2019

You are summoned to a **PLANNING & HIGHWAYS** meeting to be held in the **ANZAC ROOM** Community House, Meridian Centre, Peacehaven on **Tuesday 26th February 2019 at 7:30pm**

Toni Lopes
Acting Town Manager

A G E N D A

GENERAL BUSINESS

1 PH579 CHAIR ANNOUNCEMENTS

2 PH580 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 PH581 TO CONSIDER APOLOGIES FOR ABSENCE & SUBSTITUTIONS

4 PH582 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

5. PH583 TO APPROVE & SIGN THE NON CONFIDENTIAL MINUTES OF 5th February 2019 enclosed (pages 1-10)

6. PLANNING APPLICATIONS RECEIVED

6. PH584 LW/19/0075 - 12A Lincoln Avenue (pages 11-14)
7. PH585 LW/18/0956 – 9 Outlook Avenue (pages 15-27)
8. PH586 LW/19/0097 – 5 Stanley Road (pages 28-62)
9. PH587 LW/19/0069 – Land at Farrington Enterprise Estate, Hoyle Road (pages 63-80)
10. PH588 LW/19/0056 - 154 South Coast Road (pages 81-85)
11. PH589 LW/19/0036 - 47 Rowe Avenue Peacehaven (pages 86-107)
12. PH590 LW/19/0046 - 110 Westview Close Peacehaven (pages 108-110)

DECISION NOTICES

10. PH 591 LW/18/0858 – 6 Cripps Avenue (Permission Granted)
11. PH 592 LW/18/1009 – 52 Gladys Avenue (Permission Granted)
12. PH 593 LW/18/0947 – 7B Phyllis Avenue (Permission Granted)

CONFIRM DATE OF NEXT MEETING 26TH MARCH 2019



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MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE HELD ON TUESDAY 5TH FEBRUARY 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 Matt Gunn Marketing Assistant
Vicky Onis Admin Assistant

GENERAL BUSINESS

1. PH 556 CHAIR ANNOUNCEMENTS

Good evening residents, thank you for coming to the Planning and Highways meeting this evening, Tuesday 5th February 2019.

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

- Cllr Simmons advised that he will be absent for 6 weeks from March 4th 2019 for a knee replacement operation.
- The Wrestling is coming up on Saturday 16th February.
- Next Tuesday meeting Policy & Finance is now cancelled as there is nothing to report

2. PH 557 PUBLIC QUESTIONS

Mike Gatti – North Ward - With regard to previous public questions asked.

23rd October 2018 PH 504

I asked firstly a question regarding installing signage near schools asking drivers to "Cut their engines and cut pollution" as else ware in the district Cllr Smith was to take this forward, which I believe he did, can the committee check on any progress please.

The second related to Lower Hoddern Farm and the construction traffic using Pelham Rise. Cllr Simmons stated at the recent Full Council meeting that he cannot get an answer from LDC. Correct?

Lastly I asked about the signage Barratts have installed on Pelham rise requiring planning permission - has this be followed up?

On behalf of Lucy Symonds who asked a question regarding crossings at the same meeting, may she have a response to her question?

13th November 2018 PH 517

I asked a question about coastal erosion, and if the committee would ask LDC & Tim Bartlett for an update on their Coastal Management Implementation Plan. This was to be actioned by Cllr Simmonds and Committee. Still awaiting a response.

3. PH 558 TO CONSIDER APOLOGIES FOR ABSENCE

Cllr Claude Cheta	Family Bereavement
Cllr. Job Harris	Hospital Appointment
Cllr Daryl Brindley	was absent
Cllr Alan Milliner	Cllr Ann Harrison sub for Cllr Milliner

4. PH 559 TO RECEIVE DECLARATIONS OF INTEREST FROM COMMITTEE MEMBERS

No Declarations

5. PH 560 TO ACCEPT THE MINUTES OF THE PLANNING & HIGHWAYS COMMITTEE 5TH JANUARY 2019

Minutes Accepted

Proposed - Cllr Sue Griffiths
Seconded – Cllr Lynda Duhigg
All accepted

PLANNING APPLICATIONS RECEIVED

6. PH 561: LW/19/0047 – 21 Sunview Avenue (Pages 7-21) case officer Mr Matt Kitchener

Proposed construction of a new 3 bedroom detached chalet bungalow following demolition of existing bungalow

Comments

Cllr Ann Harrison The roof is a dreadful design, doesn't fit into local surroundings.

Cllr Lynda Duhigg no reason not to propose approve, roof lines and designs are changing and has no problem with the design

Recommend to grant planning permission

Proposed - Cllr Lynda Duhigg
Seconded – Cllr Sue Griffiths
Objected – Cllr Ann Harrison

Planning Recommendations

1. Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13.00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played.
2. Sympathetic materials to be used.
3. Require a waste Minimisation Plan
4. Vehicles belonging to construction staff should not block access for other residents and should not be parked on the grass verges or at junctions.
5. Any damage to the grass verges during construction must be repaired by the developer.
6. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid "rush hour" on the A259 and ease congestion.
7. If parking at the front of the property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

7. PH 562: LW/19/0042 – 239A South Coast Road (Pages 22-31) case officer Mr Matt Kitchener

Proposal : Subdivision of existing 2 x 1 bedroom flats to 4 x studio flats

Comments

Cllr Sue Griffiths Queried that Lewes District council do not seem to have a minimum space policy for flats, concerned that the 4 studio flats will be very small

Recommendation: To grant planning permission

Abstain - Cllr Ann Harrison

Proposed - Cllr Sue Griffiths

Seconded - Cllr Lynda Duhigg

Planning Recommendations

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7. If parking at the front of the property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

8. PH 563: LW/19/0954 – 239 South Coast Road (pages 32-42) case officer Mr Russell Pilfold

Proposal : Conversion of existing rear detached vacant garage to start-up office unit

Recommendation – To grant planning permission

Proposed - Cllr Sue Griffiths
Seconded Cllr Lynda Duhigg
All in agreement

Comment

Sue agreed that its important to have more starter units in the Town.

Planning Recommendations

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9. PH 564: LW/19/0019 – 239 South Coast Road (pages 43-46) case officer Mr James Emery

Proposal: Illuminated sign to front elevation

Recommendation to Grant Approval

All in agreement

Planning Recommendations

1. Site hours limited to Monday-Friday 08:00 to 18:00 and Saturday 08:00 to 13.00, no working on Sundays or Bank Holidays, no plant and equipment to be started up outside of these hours, no loud music to be played.
2. Sympathetic materials to be used.

3. Require a waste Minimisation Plan

4. Vehicles belonging to construction staff should not block access for other residents and should not be parked on the grass verges or at junctions.

5. Any damage to the grass verges during construction must be repaired by the developer.

6. All construction equipment and supplies to be delivered between the hours of 09:30 and 14:30 to avoid "rush hour" on the A259 and ease congestion.

7. If parking at the front of the property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

10. PH 565 LW/19/0061 - 47 Piddinghoe Avenue (Pages 47-50) case officer Mr Russell Pilfold

Proposal: Variation of Planning Condition 1 (Plans) relating to Planning Approval Reference Number: LW/17/0696 the building having additional roof lights

Recommendation – To grant planning permission

Proposed Cllr. Ann Harrison

Seconded Cllr. Lynda Duhigg

All in agreement

Planning Recommendations

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2. Sympathetic materials to be used.

3. Require a waste Minimisation Plan

4. Vehicles belonging to construction staff should not block access for other residents and should not be parked on the grass verges or at junctions.

5. Any damage to the grass verges during construction must be repaired by the developer.

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7. If parking at the front of the property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

11. PH 566: LW/19/0004 -5 Telscombe Park (pages 51-56) case officer Mr Russell Pilfold

Proposal: Erection of porch

Recommendation – To grant planning permission

Proposed Cllr Sue Griffiths

Seconded Cllr Lynda Duhigg

All in agreement

Planning Recommendations

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12. PH 567: LW/19/0975 – 38 Rowe Avenue (pages 57-66) case officer Mr Robin Hirschfeld

Proposal: Proposed loft conversion with rear and front dormer

Recommendation – To grant planning permission

Proposed Cllr Lynda Duhigg

Seconded Cllr Sue Griffiths

All in agreement

Planning Recommendations

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7. If parking at the front of the property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

13. PH 568: LW/18/0858 – 6 Cripps Avenue (Pages 67-71) case officer Mr Robin Hirschfeld

Proposal : Loft conversion including roof extension, three roof lights and rear dormer

Recommendation to grant planning permission

Proposed Cllr Sue Griffiths
Seconded Cllr Ann Harrison
All in agreement

Planning Recommendations

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7. If parking at the front of the property required, recommend that the grass verge located between the two crossovers is removed and replaced by tarmac as adopted at other recent similar developments.

14. PH 569: LW/18/0967 Lower Hoddern Farm (Pages 72-75) case officer Mr Piotr Kulik

Proposal: Application for Discharge of Condition 7) Electric Vehicle Charging points of planning permission granted 05 September 2018 for the development of 143 dwellings (55 affordable), outline planning application for up to 307 dwellings (125 affordable), vehicular, pedestrian and cycle access, internal site roads, parking and public open space, including extension to Peacehaven Centenary Park, and landscaping, all matters other than access reserved. (Ref: LW/17/0226)

Comments

Cllr Harrison I know they have probably gone to a supplier of electric points, I find it strange they are trying to discharge it when they haven't even been installed yet.

Cllr Simmons my personal views are that we are going electric, I think they have a duty, to install them.

Cllr Griffiths I don't see how they can be discharged when not put in ground yet.

Refusal Recommended

Proposed to Reject - Cllr Sue Griffiths

Seconded Cllr Lynda Duhigg

15. PH 570 LW/18/1009 – 52 Gladys Avenue (Pages 76-107) case officer Mr Piotr Kulik

Proposal: Partial demolition of existing bungalow, erection of rear single storey extension & loft conversion (hip to gable), sub-division of plot to form two semi-detached bungalows, and creation of side dormers (amended description)

Recommend to Grant Permission

Proposed Cllr Sue Griffiths

Abstain Cllr Sue Griffiths

Abstain Cllr Ann Harrison

Approved Cllr Melvyn Simmons

Comments - Two letters of Objection from Neighbours

Cllr Harrison concerned about the objections raised by Neighbours - Trend to over develop small plots, extra cars parked in narrow roads, Drainage, causing sink holes which have already been seen in this particular street.

Cllr Simmonds Lamppost on the verge outside, restricting access to the proposed driveway access. If lamppost cannot be moved, there will be more cars parked on the street.

Planning Recommendations

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16. PH571 LW/18/1013 – Neville Lodge, 15 Rowe Avenue (Pages 108-117) case officer Mr Russell Pilfold

Proposal: Discharge of conditions 8, 9, and 10 relating to approval LW/16/0841

Recommendation – To grant planning permission

Proposed Cllr Ann Harrison

Seconded – Cllr Sue Griffiths

All in Agreement

Planning Recommendations

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17. PH572 LW/19/0016 – 1A Lea Road (Pages 118-134) case officer Mr Piotr Kulik

Proposal: Division of existing single dwelling to create 2 dwellings with off road parking, including the replacement of part of roof

Recommendation to Grant Planning permission

Proposed Cllr Lynda Duhigg

Seconded Cllr Sue Griffiths

All in agreement

Planning Recommendations

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DECISION NOTICES

- 18. PH 573 LW/18/0968 – 1 Cliff Avenue (Permission Granted)**
- 19. PH 574 LW/18/0787 – Land Adjacent to 8 Gold Lane (Permission Granted)**
- 20. PH 575 LW/18/0962 – Neville Lodge 15 Rowe Avenue (Variation Granted)**
- 21. PH 576 LW/18/0619 – 8 The promenade (Permission Granted)**
- 22 PH 578 LW/18/0977 – 1 Morestead – certificate of lawful use or development (Proposed)**

Date of Next meeting Tuesday 26th February 2019 & 7.30pm

Meeting closed 8.15 pm

Reference	LW/19/0075
Alternative Reference	PP-07577545
Application Received	Wed 30 Jan 2019
Application Validated	Fri 01 Feb 2019
Address	12A Lincoln Avenue Peacehaven East Sussex BN10 7JR
Proposal	Proposed erection of a proposed single storey rear extension
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

PLANNING STATEMENT

CERTIFICATE OF LAWFULNESS APPLICATION FOR A PROPOSED SINGLE STOREY PITCHED / FLAT ROOF REAR EXTENSION

12a LINCOLN AVENUE
PEACEHAVEN
EAST SUSSEX

The proposed works are for the erection of a single storey pitched / flat roof rear extension to form larger kitchen/ dining area, living room at the above address.

The property is within a residential road with a majority comprising of detached and semi-detached single storey bungalows.

The required criteria for a permitted development as set out below has been met:-

This guidance reflects temporary increases to the size limits for single-storey rear extensions that must be completed by 30 May 2019, and the associated neighbour consultation scheme.

An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- *No more than half the area of land around the "original house"* would be covered by additions or other buildings.*
- *No extension forward of the principal elevation or side elevation fronting a highway.*
- *No extension to be higher than the highest part of the roof.*
- *Single-storey rear extension must not extend beyond the rear wall of the original house* by more than three metres if an attached house or by four metres if a detached house.*
- *In addition, outside Article 2(3) designated land* and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2019.*
- *These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the prior notification of the proposal to the Local Planning Authority and the implementation of a neighbour consultation scheme. If objections are received, the proposal might not be allowed.*
- *Maximum height of a single-storey rear extension of four metres.*
- *Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres.*
- *Maximum eaves height of an extension within two metres of the boundary of three metres.*
- *Maximum eaves and ridge height of extension no higher than existing house.*
- *Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.*
- *Two-storey extensions no closer than seven metres to rear boundary.*
- *Roof pitch of extensions higher than one storey to match existing house.*
- *Materials to be similar in appearance to the existing house.*
- *No verandas, balconies or raised platforms.*
- *Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.*
- *On designated land* no permitted development for rear extensions of more than one storey.*
- *On designated land no cladding of the exterior.*
- *On designated land no side extensions.*

** The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.*

** Designated land includes conservation areas, national parks and the Broads, Areas of Outstanding Natural Beauty, and World Heritage Sites.*

Please note: The permitted development allowances described here apply to houses and not to:

- *Flats and maisonettes (view our guidance on flats and maisonettes)*
- *Converted houses or houses created through the permitted development rights to change use (as detailed in our change of use section)*
- *Other buildings*
- *Areas where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.*

Reference	LW/18/0956
Alternative Reference	PP-07442726
Application Received	Fri 30 Nov 2018
Application Validated	Thu 31 Jan 2019
Address	9 Outlook Avenue Peacehaven East Sussex BN10 8XE
Proposal	Lawful Development Certificate to continue using residential annexe as a separate dwelling house
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Lewes District Council

Planning Services

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

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

Application for a Lawful Development Certificate for an Existing use or operation or activity including those in breach of a planning condition.

Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991.

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

Publication of applications on planning authority websites.

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

1. Site Address

Number	9
Suffix	
Property name	
Address line 1	Outlook Avenue
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 8XE

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

Easting (x)	543021
Northing (y)	100717

Description

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2. Applicant Details

Title	Mr
First name	Mark
Surname	Beaumont
Company name	
Address line 1	6 Outlook Avenue
Address line 2	
Address line 3	

2. Applicant Details

Town/city	Peacehaven
Country	United Kingdom
Postcode	BN10 8XE
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Description of Use, Operation or Activity

Which category describes the existing use or operation or development for which the certificate is sought

- ☒ An existing use
☐ An existing operation
☐ An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

Use Classes	Change Of Use
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5. Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

This house was granted planning permission (LW/00/2143F) to its previous owner in 2001 to put a single storey annex (granny annex) on the rear of the existing property. The building work created two fully separate semi-detached units within one house, to house the ageing parents in one of the units and their son and his wife in another of the units.

There was a clause on the planning permission (schedule of conditions and reasons relating to Application No. LW/00/2143F). Clause 2. The extension hereby permitted shall not be occupied at any time other than the purpose ancillary to the residential use of the dwelling known as 9 Outlook Avenue.

After several years one of the elderly parents who was living in the annex died and the family no longer needed the annex to be used as a granny annex (due to the death of that parent) so one of the semi-detached units was rented out.

We then purchased this property several years ago from the previous owners.

We are applying for a Lawful Development Certificate to have this clause removed as the property has had two separate tenants renting the two separate semi-detached units in the house for well over four years and our mortgage company are requesting to see a Lawful Development Certificate to support this.

6. Grounds for application of a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ The use began more than 10 years before the date of this application
- ☐ The use, building works or activity in breach of condition began more than 10 years before the date of this application
- ☐ The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- ☐ The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.

6. Grounds for application of a Lawful Development Certificate

☐ The use as a single dwelling house began more than four years before the date of this application

☒ Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

The use as two residential dwellings in one house began more than four years before the date of this application.

If the certificate is sought for a use, operation, or activity in breach of a condition or limitation, please specify the condition or limitation that has not been complied with

Reference number

LW/00/2143F

Condition number

Clause 2

Date (must be pre-application submission)

20/02/2001

Please state why a Lawful Development Certificate should be granted

The use as two residential dwellings in one house began more than four years before the date of this application.

7. Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01/10/2007

In the case of an existing use or activity in breach of conditions has there been any interruption?

☐ Yes ☒ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

☐ Yes ☒ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market
☐ Social
☐ Intermediate
☐ Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses		2				2
Total	0	2	0	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- ☒ Market
☐ Social
☐ Intermediate
☐ Key Worker

Add 'Market' residential units

7. Information in support of a Lawful Development Certificate

Market: Existing Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses		2		0		2
Total	0	2	0	0	0	2

Total proposed residential units

2

Total existing residential units

2

8. 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)

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Contact name:

Title

Mrs

First name

Abi

Surname

Beaumont

Telephone number

Email address:

9. Pre-application Advice

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

☐ Yes ☒ No

10. Interest in the Land

Please state the applicant's interest in the land

- ☒ a) Owner
☐ b) Lessee
☐ c) Occupier
☐ d) Other

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

11. Authority Employee/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. Declaration

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

Date (cannot be pre-application)

22/11/2018

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

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

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

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

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

Mark William Beaumont

Planning Portal Reference (if applicable): PP-07442726

Local authority planning application number (if allocated): LW/00/2143

Site Address:

9 Outlook Avenue
Peacehaven
East Sussex
BN10 8XE

Description of development:

Single story annexe extension. We have requested a removal of clause 2 in the planning application LW/00/2143 approved to the previous owners in 2000 as the annexe built at this time was no longer required once the parents using it had died and has been rented out to private tenants as two separate units for over 4 years.

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

Yes ☐

Please enter the application number:

No ☒

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

2. Liability for CIL

Does your development include:

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

Yes ☐ No ☒

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

Yes ☐ No ☒

c) None of the above

Yes ☒ No ☐

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

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

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

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

4. Exemption or Relief

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

5. Reserved Matters Applications

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

Yes ☐

Please enter the application number:

No ☐

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

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

6. Proposed New Floorspace

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

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

Yes ☐

No ☐

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

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

Yes ☐

No ☐

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

c) Proposed floorspace:

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

7. Existing Buildings

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

Number of buildings:

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

7. Existing Buildings continued

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

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

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

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

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Mark William Beaumont

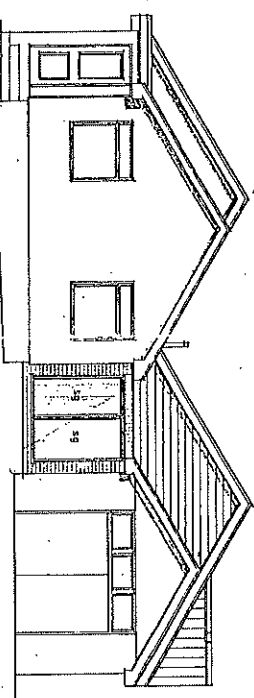
Date (DD/MM/YYYY). Date cannot be pre-application:

29/11/2018

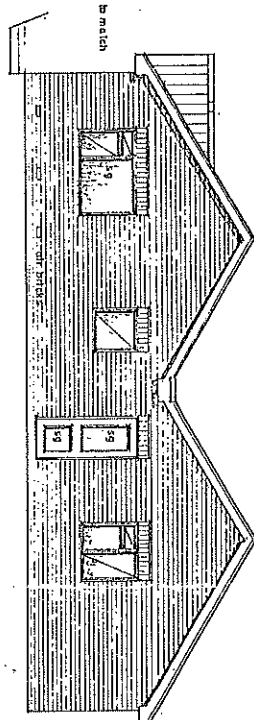
It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person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

For local authority use only

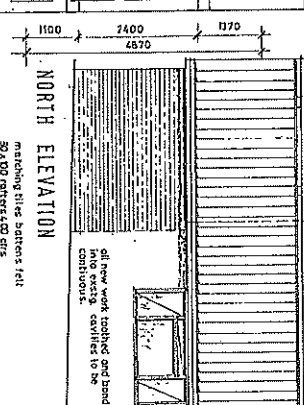
App. No:



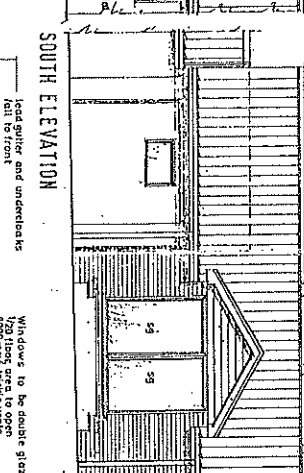
FRONT ELEVATION



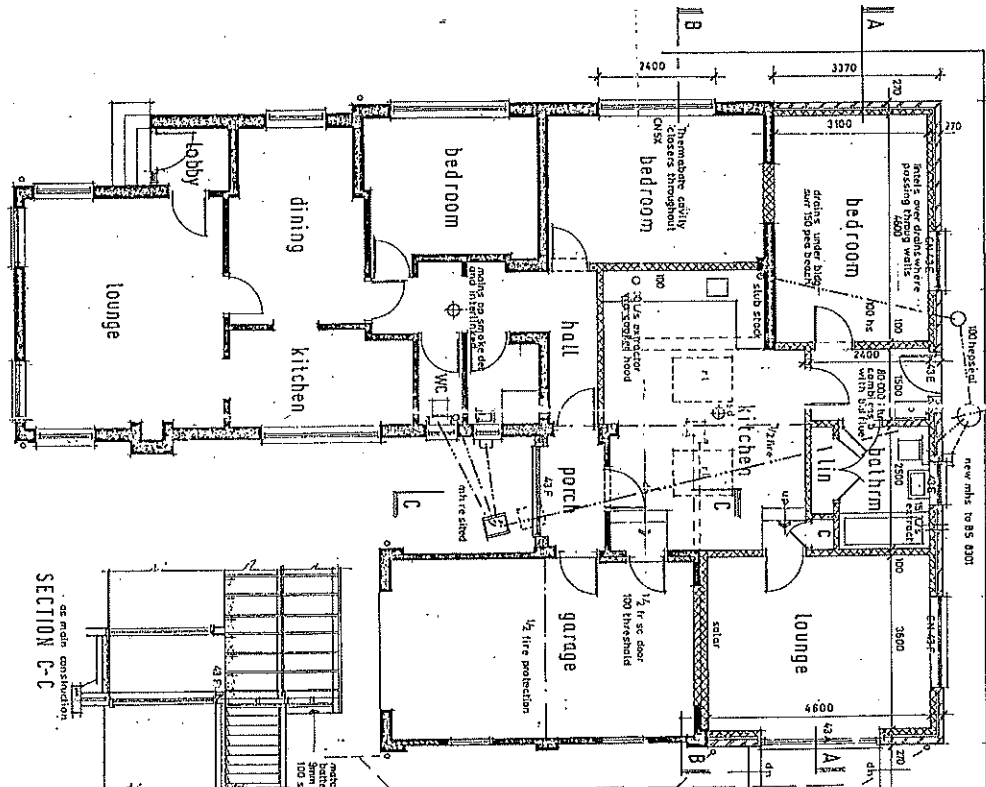
REAR ELEVATION



NORTH ELEVATION

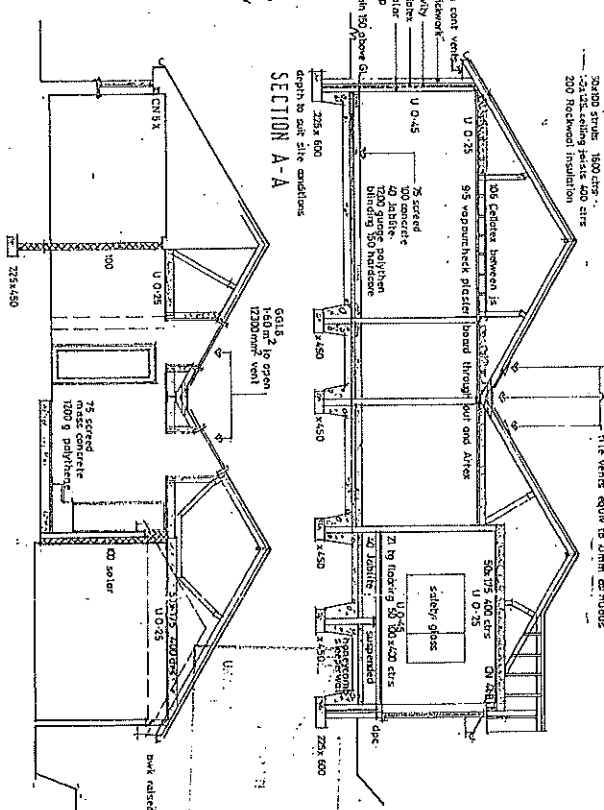


SOUTH ELEVATION

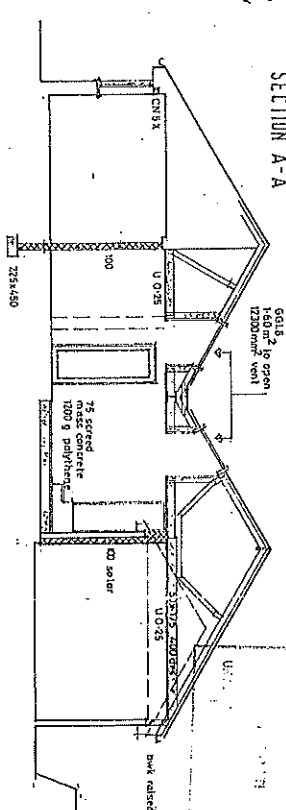


SECTION C-C

SECTION B-B



SECTION A-A



NOTES
1. All dimensions must be checked on site and not
relied on from the drawings.

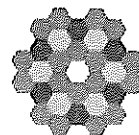
MR R BEAUMONT
Nº9 OUTLOOK AVENUE
PEACEHAVEN

ALTERATIONS AND
ADDITIONS

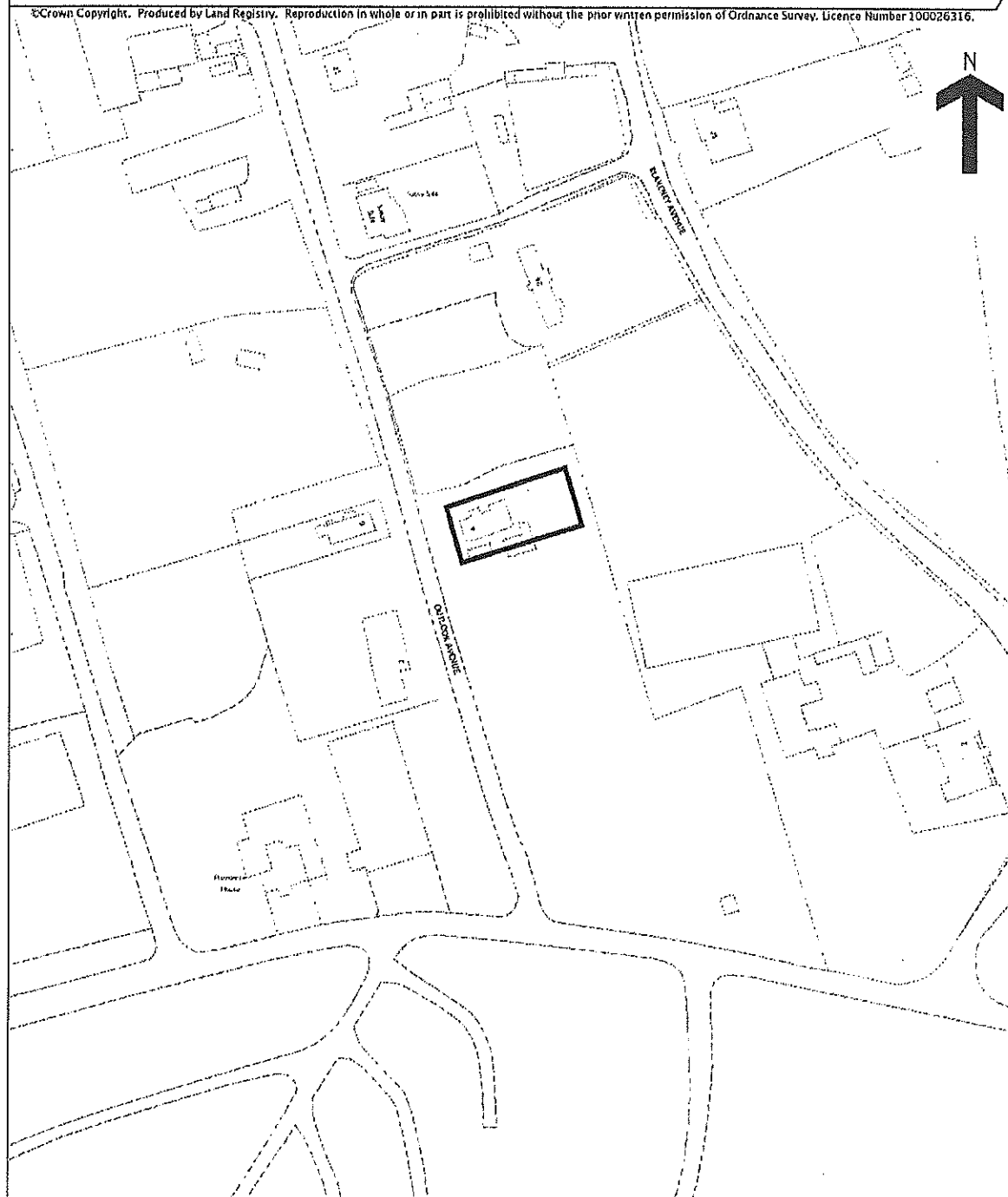
Drawn by J
7 NOV 2000
611/0

Land Registry Current title plan

Title number **ESX317577**
Ordnance Survey map reference **TQ4300NW**
Scale **1:1250**
Administrative area **EAST SUSSEX : LEWES**



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This title is dealt with by Land Registry, Coventry Office.

Reference	LW/19/0097
Alternative Reference	PP-07603175
Application Received	Wed 06 Feb 2019
Application Validated	Wed 06 Feb 2019
Address	5 Stanley Road Peacehaven East Sussex BN10 7SP
Proposal	Erection of 2 x 2 Bedroom flats
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

Mr. S. Socratous
1 Kings Cloe
Peacehaven
East Sussex
BN10 7UT

Mr Matt Kitchener
Specialist (Planning)
Lewes District Council
Southover House
Southover Road
Lewes
East Sussex
BN7 1AB

14 February 2019

Dear Mr. Kitchener

Re: Application No: LW/19/0097
At: 5 Stanley Road, Peacehaven, East Sussex, BN10 7SP

I write in objection to the above application upon the following grounds:

The roadway known as Kings Close indicated within the said application is an un-adopted highway privately owned by ADDPUSH LIMITED (Co. Reg. No: 03245113) Land Registry Title no: ESX250506 (Title Plan copy enclosed).

ADDPUSH LIMITED is a private Company that manages the aforesaid roadway (property) on behalf of the households of the estate which the roadway serves.
Each household/ subscriber being allotted an equal 'ordinary share' of the said Company share capital.

As a Home owner, Shareholder and Member of ADDPUSH LIMITED I hereby **DO NOT CONSENT** to the granting of additional access or passage rights nor any revisions to the Company's current Memorandum & Articles of Association in connection with the above application.

I also wish to raise an objection to any proposed access to the said development site from Stanley Road based upon to safety and practicality concerns due to the proximity of the Kings Close junction.

Finally, I wish to inform the Planning adjudicator(s) of the near nightly presence of Badgers within the roadway known as Kings Close, which have been observed emerging from and entering upon the proposed development site area, hence; prior to any decision I would urge that the necessary protocols be implemented to negate any breach of their legislative protected status.

Yours sincerely

Mr. S. Socratous
Enc's



Ian Fitzpatrick
Director of Regeneration & Planning
Lewes District Council
Southover House, Southover Road
LEWES BN7 1AB

Date
13th February 2019

Our Reference: AR LW19 97 5 Stanley Road
For the attention of: Matt Kitchener

Dear Mr Fitzpatrick

ARCHAEOLOGICAL CONSULTATION

LW/19/0097 5 STANLEY ROAD PEACEHAVEN EAST SUSSEX BN10 7SP
PROPOSED DEVELOPMENT OF 2NO. 2 BEDROOM FLATS

Recommend for approval in principle subject to the imposition of conditions	The information provided is satisfactory and identifies that there is a risk that archaeological remains will be damaged. Nonetheless it is acceptable that the risk of damage to archaeology is mitigated by the application of planning conditions which are outlined in this response.	YES
--	---	------------

If the Local Planning Authority is minded to grant planning permission, then we ask that the following condition be applied :

[ARCH 1] No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

[ARCH 3] No phase of the development hereby permitted shall be brought into use until the archaeological site investigation and post - investigation assessment (including provision for analysis, publication and

dissemination of results and archive deposition) for that phase has been completed and approved in writing by the **Local Planning Authority**. ***The archaeological site investigation and post - investigation assessment will be undertaken in accordance with the programme set out in the written scheme of investigation approved under condition***

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

Relevant National Planning Policy

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Detailed Comments:

The proposed development is of archaeological interest due to its location within a landscape that was heavily utilised by early prehistoric hunter/gather groups. Significant quantities of flint tools have been found in this area of Peacehaven, with an indication of semi-permanent settlement. In the later prehistoric periods the landscape was cleared and farmed from a series of dispersed farmsteads.

The area of these rear gardens is unlikely to have been disturbed during the construction of these houses in the 1950s, thus raising a high potential for buried archaeological remains and finds being disturbed by the proposed groundworks.

In the light of the potential for impacts to heritage assets with archaeological interest resulting from the proposed development, the area affected by the proposals should be the subject of a ***programme of archaeological works***. This will enable any archaeological deposits and features that would be disturbed by the proposed works, to be either preserved *in situ* or, where this cannot be achieved, adequately recorded in advance of their loss. These recommendations are in line with the requirements given in the **NPPF** (the Government's planning policies for England):

In furtherance of this recommendation, we shall be available to advise the applicant on how they can best fulfill any archaeological condition that is applied to their planning permission and to provide a brief setting out the scope of the programme of works.

The ***written scheme of investigation***, referred to in the recommended condition wording above, will set out the contracted archaeologist's detailed approach to undertake the programme of works and accord with the relevant sections of the Sussex Archaeological Standards (2019).

Could you send us a copy of the planning decision, once it has been made. Meanwhile, please do not hesitate to contact us again if you need further information or advice.

Yours sincerely

Greg Chuter, MA, MCIFA

County Archaeologist

31

TREE SURVEY REPORT

PRE-DEVELOPMENT TREE SURVEY IN SUPPORT OF PLANNING APPLICATION

Rob Shepherd Designs

October 2018

SITE: Land at the rear of 5 & 5a Stanley Road, Peacehaven, Sussex

CLIENT: Mr. T Brown & Mr D Rickard

CONTENTS :

- 1.0 Terms of Reference
- 2.0 Survey Methodology
- 3.0 Site Overview
- 4.0 Summary of Findings & Conclusions
- 5.0 Arboricultural Implications
- 6.0 Recommendations
- 7.0 Statutory Obligations
- Appendices:
 - 1. Survey Schedule
 - 2. Drawing – Tree Survey Plan
 - 3. Table 1 B.S.5837

1.0 Terms of Reference

- 1.1 We are instructed by Mr t Brown and Mr D rickard, to undertake a pre-development tree survey at land behind 5 & 5a Stanley Road, Peacehaven, Sussex. which is to be in line with B.S. 5837 : 2012 'Trees in Relation to Design, Demolition & Construction - Recommendations'.
- 1.2 All trees have been inspected from ground level only. Should further more detailed inspection be deemed appropriate, this will be covered under Recommendations. Trees are dynamic living organisms, whose health and condition can be subject to rapid change, depending on a number of external and internal factors. The conclusions and recommendations contained in this report relate to the trees at the time of inspection.
- 1.3 This report, its appendices and any subsequent revisions, will form part of any formal planning application in respect of the development of this site, and as such will be open to public scrutiny and comment.

2.0 Survey Methodology

- 2.1 The trees have been assessed using the current recommendations, as detailed in British Standard 5837 : 2012 'Trees in relation to Design, Demolition & Construction – Recommendations', in order to arrive at a Retention Category for each individual tree or group of trees. A Root Protection Area (RPA) has been assigned to each tree, based on its stem diameter and in some cases crown spread, which has then been used to produce the Tree Constraints Plan (attached as appendix 2). For full details of the relevant assessment criteria and retention categories see Table 1 of B.S. 5837 (attached as appendix 3).
- 2.2 All surveyed trees have been given a notional identification i.e. T1 – T7. All collected survey data and work recommendations for individual trees is presented in the survey schedule which forms appendix 1 to this report. For the location of all trees see appendix 2 (Tree Constraints Plan).

3.0 Site Overview

- 3.1 The survey area comprises the land within the site boundary and includes three trees within that boundary (of land behind 5 & 5a Stanley Road, Peacehaven, Sussex.).
- 3.2 The development proposal briefly comprises; the erection of a 2 storey new build development incorporating 2no. 2 bedroom flats.

4.0 Summary of Findings & Conclusions

- 4.1 A total of 3no. individual trees have been surveyed. A breakdown of the numbers of trees in each retention category can be seen in the table below:

Retention Category	Individual Trees	Groups Of Trees	Hedgerows
A High Quality	0	0	0
B Moderate Quality	0	0	0
C Low Quality	3	0	0
R (Remove)	0	0	0
Totals	3	0	0

- 4.2 All R Category trees should be removed for reasons of sound arboricultural practice or health & safety, irrespective of any development proposals.
- 4.3 As regards the C category trees; under normal circumstances these would not normally be retained in a development context, unless in such a location that they do not represent a significant constraint on the development proposal – See relevant note at foot of Table 1 B.S.5837 (attached as appendix 3).
- 4.4 All A & B Category trees will, under normal circumstances, be retained on development sites, and should influence and inform the design, site layout, and in some cases the specific construction methods to be used – The root protection areas of these trees will generally form a construction exclusion zone, although under certain circumstances it may be possible to build within these areas providing that appropriate specifications have been agreed between the local planning authority, the consulting arboriculturist and the developer/client.

5.0 Arboricultural Implications

- 5.1 Based on the proposed site layout drawings supplied to us we have assessed the arboricultural implications of the development as follows:
- 5.1.1 Three 'C' category trees will need to be removed to facilitate the development. These are T4 & T5 – all of which are located in the area currently as C3 Dwelling rear gardens.

6.0 Recommendations

- 6.1 Any trees that have been selected for retention should receive such remedial works as recommended in Appendix 1 to this report, and furthermore; should be suitably protected with appropriate temporary fencing for the duration of the construction phase of the development (exact specifications for which will depend on the degree and nature of the proposed development in any specific area of the site). Broad recommendations for protective fencing and other tree protection measures, can be obtained from British Standard 5837 : 2012, whilst precise and specific recommendations should be sought, following the drawing up of detailed plans, when a site specific Arboricultural Method Statement (AMS) is likely to be the most appropriate consultative document.
- 6.2 Those trees in the R Category (along with those in higher categories that cannot be usefully retained) should be removed prior to commencement of any demolition or construction works.
- 6.3 All tree works must only be carried out by suitably qualified and experienced contractors, and should conform to guidelines set out in British Standard 3998 : 2010 'Tree work – Recommendations'.

7.0 Statutory Obligations

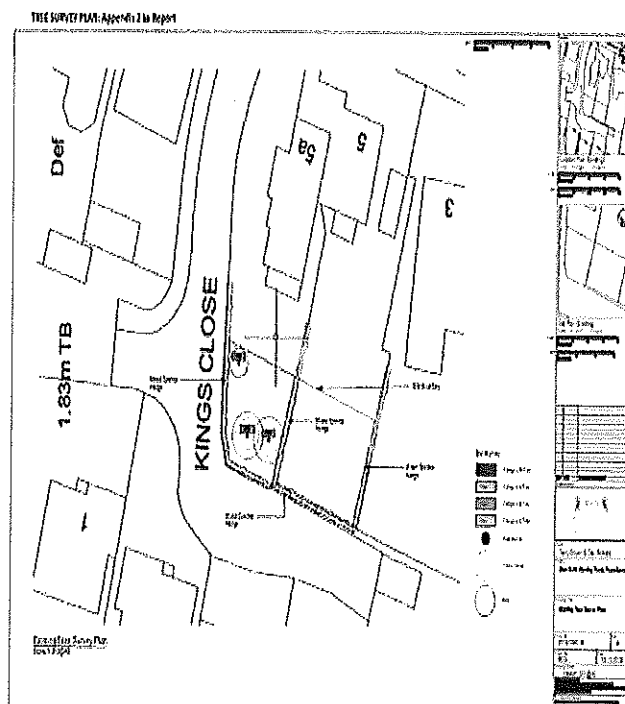
- Works to trees which are covered by Tree Preservation Orders [TPO's] or are within a Conservation Area [CA] require permission or consent from your Local Planning Authority [LPA]. It is necessary to gain confirmation from the LPA of any TPO's or CA's on the site, and to follow the necessary application procedure if tree surgery or indeed felling, is required in respect of protected trees. Full planning consent will however, override the need for a separate application, providing that details of all tree works were included in the submission and subsequently approved by the local authority.
- It is a criminal offence under normal circumstances to disturb or destroy - whether intentional or unintentional - the nesting sites of wild birds or the roost sites of bats, under the 'Wildlife & Countryside Act 1981 and the 'Countryside and Rights of Way Act 2000'.

Therefore, avoid carrying out significant tree works during the bird nesting season [mid-March to end of July] and ensure that trees are professionally surveyed for signs of bat roosts and/or bat activity before starting any tree work.



Lewes and Eastbourne Councils

Planning supporting document LDC PLAP (public) - Tree Survey Schedule - 08/02/2019 Download PDF





Rob Shepherd Designs

Affordable Building Plans

87a Mile Oak Road, Portslade, Brighton, Sussex. BN41 2PJ
E.mail:- rob.brightonbuildingplans@gmail.com Tel:- 07917 331264 Web:- www.brightonbuildingplans.co.uk

February, 2019

DESIGN & ACCESS STATEMENT FOR land to the rear of 5 & 5a Stanley Road, Peacehaven, Brighton. BN10 7SP

Use C3 Residential (proposed)

Amount

Existing Total site area is 192M Sq.

Proposed gross floor area of the proposed residential dwellings will be 126 M Sq.

Layout

Proposed layout for the development has been designed to maximise the available footprint of the site while allowing for adequate space for exterior parking, storage and maintenance

The 2no. flat have been designed with an identical floor layout to allow for living space to be separated from sleeping / bathing space.

Proposed development has been designed around a central entrance and stair well.

Scale

The proposed development has been designed to fit comfortably within the available site area.

The development design has been designed to mimic the same scale as the other properties located in Kings Close in terms of heights, etc.

Landscaping

The exterior landscaping will include planted beds (to the south boundary) and block paving to the drive and perimeter paving.

Appearance

The Appearance of the proposed development has been designed to follow as closely as possible, while still being functional as a flat development, the exterior designs of the other properties located in Kings Close

Access

Access to the development will be via a main entrance (into an entrance lobby stairwell) to the south side of the development site.

The ground floor flat has been designed with level access thresholds and wide doors for wheelchair access throughout the interior rooms of the flat.

Proposed development is within close proximity to local bus services.

Developments within or affecting conservation areas

N/A

Rob Shepherd Designs
87a Mile Oak Road, Portslade, Brighton, Sussex. BN41 2PJ
rob.brightonbuildingplans@gmail.com
07917 331264
www.brightonbuildingplans.co.uk

Appendix 1 – Historic Environment Record Consultation Report

The Historic Environment Record Consultation report provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This helps inform proposals and the production of a heritage statement required by the Local Planning Authority in accordance with the National Planning Policy Framework

The National Planning Policy Framework (Department for Communities and Local Government, March 2012) Section 128 states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

The Historic Environment Record Consultation report will be completed by the East Sussex Historic Environment Record Officer (HERO).*

This report only identifies heritage assets identified in the ESHER that are located within the development site or within 250m of the development site. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting

**The information in the East Sussex County Council HER (ESHER) although verified as far as possible, is not definitive and ESHER cannot be held responsible for any inaccuracies in the data*

Historic Environment Record Consultation report

HER Search No.

347/17

Date completed

30/08/2017

Address of site

5A Stanley Road, Peacehaven, East Sussex,
BN10 7SP

Grid Reference

540791 12347

Development type

Householder

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There is one Listed Buildings within 110m of the site.

Former Shepherd's Hut in the Garden of Promises, No 8 Stanley Road 1238193:

Grade II. C19. Small single-storeyed rectangular building, faced with flints with red brick quoins. Hipped tiled roof. One window. Fireplace inside, but the original bunk-bed is missing. Included as a rare surviving example in Sussex of this kind of building and for sociological interest.

Where a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Please see below

Description of the Conservation Area

There are no Conservation Areas within 250m of the site.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the

character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Park and / or Gardens within 250m of the site

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Historic Battlefield

The site is: Please see below

Description of the Historic Battlefield

There are no Historic Battlefields within 250m of the site

Where a Historic Battlefield has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*,

in order to consider any impact on the Historic Battlefield or its setting, prior to submitting the application.

Where the application site is within a Historic Battlefield, adjacent to or within 100m of and could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

6. Archaeological Notification Area (ANA)

The site is: Adjacent to an ANA (i.e. site boundary touches the yellow line of the ANA)

Description of and reason for the ANA

The site lies adjacent to the Peacehaven West: Prehistoric Sites Archaeological Notification Area which has been defined due to the potential remains of the prehistoric sites within Woolwich Beds sand geology.

A second Archaeological Notification Area, Chatsworth Park/Phyllis Avenue, is situated approximately 190m to the south west and has been defined due to the potential of Mesolithic and Neolithic sites.

For further information about the ANA please contact the County Archaeology Team: County.Archaeology@eastsussex.gov.uk.

7. Locally Listed Heritage Asset

(including buildings, structures, parks and gardens)

Please choose the most appropriate option: Please see below

Description of locally listed heritage asset

There are no locally listed heritage assets within 250m of the site

Not all Local Planning Authorities hold a Local List of Heritage Assets. Where a Locally Listed Heritage Asset has been identified (above) the applicant should familiarise themselves with any information the Local Planning Authority may hold*, in order to consider any impact on the Heritage Asset or its setting, prior to submitting the application.

*Information can be found on the relevant planning websites

8. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: A Non-Designated Heritage Asset has been identified within 100m from the site

Description of non-designated heritage assets

There are no recorded non-designated heritage assets within the site boundary. [1]

Historic mapping for the site records it as fields from the mid-19th century through until the construction of houses in the early/mid 20th century. Above and below ground remains of these buildings may be considered to be non-designated heritage assets. [2]

Approximately 50m to the north east of the site archaeological investigations were undertaken. Although they did not reveal any archaeological features, pieces of worked flint were recovered indicating prehistoric activity. [3]

Additionally, archaeological investigations at 1 Stanley Road, approximately 60m to the east of the site, didn't reveal any archaeological features but sand and sandstone appears to have been redeposited along the southeast side of the site. This redeposited natural may comprise spoil derived from deep excavations for the construction of 1 Stanley Road, or any terracing works that occurred within the Site or nearby. [4]

Evidence for prehistoric activity in the form of a Mesolithic working site lies approximately 150m to the north of the site and the site of a Bronze Age Round Barrow lies approximately 225m to the north east. [5]

9. HER data sources

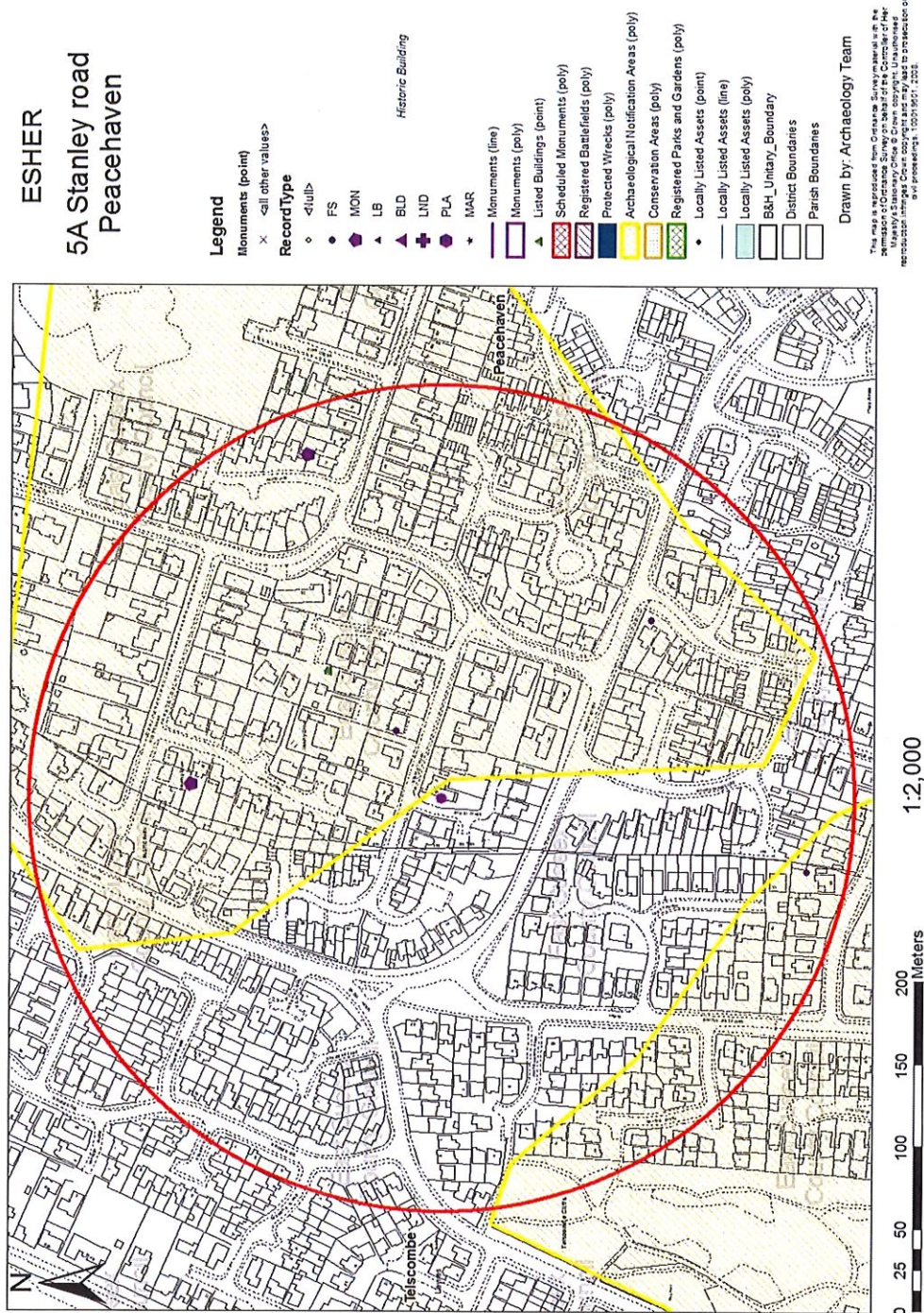
- [1] East Sussex Historic Environment Record database
- [2] Tithe map and OS historic mapping (ESRO)
- [3] Butler, K. 2011, 10 Stanley Road, Peacehaven: Evaluation CBAS0204
- [4] Vine, S. and Russell, C. 2015, 1a Stanley Road, Peacehaven: Evaluation CBAS0587
- [5] East Sussex Historic Environment Record database

10. Further Information

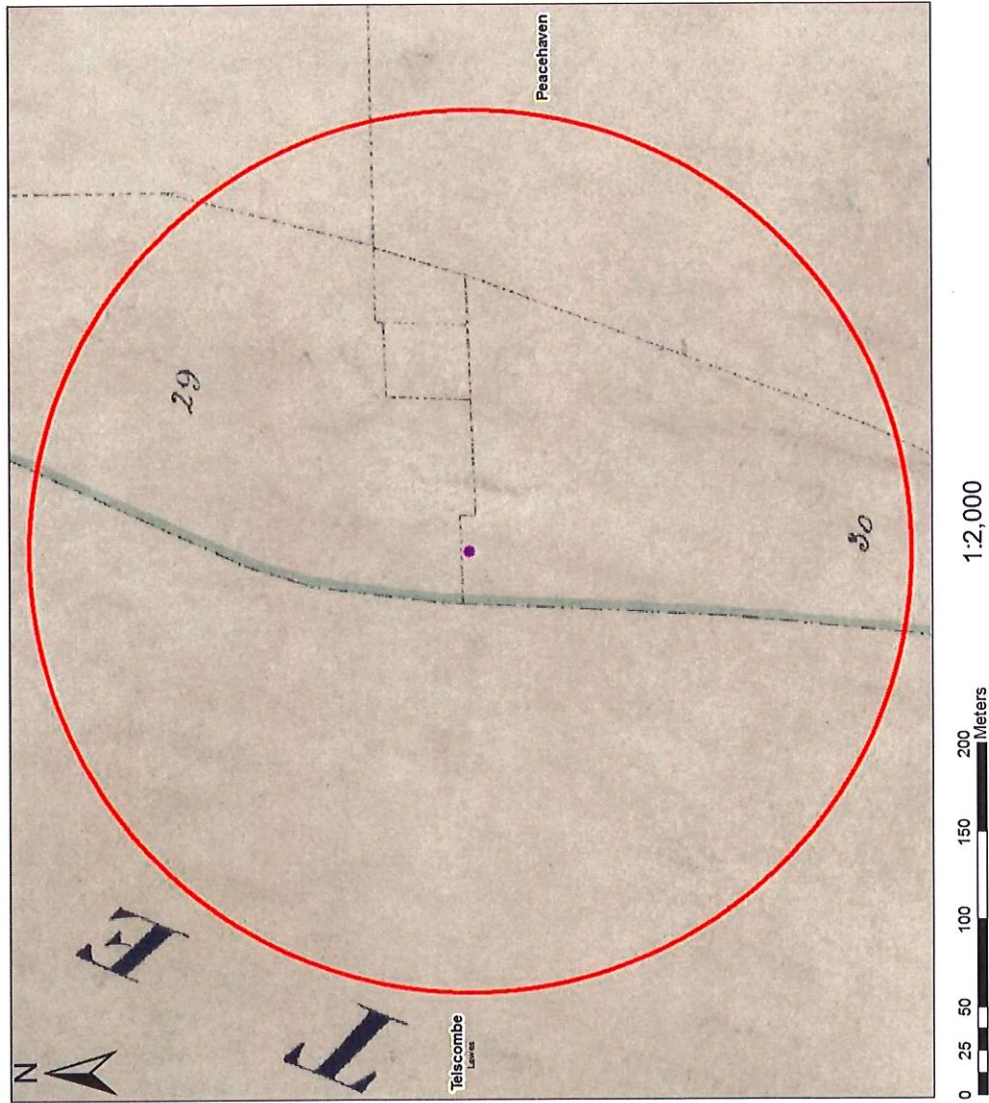
The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER data



Piddinghoe Tithe Map



ESHER
5A Stanley road
Peacehaven

Drawn by: Archaeology Team

This map is reproduced from Ordnance Survey material in the Public Domain. It has been modified by adding geographical names extracted from street data supplied by Ordnance Survey. It is not intended to be used for navigation. Ordnance Survey copyright and may lead to prosecution or civil proceedings. 100019571, 2011.



Lewes District Council

Planning Services

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

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

Application for Planning Permission. 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	5
Suffix	
Property name	
Address line 1	Stanley Road
Address line 2	
Address line 3	
Town/city	Peacehaven
Postcode	BN10 7SP

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

Easting (x)	540801
Northing (y)	102349

Description

--

2. Applicant Details

Title	Other
Other	
First name	Terry / Dan
Surname	Brown / Rickard
Company name	
Address line 1	5, Stanley Road
Address line 2	
Address line 3	
Town/city	Peacehaven

2. Applicant Details

Country	
Postcode	BN10 7SP
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

3. Agent Details

Title	
First name	Rob
Surname	Shepherd
Company name	Rob Shepherd Designs
Address line 1	87a Mile Oak Road
Address line 2	Portslade
Address line 3	
Town/city	Brighton
Country	
Postcode	BN41 2PJ
Primary number	07917331264
Secondary number	07917331264
Fax number	
Email	rob.brightonbuildingplans@gmail.com

4. Site Area

What is the measurement of the site area?
(numeric characters only).

192

Unit

sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Development of 2no. new build 2 Bedroom flats over 2 Storeys

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

vacant land (part of C3 Dwellings)

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

C3 Dwelling garden

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

7. 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):	N/a
Description of proposed materials and finishes:	Red Facing Brick / Red Tile cladding

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Red Tiles

Windows	
Description of existing materials and finishes (optional):	N/a
Description of proposed materials and finishes:	White UPVC Framed Double Glazed Units

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	White Aluminium (Double glazed)

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Rendered Retaining wall Metal low level fence Timber Panel Fencing

7. Materials

Vehicle access and hard standing

Description of existing materials and finishes (optional):

N/A

Description of proposed materials and finishes:

Block Paving (Herringbone)

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

DWG 2018/0046-02 & 2018/0046-03

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

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

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

DWG 2018/0046-03

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	2	2

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

11. Assessment of Flood Risk

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☐ No ☒ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Refuse Bin storage area to South of the site (see DWG 2018/0046-03)

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary Information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes ☐ No

Please select the proposed housing categories that are relevant to your proposal.

- ☒ Market
☐ Social
☐ Intermediate
☐ Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	2	0	0	0	2
Total	0	2	0	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- ☐ Market
☐ Social
☐ Intermediate
☐ Key Worker

Total proposed residential units

2

Total existing residential units

0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

20. Industrial or Commercial Processes and Machinery

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. 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)

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

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

☐ Yes ☒ No

24. 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?

25. 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

Rob

Surname

Shepherd

Declaration date
(DD/MM/YYYY)

05/02/2019

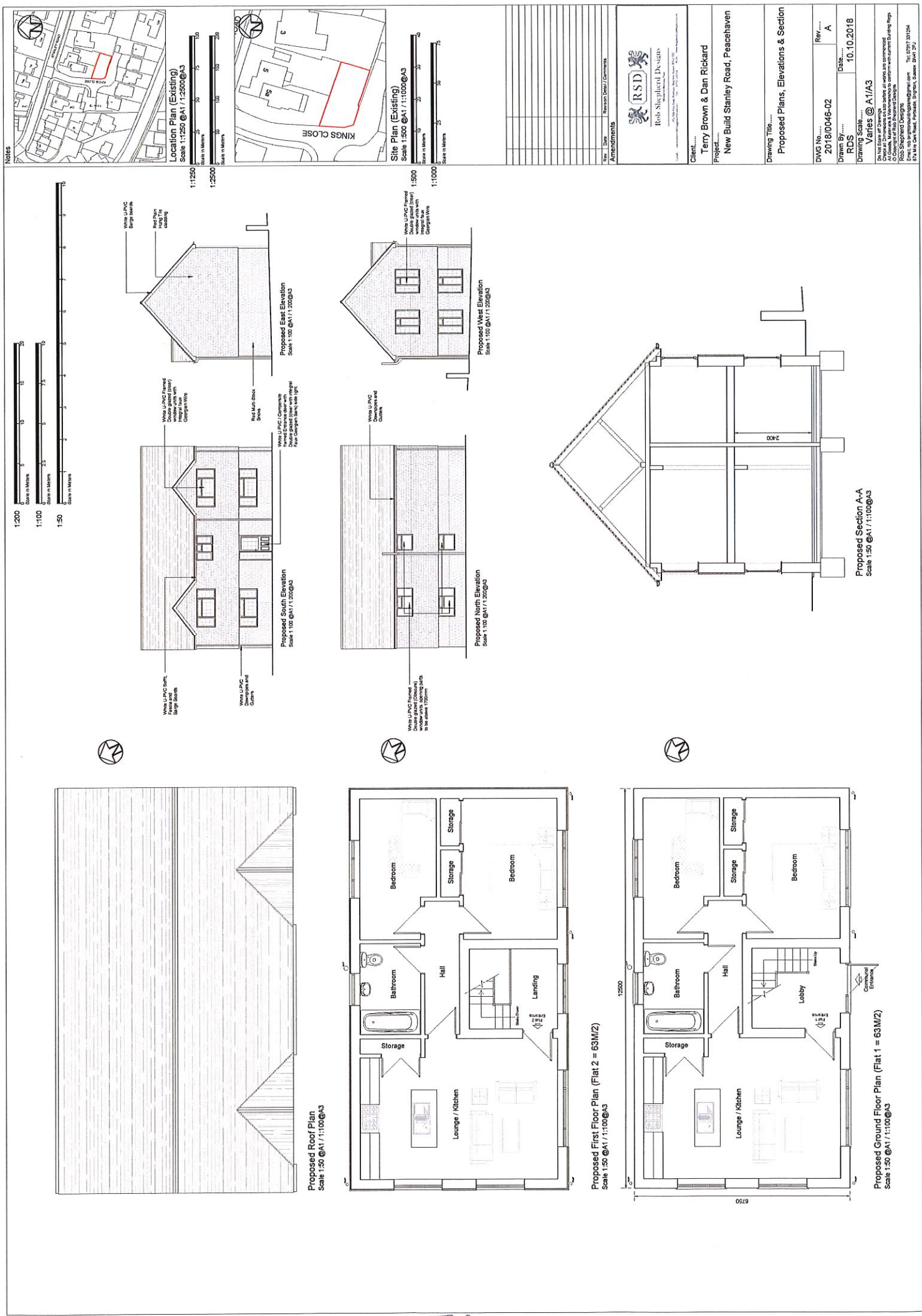
☒ Declaration made

26. 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)

05/02/2019



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

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

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

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

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

Rob Shepherd

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Land To the Rear of 5 & 5a Stanley Road, Peacehaven, Brighton, Sussex. BN10 7SP

Description of development:

New build development of 2 no. 2 Bedroom Flats (Total New Gross Floor Area = 126 Sq. Meters)

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

Yes ☐

Please enter the application number:

No ☒

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

2. Liability for CIL

Does your development include:

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

Yes ☒ No ☐

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

Yes ☒ No ☐

c) None of the above

Yes ☐ No ☐

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

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

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

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

4. Exemption or Relief

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

Yes ☐ No ☒

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

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

Yes ☐ No ☒

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

5. Reserved Matters Applications

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

Yes ☐

Please enter the application number:

No ☒

If you answered yes, please go to 8. Declaration at the end of the form.
If you answered no, please continue to complete the form.

6. Proposed New Floorspace

a) Does your application involve new **residential floorspace** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?
N.B. conversion of a single dwelling house into two or more separate dwellings (without extending them) is NOT liable for CIL. If this is the sole purpose of your development proposal, answer 'no' to Question 2b and go straight to the declaration at Question 8.

Yes ☒

No ☐

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

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

Yes ☐

No ☒

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

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	0	0	126	
Social Housing, including shared ownership housing (if known)	0	0	0	
Total residential floorspace	0	0	0	
Total non-residential floorspace	0	0	0	
Total floorspace				

7. Existing Buildings

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

Number of buildings:

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

7. Existing Buildings continued

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

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

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

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

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Rob Shepherd

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

05/02/2019

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

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App. No:

Reference	LW/19/0069
Alternative Reference	PP-07553211
Application Received	Tue 29 Jan 2019
Application Validated	Fri 08 Feb 2019
Address	Land At Farrington Enterprise Estate Hoyle Road Peacehaven East Sussex
Proposal	Change of use from class B1 to class B2 (Unit 11 & 13)
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available



Lewes District Council

Planning Services

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

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

Application for Planning Permission. 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	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="11 & 13"/>
Address line 1	<input type="text" value="Farrington Enterprise Estate"/>
Address line 2	<input type="text" value="Hoyle Road"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Peacehaven"/>
Postcode	<input type="text" value="BN10 8LW"/>

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

Easting (x)	<input type="text" value="541586"/>
Northing (y)	<input type="text" value="101305"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Gary"/>
Surname	<input type="text" value="Cullen"/>
Company name	<input type="text" value="Cullen Vehicle Services Ltd"/>
Address line 1	<input type="text" value="41 Ashurst Avenue"/>
Address line 2	<input type="text" value="Saltdean"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Brighton"/>
Country	<input type="text" value="United Kingdom"/>

2. Applicant Details

Postcode	BN2 8DR
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	120
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

We are applying for change of use from the existing B1 to class B2 for an MOT station

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

B1 Light Industrial

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

N/A

When did this use end
(if known)?
DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

7. Materials

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

☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

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

☐ Yes ☒ No

9. Vehicle Parking

Is vehicle parking relevant to this proposal?

☐ Yes ☒ No

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing contaminated materials removed under contract with J Vant

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

18. Employment

Will the proposed development require the employment of any staff?

☒ Yes ☐ No

Please complete the following information regarding employees:

18. Employment

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	4	1	4

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

MOT test station, including ramps etc

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. 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)

- ☐ The agent
☒ The applicant
☐ Other person

23. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title
First name
Surname
Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

A requirement to submit a planning application

24. 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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Farrington property Developments Ltd
Number	2
Suffix	
House Name	
Address line 1	Victoria Enterprise Estate
Address line 2	
Town/city	Peacehaven
Postcode	BN10 8LH
Date notice served (DD/MM/YYYY)	18/01/2019

Person role

- ☒ The applicant
☐ The agent

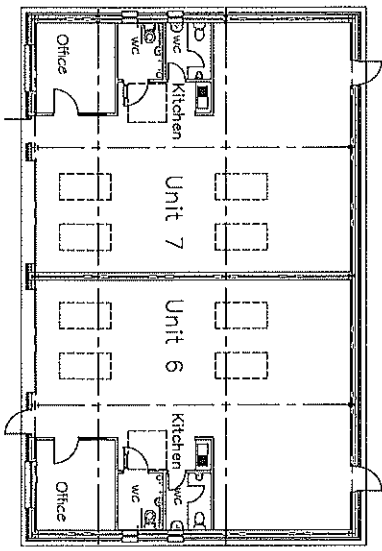
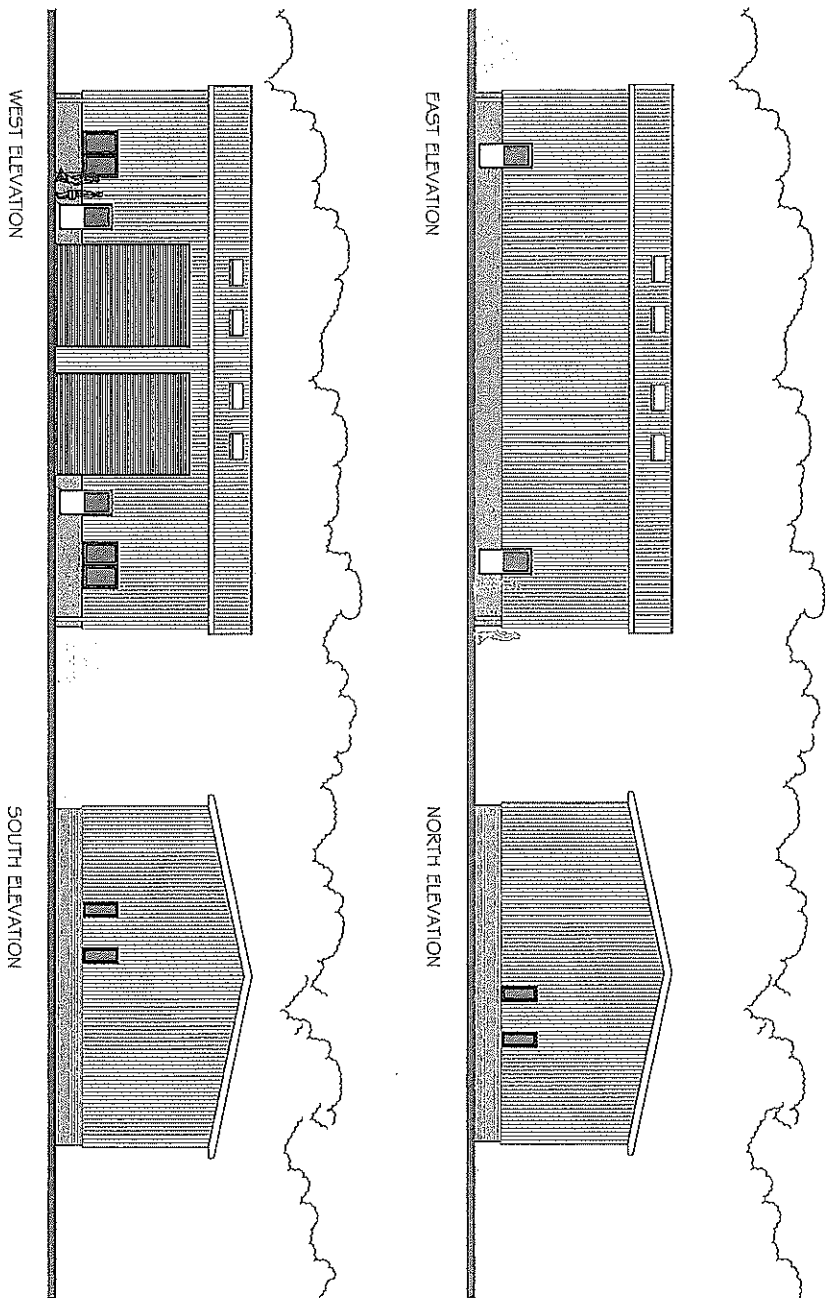
Title	Mr
First name	Gary
Surname	Cullen
Declaration date (DD/MM/YYYY)	18/01/2019

☒ Declaration made

26. 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) 22/01/2019



GROUND FLOOR PLAN UNITS 6 - 7



FOR PLANNING ONLY
 BASED ON INFORMATION PROVIDED BY OTHERS

ecolab
 ecocycle solutions
 a division of harsco & harsco, inc.
 10000 E. 10th Avenue, Suite 100
 Denver, CO 80231
 Tel: 303.733.7773
 Fax: 303.733.7774
 Email: ecolab@ecolab.com
 Website: www.ecolab.com

drawing: UNITS 6 - 7 PROPOSED REVISION PLAN & ELEVATIONS
 client: Republic of Kazakhstan Ltd.
 scale: 1:100 @ A1
 date: JULY 2010
 sheet no: 7100 pp 02
 rev:

16

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

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

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

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

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

Mr Gary Cullen

Planning Portal Reference (if applicable): PP-07553211

Local authority planning application number (if allocated):

Site Address:

Unit 11 & 13, Farrington Enterprise Estate
Hoyle Road
Peacehaven
BN10 8LW

Description of development:

Change of use from B1 to B2

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

Yes ☐

Please enter the application number: LW/16/0797

No ☒

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

2. Liability for CIL

Does your development include:

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

Yes ☐ No ☒

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

Yes ☐ No ☒

c) None of the above

Yes ☒ No ☐

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

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

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

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

4. Exemption or Relief

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

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

Yes ☐ No ☐

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

5. Reserved Matters Applications

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

Yes ☐

Please enter the application number:

No ☐

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

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

6. Proposed New Floorspace

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

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

Yes ☐

No ☐

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

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

Yes ☐

No ☐

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

c) Proposed floorspace:

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

7. Existing Buildings

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

Number of buildings:

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

7. Existing Buildings continued

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

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

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

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

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

Mr Gary Cullen

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

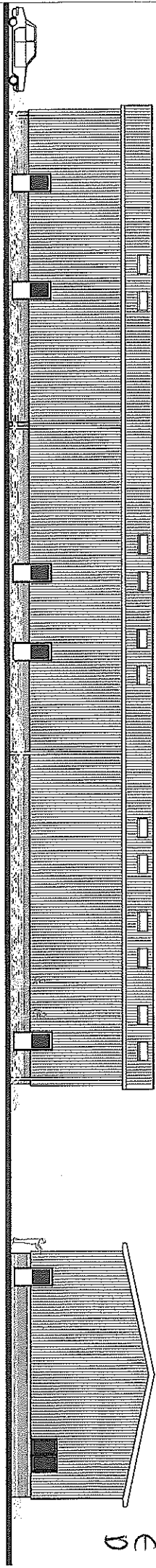
22/01/2019

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For local authority use only

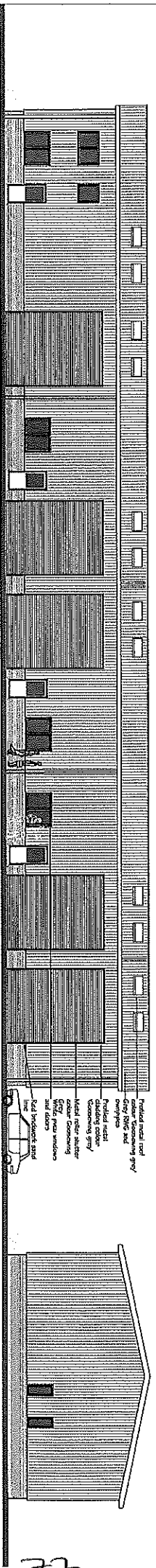
App. No:

REVISED



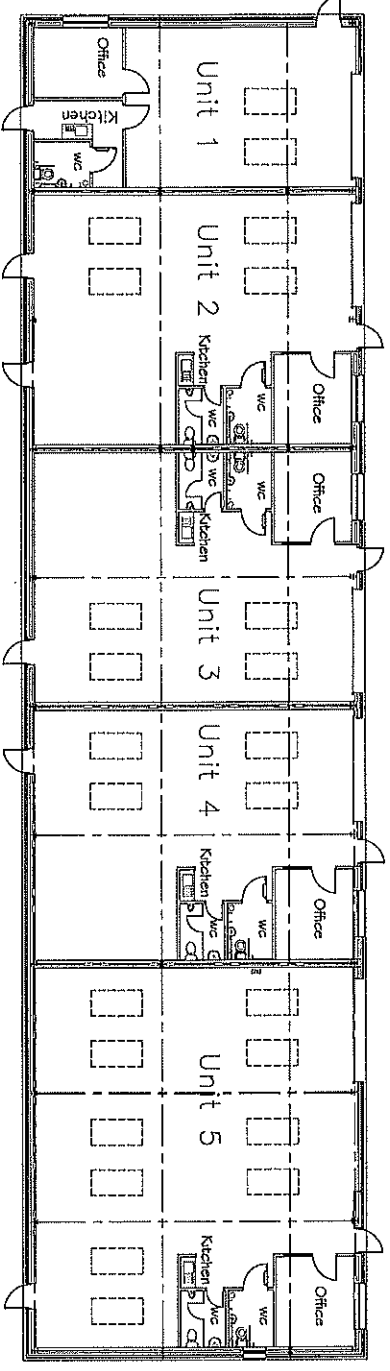
SOUTH ELEVATION

WEST ELEVATION



NORTH ELEVATION

EAST ELEVATION



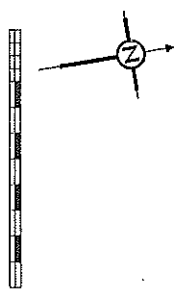
GROUND FLOOR PLAN UNITS 1 - 5

ecollects
architectural solutions

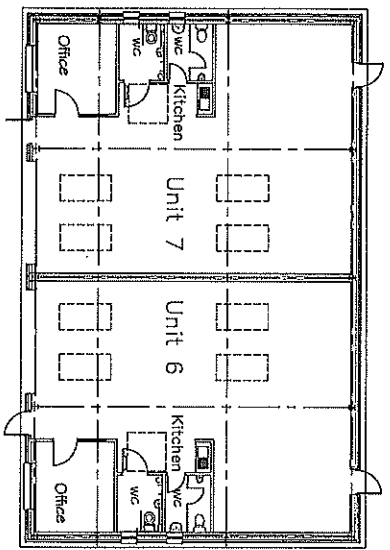
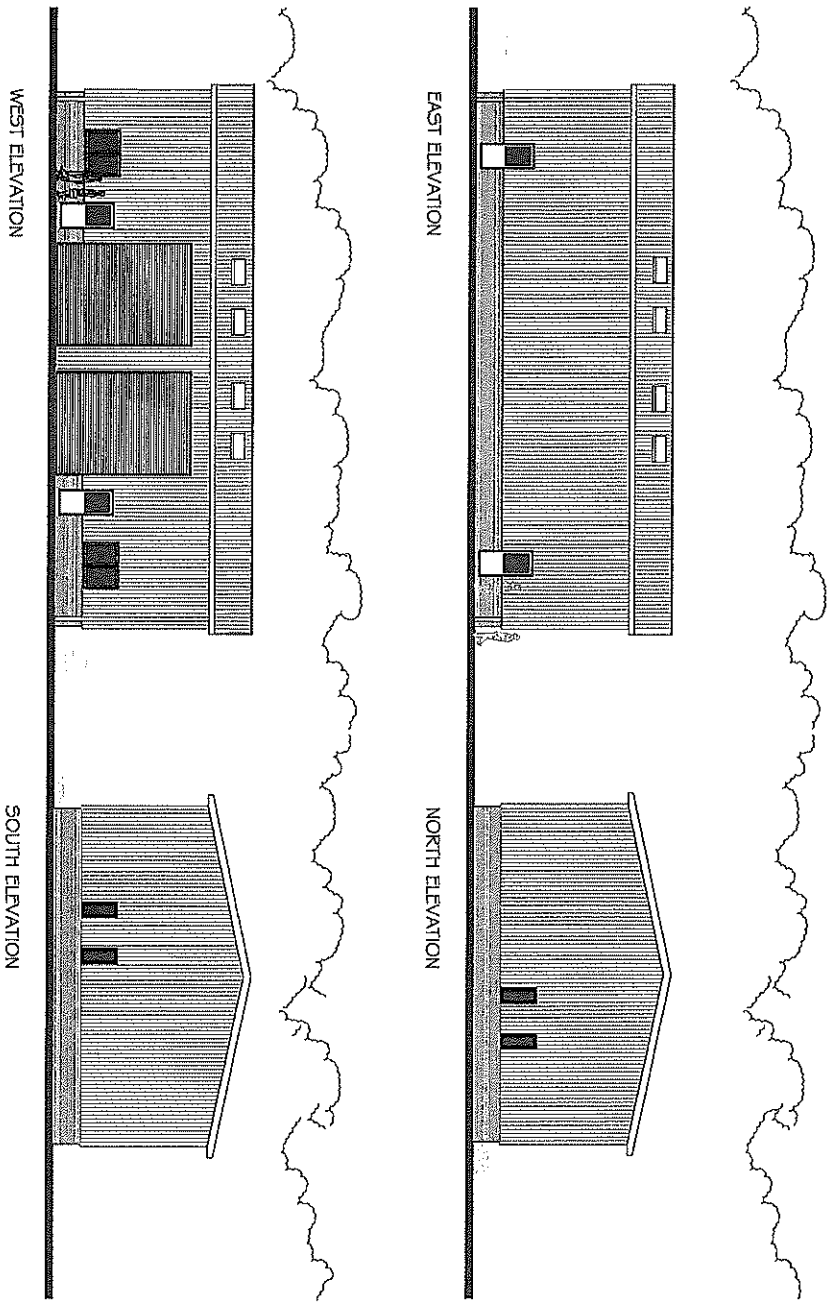
a division of architect & design by daniel jordan architects 31 winton terrace Brighton, east Sussex BN1 3JH
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published by Ecological Groupware Systems

drawing: UNITS 1 - 5 PROPOSED REVISION PLAN & ELEVATIONS
client: Plymouth City Council Ltd
scale: 1:100 @ A1
date: AUGUST 2016
drawn by: TDS
rev:

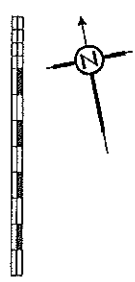
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GROUND FLOOR PLAN UNITS 6 - 7



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 BASED ON INFORMATION PROVIDED BY OTHERS

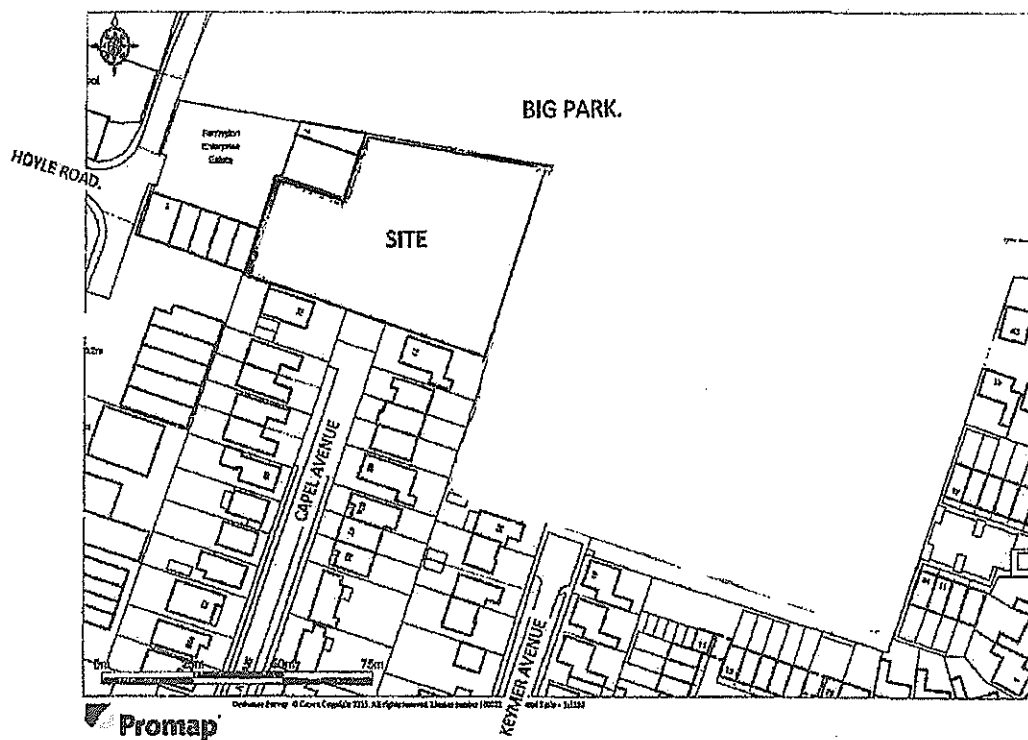
ecotacts
 ecotacts architects

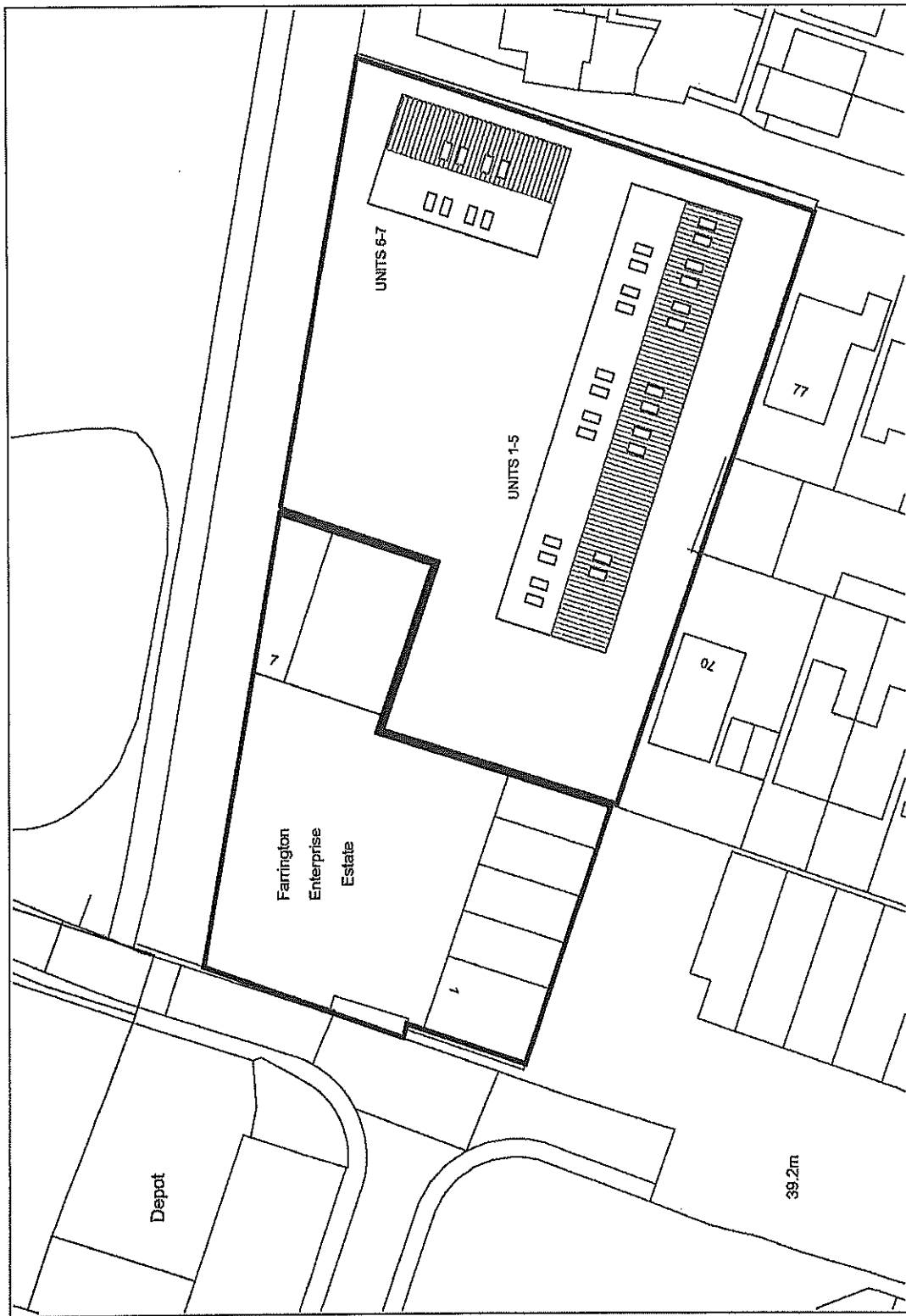
a division of bennett & bennett
 21 kennel terrace
 1000 7th ave
 london w1g 9at
 t: 020 7493 4000
 f: 020 7493 4001
 www.ecotacts.co.uk

Project
 21 kennel terrace
 London
 W1G 9AT

Drawn
 UNITS 6 & 7 PROPOSED REVISED PLAN & ELEVATIONS
 Client
 21 kennel terrace
 Scale
 1:100 @ A1
 Date
 JULY 2016
 Drawn by
 JTB
 Rev
 01

APPENDIX 1





REV.A. 1/8/16. BOUNDARIES, OMIT FARM



a division of bradford & thomas llp chartered architects 31 vemon terrace brighton east sussex bn1 3jt
t: 075539 887 775 e: ecotects@aol.com w: www.ecotects.com

project Farrington Enterprise Estate
Peacehaven

drawing BLOCK PLAN

client Poplets of Peacehaven Ltd.

scale 1:500 @ A3

date AUGUST 2016

dwg no 709 PP 02

rev A

east sussex bn1 3jt
© copyright ecotects

Reference	LW/19/0056
Alternative Reference	PP-07553070
Application Received	Fri 25 Jan 2019
Application Validated	Fri 25 Jan 2019
Address	154 South Coast Road Peacehaven East Sussex BN10 8EP
Proposal	Proposed change of use from Class D1 to Class A1
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

GROUND FLOOR, 154 SOUTH COAST ROAD, PEACEHAVEN, BN10 8EP

Proposed change of use from Use Class D1 to Use Class A1



Promap
© LANDMARK INFORMATION GROUP

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Licence number 100022432. Plotted Scale - 1:1250

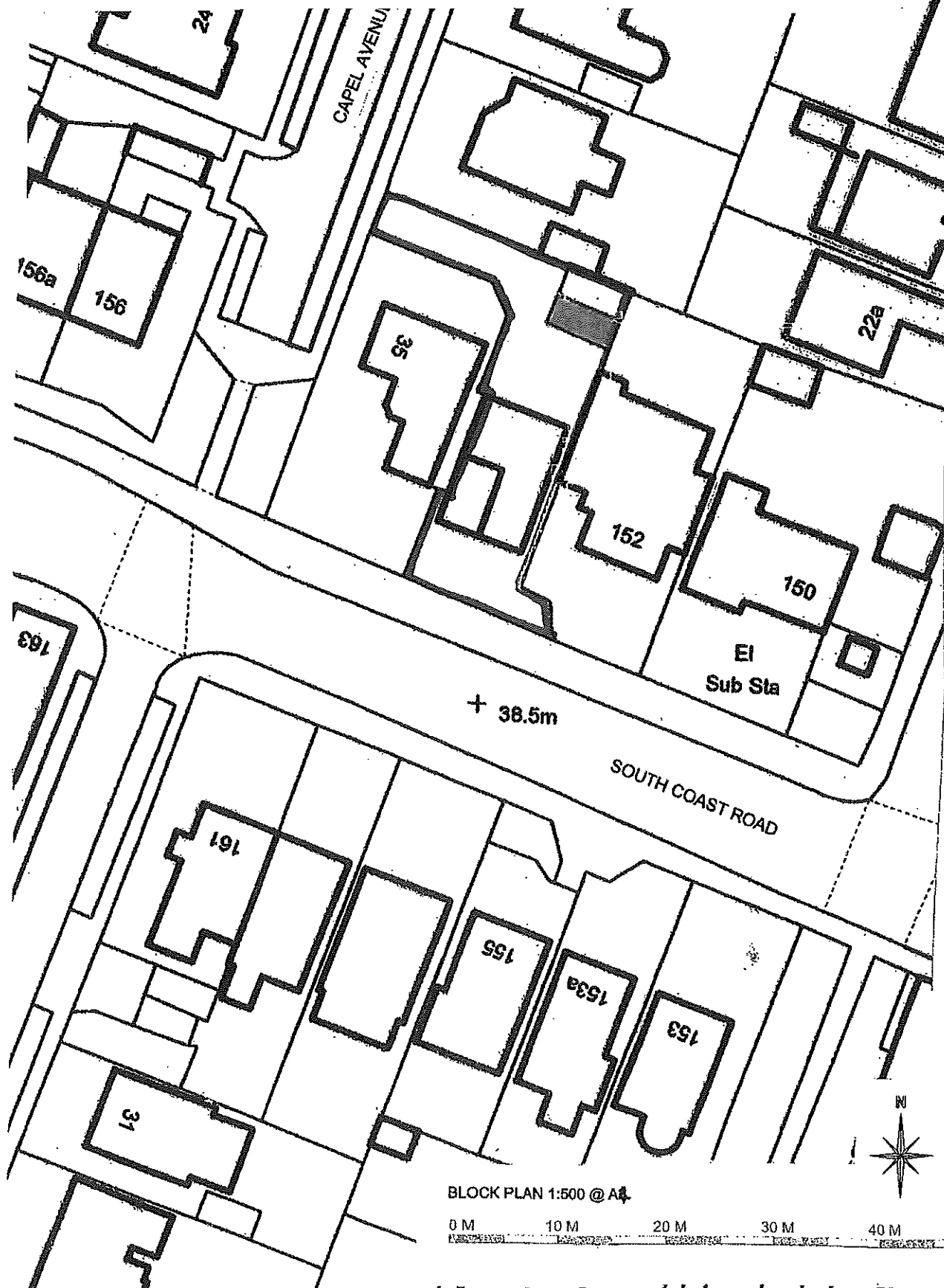


BLOCK PLAN

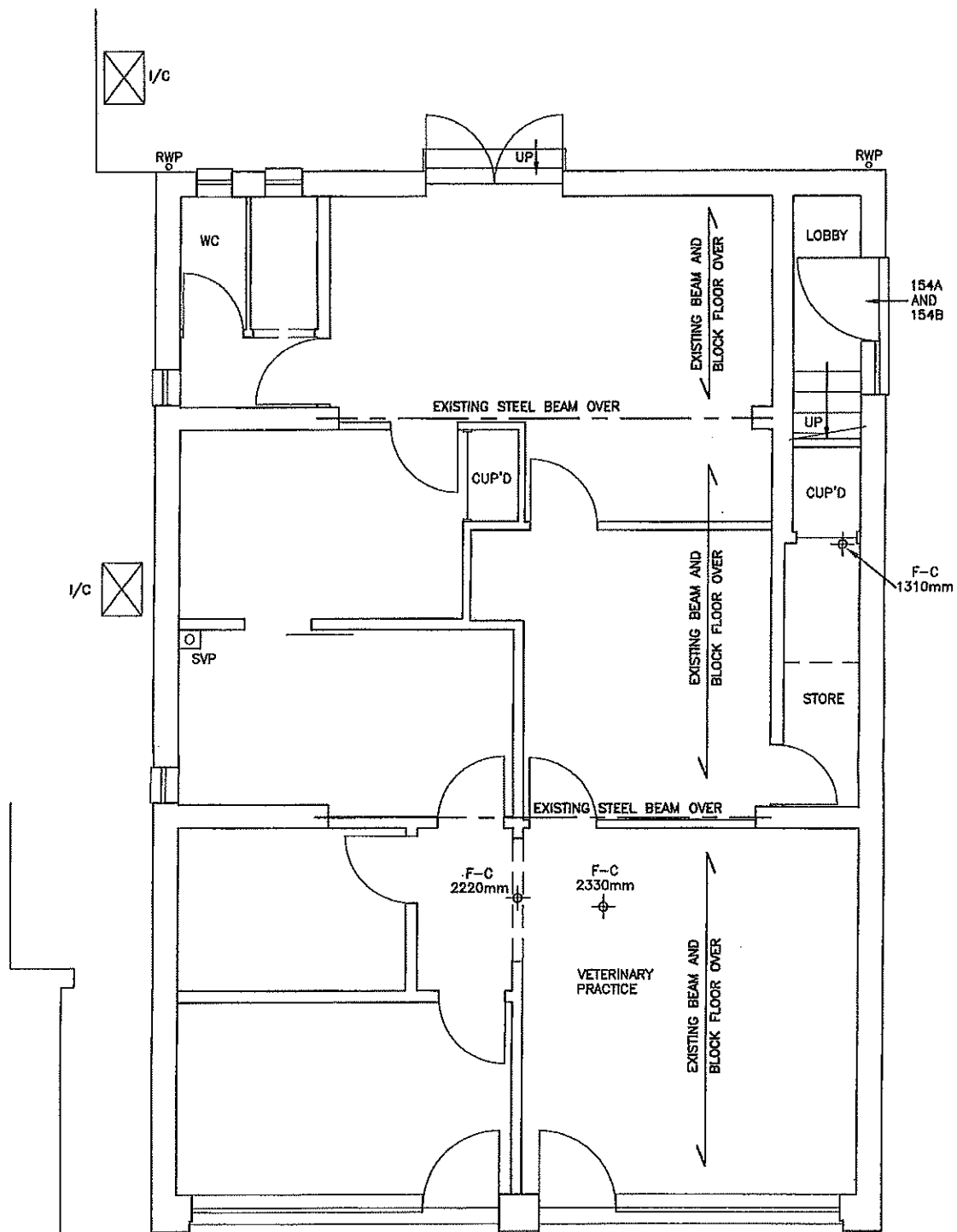
3089.2

GROUND FLOOR, 154 SOUTH COAST ROAD, PEACEHAVEN, BN10 8EP

Proposed change of use from Use Class D1 to Use Class A1



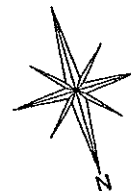
Proposed change of use from Use Class D1 to Use Class A1



01.01 – GROUND FLOOR PLAN AS EXISTING

(SHOWING EXISTING STRUCTURE OVER)

SCALE 1:50



0 M

5 M



85

Reference	LW/19/0036
Alternative Reference	Not Available
Application Received	Tue 15 Jan 2019
Application Validated	Fri 01 Feb 2019
Address	47 Rowe Avenue Peacehaven East Sussex BN10 7PE
Proposal	Rear single storey extension, new roof with dormers and conversion of bungalow to form a pair of semi detached chalet bungalows
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

From: CIL Lewes CIL.Lewes@lewes-
eastbourne.gov.uk
Subject: Self- Build Exemption
Date: 10 Jan 2019 at 08:50:32
To: [REDACTED]

Hello John,

Thank you for your enquiry regarding CIL.

When 1 dwelling is sub-divided into two and the floor space increases it is the increase in floor space which is liable (provided that the existing dwelling passes the in use test which is that it has been in its lawful use for 6 months out of the 36 months prior to planning being granted).

If you client intends to build and occupy one of the houses as their main residence they may be eligible to apply for Self-Build relief for that particular unit. This relief must be applied for and granted prior to commencement of development. There is a clawback period of 3 years associated with this relief during which time the house must not be sold or rented out and if this does occur then the full CIL Liability will become payable.

The other dwelling will be liable for CIL under the current charging rate which is £90.00 a square metre for the Coastal Zone and this is also subject to indexation which is calculated at the time planning permission is granted . For indexation I would allow in the region of 10%. Again, provided that the current dwelling passes the in use test it will only be the increase in floor area which will be liable.

I hope this helps, please do not hesitate to get in touch if you have any further queries.

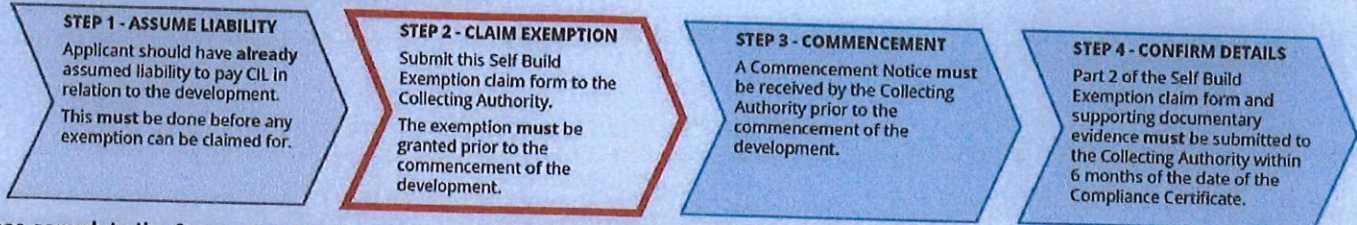
Many thanks
Emma

Emma Kemp
Senior Planning Policy Officer
Lewes District and Eastbourne Borough Councils
T: 01273 085756/01323415756
E: CIL@Lewes.gov.uk
W: lewes-eastbourne.gov.uk

Community Infrastructure Levy (CIL) - Form 7: Self Build Exemption Claim Form Part 1

Step 2 of a 4 stage exemption process

Please note: All of the steps described below need to be followed within required timescales otherwise the exemption will either not be obtained or will be rescinded if previously obtained



Please complete the form using block capitals and black ink and send to the Collecting Authority

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including "relief from the Levy".

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

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Section A: Claiming Exemption - General Information

To be completed by the individual(s) claiming self build exemption.

1. Application Details:

Applicant Name: WILBERT SASSA

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Please provide the full postal address of the application site:

47 ROWE AVENUE, PEACE HAVEN, EAST SUSSEX. BN10-7LE.

If postal address/postcode not known, or original relief claim was submitted with reference to grid reference, please provide:

Easting: Northing:

Description:

DETACHED BUNGALOW

Section B: Self Build Declaration

I declare that this a "self build project" for purposes of the exemption set out within the regulations ☒

I declare that I will occupy the premises as my sole or main residence for a period of 3 years from completion of the property ☒

I declare that I will provide the required supporting documentation as set out in 'Self Build Exemption Claim Form Part 2' within 6 months of completion of the property and I understand failure to do this will result in CIL becoming payable ☒

I declare the amount of de minimis State aid received in the last three years prior to submission of this application for relief is less than 200,000 Euro ☒

'Self Build' for the purposes of CIL exemption is defined as all homes built or commissioned by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.

'Completion' for the purposes of CIL exemption is defined as the issuing of a compliance certificate for this development issued under either regulation 17 (completion certificates) of the Building Regulations 2010 or section 51 of the Building Act 1984 (final certificates).

Information about de minimis State Aid for the purposes of CIL exemption can be found here:

<https://www.gov.uk/guidance/community-infrastructure-levy#relief-and-exemptions>

Declaration

I confirm that the details given are correct. ☒

I understand:

That my claim for exemption will lapse where a commencement notice is not submitted prior to commencement of the chargeable development to which this exemption applies. ☒

The meaning of a 'disqualifying event' for CIL self build exemption and that where a disqualifying event occurs before or after commencement of development I must inform the collecting authority within 14 days. ☒

That my claim for self build exemption will lapse where development commences prior to the collecting authority informing me of its decision. ☒

Name- Claimant:

Date (DD/MM/YYYY):

WILBERT SOSA/M

11th JAN 2019

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

On receipt of this application the collecting authority will make a decision on your claim as soon as practicable and inform the amount of CIL relief granted in writing. You must then submit a commencement notice to the collecting authority prior to starting on site. Failure to do so will result in the CIL charge becoming payable in full.

THIS APPLIES TO NO47 WHICH I WILL LIVE IN, NO
47^a WILL BE SOLD & WILL BE LIABLE TO CIL
TAX ON £7m² OF ADDITIONAL FLOOR SPACE. SEE
E-MAIL FROM KUMMA VIEW DATED 10th JAN 2019
COPY ATTACHED.

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

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

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

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

Privacy Notice

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

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

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

1. Application Details

Applicant or Agent Name:

WILBERT SOSEPH

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

47 ROWE AVENUE, PEACE HAVEN, EAST SUSSEX, BN10-7PE

Description of development:

REAR EXTENSION, DORMERS IN ROOF & CONVERSION INTO A PAIR OF SEMI DETACHED CHASE BUNGALOWS WITH NEW ROOF.

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

Yes ☐

Please enter the application number:

No ☒

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

2. Liability for CIL

Does your development include:

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

Yes ☒ No ☐

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

Yes ☒ No ☐

c) None of the above

Yes ☐ No ☒

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

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

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

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

Yes ☐ No ☐

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

Yes ☐ No ☐

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

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

4. Exemption or Relief

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

Yes ☒ No ☐

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

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

Yes ☐ No ☒

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

5. Reserved Matters Applications

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

Yes ☐

Please enter the application number:

No ☒

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

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

6. Proposed New Floorspace

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

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

Yes ☒ No ☐

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

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

Yes ☐ No ☒

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

c) Proposed floorspace:

Development type	(i) Existing gross internal floorspace (square metres)	(ii) Gross internal floorspace to be lost by change of use or demolition (square metres)	(iii) Total gross internal floorspace proposed also (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal floorspace following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)	117	17	124	107
Social Housing, including shared ownership housing (if known)				
Total residential floorspace				
Total non-residential floorspace				
Total floorspace	117	17	124	107*

7. Existing Buildings

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

Number of buildings:

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

* 57m² is 47^m which is liable & the other 10m² is 47 which I will live in & claim relief, see Emma Hand E-mail 10th Jan 2019

7. Existing Buildings continued

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sq ms) to be retained.	Proposed use of retained floorspace.	Gross internal area (sq ms) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?	When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	Existing Building	100	DOMESTIC DWELLING	17	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input checked="" type="checkbox"/>
2					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace		100		17		

c) Does your proposal include the retention, demolition or partial demolition of any whole buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period? If yes, please complete the following table: **NO**

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

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

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

Use	Mezzanine floorspace (sq ms)

8. Declaration

I/we confirm that the details given are correct.

Name:

WILBERT SUSA

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

11TH JANUARY 2019

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For local authority use only

App. No:

Design and Access Statement for the Conversion of the Existing Bungalow at 47 Rowe Avenue, Peacehaven, East Sussex into a pair of Semi-Detached Chalet Bungalows

Customer First
JAN 2019
Received

Design

The existing bungalow sits on a plot of land that could easily accommodate conversion of the existing building from a detached bungalow into a pair of chalet bungalows. The proposal is to construct a single storey flat roof extension at the rear and form dormers in a new roof and extend over the front bedroom on the North Side. There is a single storey detached building at the rear of what would be number 47 and an attached garden room at the rear of what would be number 47a both of which will be demolished. The height of the new roof and the raising of the side walls will be similar to that already carried out at number 43 Rowe avenue.

The property would be split by the construction of a new staggered party wall with number 47a having access from the existing front door and number 47 from a new front door at the side of the property.

The existing bungalow has interlocking brown concrete tiles and painted brick walls with white windows. The new extension will be in face brickwork and the vertical walls at first floor including the dormer sides tiled in plain concrete tiles and new interlocking concrete tiles to the roof. Alternatively, it may be that all the walls are rendered and painted and the vertical walls at first floor including the dormer sides are clad in weatherboarding all in various shades of grey.

The distance from the pavement and existing bungalow and the proposed new chalet bungalows is over 5.5m and will therefore comfortably allow for the parking of two vehicles to the front of each property. Sheds will be provided in each garden for the storage of bicycles and gardening equipment.

Stormwater will be discharged into new soakaways. Foul water will be connected into the existing sewer connection in the driveway of the property to the North (47a).

Access

The ground floor WC's will be wheelchair accessible and all internal doors will be a minimum of 850mm wide clear when in the open position.

A ramped access will be provided to the front doors with a fall of no more than 1:12 and will have a level platform of at least 1200 x 900mm in front of the door. The front door sill will be no more than 25mm high.

The parking spaces to the outer side of each house will have enough space to allow for disabled access in and out of vehicles parked in the driveway.

Jan 2019

Customer First

15 JAN 2019

Application for Planning Permission.

Town and Country Planning Act 1990

Received

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Local Planning Authority details:



Lewes District Council

Planning Services

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

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



Publication of applications on planning authority websites

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

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

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

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

1. Applicant Name and Address

Title:	MR	First name:	WILBERT
Last name:	JOSEPH		
Company (optional):			
Unit:		House number:	47
		House suffix:	
House name:			
Address 1:	ROWE AVENUE		
Address 2:			
Address 3:			
Town:	PEACE HAVEN		
County:	EAST SUSSEX		
Country:			
Postcode:	BN10-7PE		

2. Agent Name and Address

Title:	MR	First name:	JOHN
Last name:	RIGDEN		
Company (optional):			
Unit:		House number:	31b
		House suffix:	
House name:			
Address 1:	CHINGTON ROAD		
Address 2:			
Address 3:			
Town:	SEAFORD		
County:	EAST SUSSEX		
Country:			
Postcode:	BN25-4HN		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

REAR SINGLE STOREY EXTENSION, NEW ROOF WITH DORMERS
& CONVERSION OF BUNGALOW TO FORM A PAIR OF
SEMI DETACHED CHALET BUNGALOWS.

Has the building, work or change of use already started?

☐ Yes

☒ No

If Yes, please state the date when building,
work or use were started (DD/MM/YYYY):

(date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes

☒ No

If Yes, please state the date when the building, work
or change of use was completed: (DD/MM/YYYY):

(date must be pre-application submission)

Reference no. of permission in principle being
relied on (technical details consent applications only):

4. Site Address Details

Please provide the full postal address of the application site.

Unit:

House
number:

47

House
suffix:

House
name:

Address 1:

ROWE AVENUE

Address 2:

Address 3:

Town:

PEACELAND

County:

EAST SUSSEX

Postcode
(optional):

BN10-7PE

Description of location or a grid reference.
(must be completed if postcode is not known):

Easting:

Northing:

Description:

DETACHED BUNGALOW

5. Pre-application Advice

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

☐ Yes

☒ No

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

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

☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

6. 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

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

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

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

SEE BLOCK PLAN, 1 NEW CROSSOVER

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

WHEELIE BINS DOWN SIDE PATH

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

YES WHEELIE BINS DOWN SIDE PATH OR STORED IN NEW SHED IN REAR GARDEN.

8. Authority Employee / Member

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

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

With respect to the authority, I am:

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

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

9. Materials

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

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	Painted Brickwork.	Brickwork or Render. Colour TBA.	<input type="checkbox"/>	<input type="checkbox"/>
Roof	Concrete interlocking tiles	Concrete interlocking tiles, boarding or tiles to downpipes + gables. Colour TBA	<input type="checkbox"/>	<input type="checkbox"/>
Windows	White uPVC	uPVC, colour TBA.	<input type="checkbox"/>	<input type="checkbox"/>
Doors	White uPVC	uPVC, colour TBA.	<input type="checkbox"/>	<input type="checkbox"/>
Boundary treatments (e.g. fences, walls)	Fence to sides & rear wall to front.	As existing. 1.8m fence on new boundary line at rear	<input type="checkbox"/>	<input type="checkbox"/>
Vehicle access and hard-standing	Concrete.	Block paved with permeable pavers.	<input type="checkbox"/>	<input type="checkbox"/>
Lighting	Security Lighting	Security Lighting.	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify)			<input type="checkbox"/>	<input type="checkbox"/>

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

☒ Yes

☐ No

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

DRAWINGS WS 1218.1, WS 1218.2, BLOCK PLAN, SITE PLAN,
DESIGN + ACCESS STATEMENT.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	2	4	2
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces	4	8	4
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

DRAWINGS WS 1218.2 AND
BLOCK PLAN.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☒ Soakaway ☐ Pond/lake
☐ Main sewer

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

14. Existing Use

Please describe the current use of the site:

DOMESTIC DWELLINGS.

Is the site currently vacant?

☐ Yes ☒ No

If Yes, please describe the last use of the site:

When did this use end (if known)?

DD/MM/YYYY

(date where known may be approximate)

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

17. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units?
If Yes, please complete details of the changes in the tables below:

☒ Yes

☐ No

Proposed Housing							Existing Housing								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>			/	/		a	Houses	<input type="checkbox"/>			/			f
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c	Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d	Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e	Cluster flats	<input type="checkbox"/>						e
Other	<input type="checkbox"/>						f	Other	<input type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							g	Totals (a + b + c + d + e + f) =							h
Social, Affordable or Intermediate Rent							Social, Affordable or Intermediate Rent								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c	Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d	Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e	Cluster flats	<input type="checkbox"/>						e
Other	<input type="checkbox"/>						f	Other	<input type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							g	Totals (a + b + c + d + e + f) =							h
Affordable Home Ownership							Affordable Home Ownership								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Sheltered housing	<input type="checkbox"/>						c	Sheltered housing	<input type="checkbox"/>						c
Bedsit/studios	<input type="checkbox"/>						d	Bedsit/studios	<input type="checkbox"/>						d
Cluster flats	<input type="checkbox"/>						e	Cluster flats	<input type="checkbox"/>						e
Other	<input type="checkbox"/>						f	Other	<input type="checkbox"/>						f
Totals (a + b + c + d + e + f) =							g	Totals (a + b + c + d + e + f) =							h
Starter Homes							Starter Homes								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c	Bedsit/studios	<input type="checkbox"/>						c
Other	<input type="checkbox"/>						d	Other	<input type="checkbox"/>						d
Totals (a + b + c + d) =							e	Totals (a + b + c + d) =							f
Self Build and Custom Build							Self Build and Custom Build								
Market Housing	Not known	Number of Bedrooms					Total	Market Housing	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown				1	2	3	4+	Unknown	
Houses	<input type="checkbox"/>						a	Houses	<input type="checkbox"/>						a
Flats/maisonettes	<input type="checkbox"/>						b	Flats/maisonettes	<input type="checkbox"/>						b
Bedsit/studios	<input type="checkbox"/>						c	Bedsit/studios	<input type="checkbox"/>						c
Other	<input type="checkbox"/>						d	Other	<input type="checkbox"/>						d
Totals (a + b + c + d) =							e	Totals (a + b + c + d) =							f
Total proposed residential units (A + B + C + D + E) =							g	Total existing residential units (F + G + H + I + J) =							h

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

/

18. All Types of Development: Non-residential FloorspaceDoes your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	<input type="checkbox"/>				
Shops	<input type="checkbox"/>				
Net tradable area:	<input type="checkbox"/>				
A2	<input type="checkbox"/>				
Financial and professional services	<input type="checkbox"/>				
A3	<input type="checkbox"/>				
Restaurants and cafes	<input type="checkbox"/>				
A4	<input type="checkbox"/>				
Drinking establishments	<input type="checkbox"/>				
A5	<input type="checkbox"/>				
Hot food takeaways	<input type="checkbox"/>				
B1 (a)	<input type="checkbox"/>				
Office (other than A2)	<input type="checkbox"/>				
B1 (b)	<input type="checkbox"/>				
Research and development	<input type="checkbox"/>				
B1 (c)	<input type="checkbox"/>				
Light Industrial	<input type="checkbox"/>				
B2	<input type="checkbox"/>				
General Industrial	<input type="checkbox"/>				
B8	<input type="checkbox"/>				
Storage or distribution	<input type="checkbox"/>				
C1	<input type="checkbox"/>				
Hotels and halls of residence	<input type="checkbox"/>				
C2	<input type="checkbox"/>				
Residential institutions	<input type="checkbox"/>				
D1	<input type="checkbox"/>				
Non-residential institutions	<input type="checkbox"/>				
D2	<input type="checkbox"/>				
Assembly and leisure	<input type="checkbox"/>				
OTHER	<input type="checkbox"/>				
Please Specify	<input type="checkbox"/>				
Total					

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	<input type="checkbox"/>			
C2	Residential institutions	<input type="checkbox"/>			
OTHER		<input type="checkbox"/>			
Please Specify		<input type="checkbox"/>			

19. Employment

Please complete the following information regarding employees:

~ / A .

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

~ / A .

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

21. Site Area

Please state the site area in hectares (ha)

22. Industrial or Commercial Processes and Machinery

N/A.

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal a waste management development? ☐ Yes ☐ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	<input type="checkbox"/>		
Non-hazardous landfill	<input type="checkbox"/>		
Hazardous landfill	<input type="checkbox"/>		
Energy from waste incineration	<input type="checkbox"/>		
Other incineration	<input type="checkbox"/>		
Landfill gas generation plant	<input type="checkbox"/>		
Pyrolysis/gasification	<input type="checkbox"/>		
Metal recycling site	<input type="checkbox"/>		
Transfer stations	<input type="checkbox"/>		
Material recovery/recycling facilities (MRFs)	<input type="checkbox"/>		
Household civic amenity sites	<input type="checkbox"/>		
Open windrow composting	<input type="checkbox"/>		
In-vessel composting	<input type="checkbox"/>		
Anaerobic digestion	<input type="checkbox"/>		
Any combined mechanical, biological and/or thermal treatment (MBT)	<input type="checkbox"/>		
Sewage treatment works	<input type="checkbox"/>		
Other treatment	<input type="checkbox"/>		
Recycling facilities construction, demolition and excavation waste	<input type="checkbox"/>		
Storage of waste	<input type="checkbox"/>		
Other waste management	<input type="checkbox"/>		
Other developments	<input type="checkbox"/>		

Please provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

N/A.

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☐ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	<input type="text"/>	Ethylene oxide (tonnes)	<input type="text"/>	Phosgene (tonnes)	<input type="text"/>
Ammonia (tonnes)	<input type="text"/>	Hydrogen cyanide (tonnes)	<input type="text"/>	Sulphur dioxide (tonnes)	<input type="text"/>
Bromine (tonnes)	<input type="text"/>	Liquid oxygen (tonnes)	<input type="text"/>	Flour (tonnes)	<input type="text"/>
Chlorine (tonnes)	<input type="text"/>	Liquid petroleum gas (tonnes)	<input type="text"/>	Refined white sugar (tonnes)	<input type="text"/>

Other:

Other:

Amount (tonnes):

Amount (tonnes):

24. Ownership Certificates and Agricultural Land Declaration

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

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

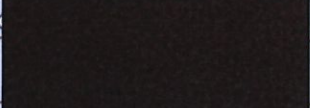

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

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

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

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

Signed:  Or signed - Agent:  Date (DD/MM/YYYY): 11/1/2019

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

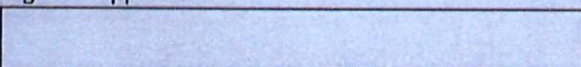
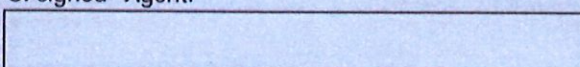
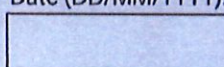
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

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

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

Name of Owner / Agricultural Tenant	Address	Date Notice Served

Signed - Applicant:  Or signed - Agent:  Date (DD/MM/YYYY): 

24. Ownership Certificates and Agricultural Land Declaration (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

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

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

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

The steps taken were:

--

Name of Owner / Agricultural Tenant	Address	Date Notice Served

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

--

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

--

Signed - Applicant:

--

Or signed - Agent:

--

Date (DD/MM/YYYY):

--

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

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

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

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

The steps taken were:

--

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

--

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

--

Signed - Applicant:

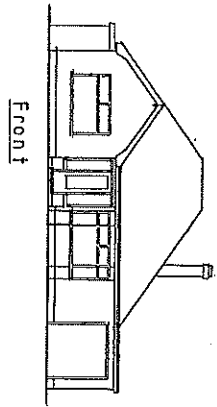
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Or signed - Agent:

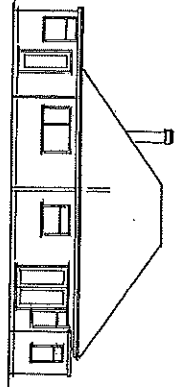
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Date (DD/MM/YYYY):

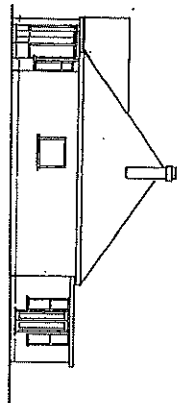
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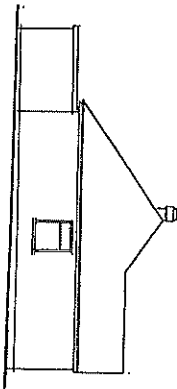
Front



Rear



South Side



North Side

1:50 1:100

NOTES:
All dimensions must be checked on site and not scaled from this drawing

Rev	Date	Revised

© copyright

Client
Mr W Joseph

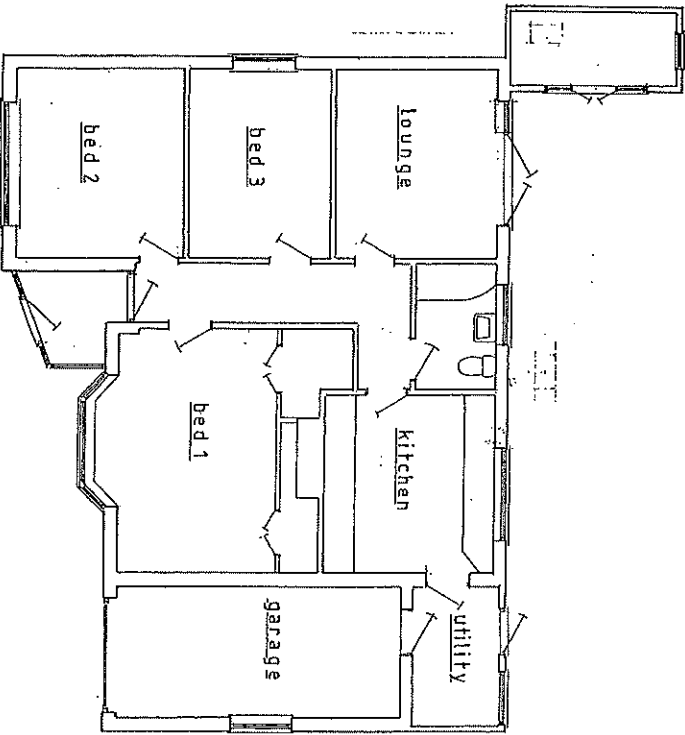
Job Title
47 Rowe Avenue
Peacehaven

Drawing Title
Existing
Bungalow

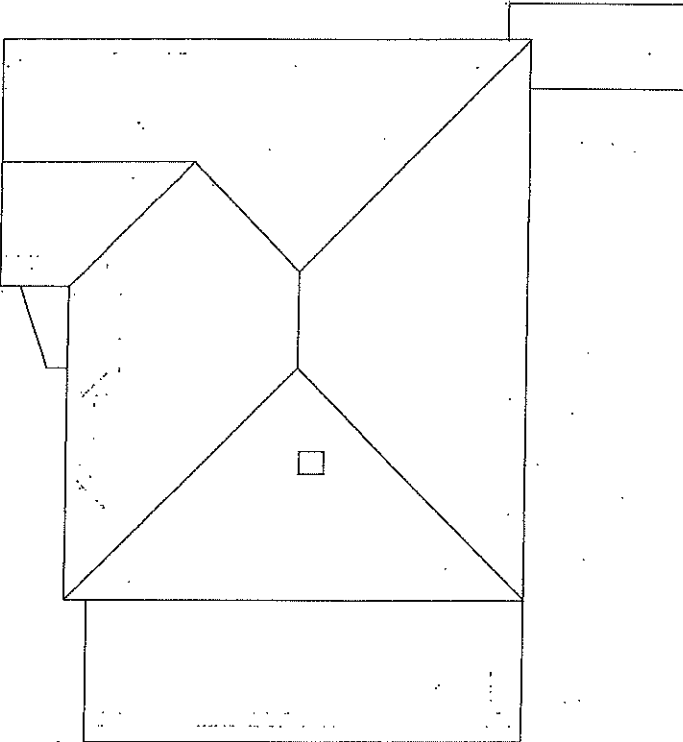
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Date Dec 2018 Drawn by

Dwg No. WJ1218-1 Rev.

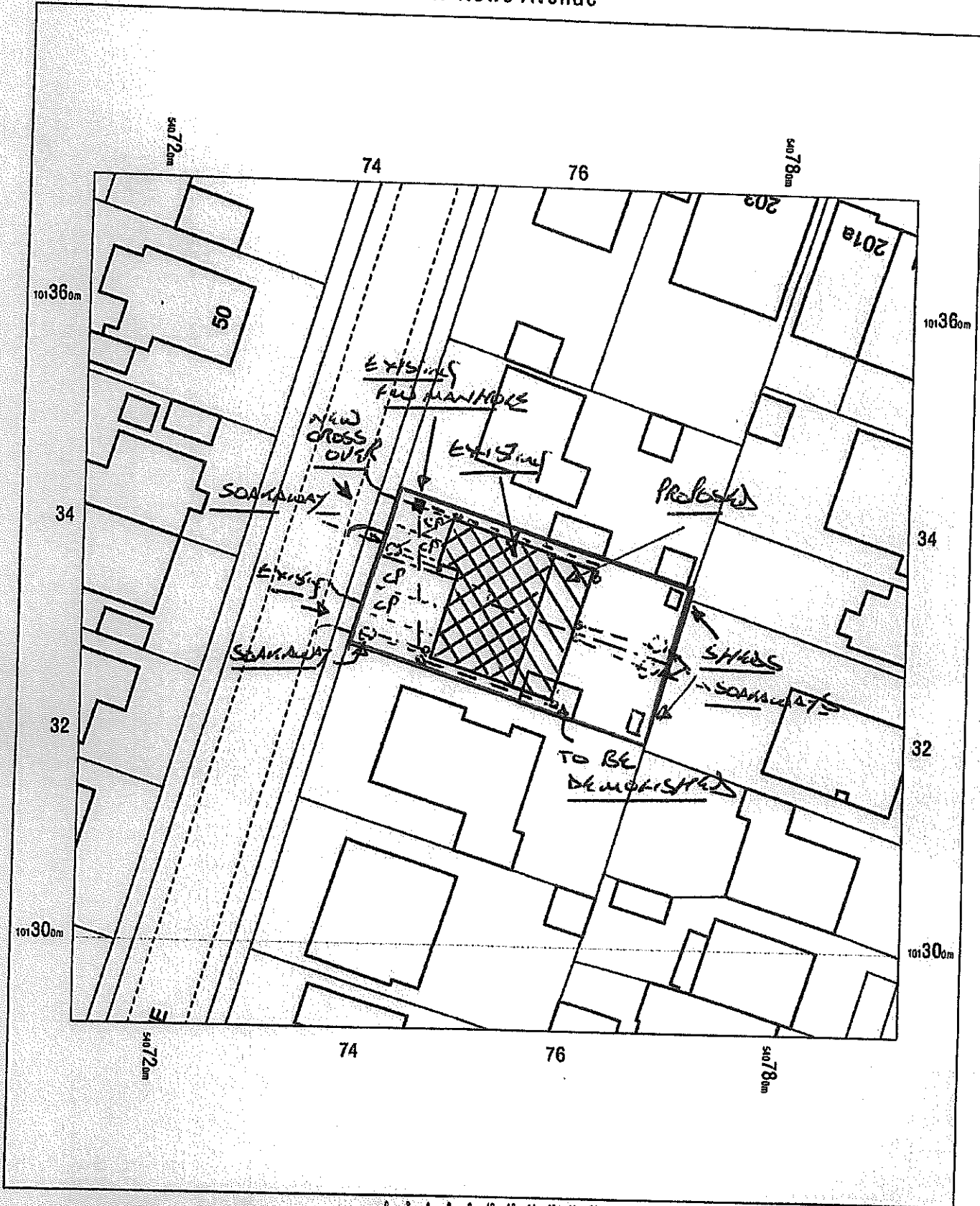


Ground Floor



Roof

47 Rowe Avenue



Customer First

15 JAN 2019

Received

OS MasterMap 1250/2500/10000 scale
Friday, December 21, 2018, ID: BLIT-00766845
www.mappingapplicationmaps.co.uk

1:500 scale print at A4, Centre: 540753 E, 101332 N

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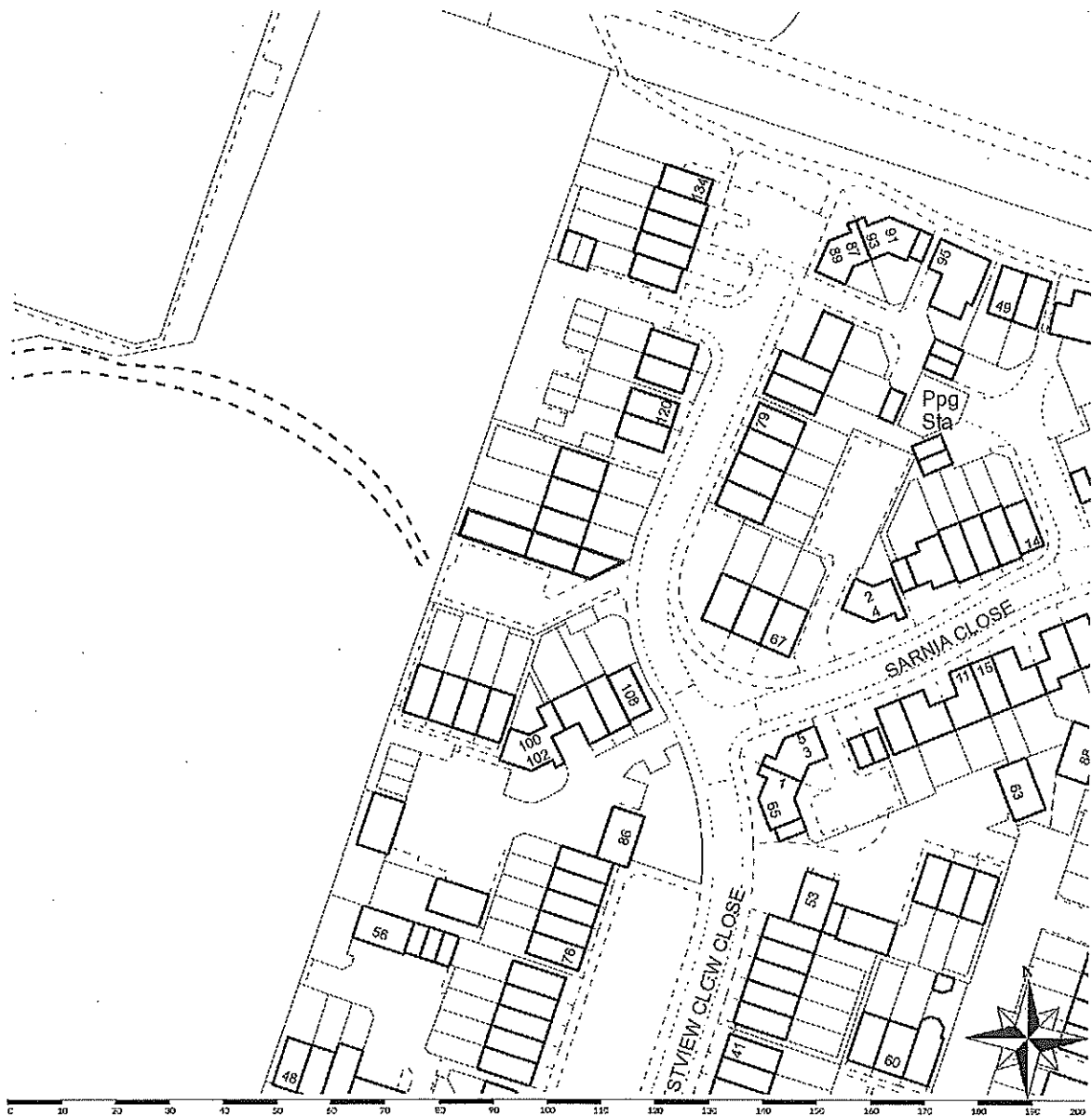


107

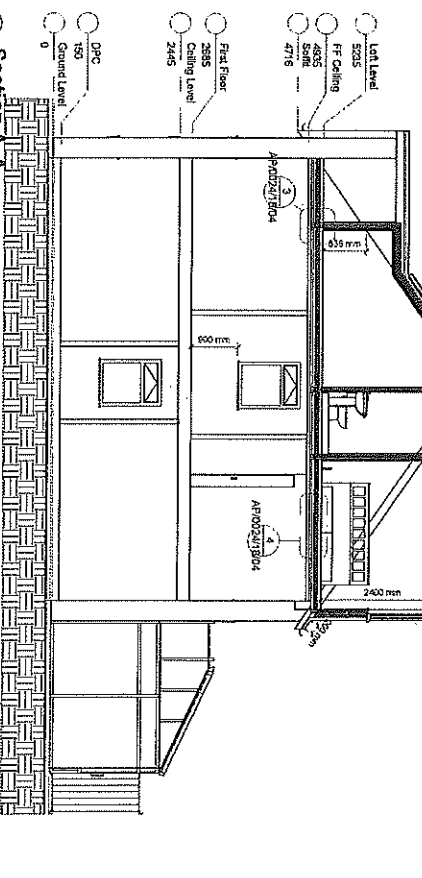
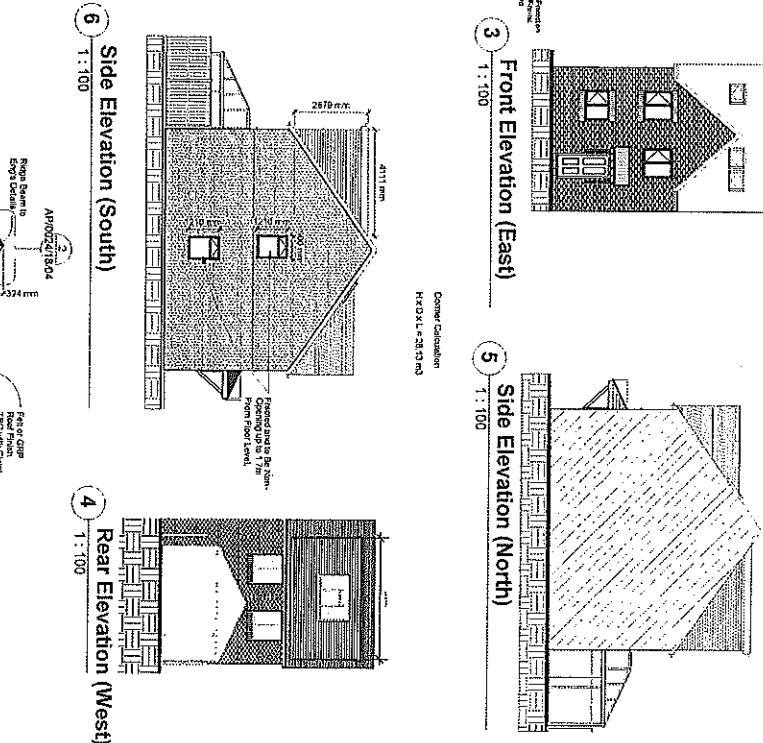
Reference	LW/19/0046
Alternative Reference	PP-07554468
Application Received	Tue 22 Jan 2019
Application Validated	Fri 01 Feb 2019
Address	110 Westview Close Peacehaven East Sussex BN10 8FB
Proposal	Clad the side elevation to property and clad previously approved dormer
Status	Awaiting decision
Appeal Status	Unknown
Appeal Decision	Not Available

16/03/2018

110, WESTVIEW CLOSE, PEACEHAVEN, BN10 8FB



Scale: 1:1250 | Area 4Ha | Grid Reference: 542080,101162 | Paper Size: A4



NAME	COMPANY	DATE
SPECIAL CONSTRUCTION ISSUE		
NAME	110 Westview Drive Pasadena, CA 91103	
DATE	Loff Conversion	