

1. Proposal

- 1.1. The site of 0.024 hectares comprises an open piece of grassland to the north of Foxhill and to the rear of garage blocks serving the nearby residential properties. The site is bounded by a footpath that links Foxhill with Glynn Road West.
- 1.2. This is an outline application with no reserved matters submitted for consideration at this stage.
- 1.3. It is proposed to erect a pair of semi detached houses on this plot.

2. Key Policies

- 2.1. Within Peacehaven Planning Boundary.
- 2.2. LDLP ST3 – Design, Form and Setting of New Development.
 RES5 – Unidentified residential sites.

3. Relevant History

- 3.1 LW/06/0036 – Outline application for the erection of two x three bedroom semi-detached houses. Withdrawn 14.02.06

4. Representations Received

- 4.1 **Peacehaven Town Council:** No comments.
- 4.2 Highway Authority. Recommends that consent be refused for the following reasons. The proposal would lead to increased traffic hazards on the Foxhill access road/adopted footway by reason of the inadequate visibility at the proposed accesses and as a result would introduce conflict with vehicles and pedestrians using the footway. The application would however meet with adopted parking standards.
- 4.3 Objections from seven households have been received on grounds that the proposal would cause harmful traffic generation through the narrow garage road network, lead to vehicle pedestrian conflicts on the pavement, the properties would lead to a loss of light to the properties to the north and loss of open play space. Furthermore, the land is classified as open grass on a covenant, that would have to be amended if planning permission were to be granted.

5. Material Considerations

- 5.1 The previous application LW/06/0036 for an outline application for two x three bedroom dwellings was withdrawn as it attracted a recommendation of refusal from the Highway Authority based on the lack of on site parking facilities available on site.

Principle of redevelopment

- 5.2 The site lies within the Peacehaven Planning Boundary where residential development is permissible subject to detail. Development will only be allowed where it is demonstrated that there will not be any harmful impact of the development on the character and appearance of the locality, amenities of local residents or traffic/pedestrian safety.

Design and Form

- 5.3 This outline application provides indicative details on the design and form of the properties which seek to respect the scale, design and form of the adjoining terrace properties. Such design is considered to be appropriate in this setting and could be acceptable at the reserved matters stage.

Residential Amenity

- 5.4 Whilst the drawings submitted are for information only, it is considered that the development could be controlled so that the properties would not impinge harmfully on the amenities of nearby residents through overshadowing or loss of privacy.

Access and Parking provision

- 5.5 The application forms detail that the proposed properties would provide one off street parking space per dwelling which would be provided in front of the dwellings, accessed via the existing road network associated with the adjacent garage blocks. Such a parking provision for two bedroom properties is considered to be acceptable in this location that is close to bus routes and local services.
- 5.6 Notwithstanding the above, the access to the parking spaces would involve the direct crossing of a pedestrian footpath that links Foxhill with Glynn Road West. Any cars accessing the parking spaces would have to cross this footpath with visibility to the south being severely restricted by the rear garden fence of 34 Foxhill which directly abuts this footpath. Therefore, such an access would be likely to result in an unacceptable impact on pedestrian and vehicular safety and should be resisted.
- 5.7 Therefore, whilst details are reserved at this stage with respect to the access to the properties, it has not been demonstrated to the satisfaction of the District Council that the development would not impact harmfully on pedestrian and vehicular safety in the locality.

Recommendation

That outline planning permission be refused for the following reason.

The applicants have failed to demonstrate to the satisfaction of the Local Planning Authority that vehicular access to the proposed properties would not have a harmful impact on pedestrian and vehicular safety with regard to persons utilising the footpath linking Foxhill and Glynn Road West. The proposal is therefore considered to be contrary to the provisions of Policies ST3 and RES5 of the Lewes District Local Plan.