

<b>APPLICATION NUMBER:</b>	LW/07/0621	<b>ITEM NUMBER:</b>	<b>7</b>
<b>APPLICANTS NAME(S):</b>	Ms A Parton	<b>PARISH / WARD:</b>	Plumpton / Plumpton Streat E.Chiltington St John W
<b>PROPOSAL:</b>	Planning Application for Erection of three bedroom detached house (re-submission of LW/07/0157)		
<b>SITE ADDRESS:</b>	2 Osborne Villas, Station Road, Plumpton, East Sussex, BN7 3BU		
<b>GRID REF:</b>	TQ 3616		



## 1. SITE DESCRIPTION / PROPOSAL

1.1 Permission is sought to construct a new dwelling at the side of 2 Osborne Villas. Outline permission was granted in 2000, and renewed in 2004, for the erection of an attached dwelling but this proposal is for a detached property. 1 and 2 Osborne Villas are a pair of semi detached units but no.2 has a wide garden to the side of the property, amounting to 8.1m in width. The proposed dwelling will be 5.1m wide and will be similar in width and appearance to the adjoining Osborne Villas, with clay roof tiles and facing bricks to match. A gap of 1m will remain to the boundary on either side.

## 2. RELEVANT POLICIES

**LDLP: – ST03 – Design, Form and Setting of Development**

## 3. PLANNING HISTORY

**LW/07/0158** - Erection of two storey infill extension and single storey rear extension - **Approved**

**LW/07/0157** - Erection of a three bedroom detached house - **Withdrawn**

**LW/03/1687** - Renewal of Outline planning permission LW/00/1404 for the erection of an attached dwelling - **Approved**

**LW/00/1404** - Outline application for the erection of attached dwelling - **Approved**

## 4. REPRESENTATIONS FROM STANDARD CONSULTEES

**Main Town Or Parish Council – Object.** Approval has been given for an attached dwelling. The dwelling will not sit comfortably on the site. Over-intensive use of an extremely narrow plot. Does not fit in with the surrounding street scene.

**Environmental Health – Recommend contaminated land conditions**

**Natural England – No comments to make.**

**Highway Authority – No objection**

## 5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Two letters of objection received - loss of tree; inadequate parking; Station Road is already congested; plot is too small and house will be cramped and out of character with other development in Station Road; set a precedent; attached dwelling would be less intrusive; overlooking of neighbouring garden and kitchen.

## 6. PLANNING CONSIDERATIONS

6.1 The main consideration is the impact on the street scene. While the original approval was for an attached dwelling, creating a terrace of three, the current proposal for a detached unit is not considered to be unduly out of character or harmful to the street scene. There is a mix of plot sizes and dwelling types along Station Road and the width of this plot, at 7.1m, will reflect that which will remain at 2 Osborne Villas. A distance of 9m will remain to The Den to the north ensuring the retention of the open character that presently exists between that property and Osborne Villas.

6.2 The proposed house will not result in any loss of amenity for the occupiers of The Den. A first floor window proposed for the north elevation is to serve a bathroom only and can be conditioned to be obscure glazed to prevent overlooking. The depth of the new dwelling will not project beyond the extent of no.2 Osborne Villas, which has approval for an extension granted under LW/07/0158 earlier in the year.

6.3 The tree at the front of the site is a fir tree which, whilst large, is not considered to be of sufficient importance to the amenities of the area to be worthy of formal protection. Furthermore, consent already exists for a dwelling on the plot and it would be likely to lead to conflict with future occupiers in terms of light loss and windthrow if it were to remain. While the applicants have not indicated that it is to be felled, objections to the loss of the tree are not considered to be sustainable.

6.4 The proposed property is to have three bedrooms and one car parking space is shown to be provided in the front garden. The Highway Authority has no objection to this arrangement.

6.5 It is not considered that the construction of a detached dwelling will result in a substantially different appearance or impact on the street scene than the approved scheme for an attached property. The dwelling is considered to fit comfortably on the plot and permission can be granted.

## 7. RECOMMENDATION

That permission is granted

### **The application is subject to the following conditions:**

1. The development hereby approved shall not be brought into use until the attached Highway Authority Technical requirements have been carried out, unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of local highway conditions having regard to Policy ST3 of the Lewes District Local Plan.

2. Before the development hereby approved is commenced on site, details/samples of all external materials shall be submitted to and approved in writing by the Local Planning Authority and carried out in accordance with that consent.

Reason: To ensure a satisfactory development in keeping with the locality having regard to [Policy ST3](#) of the Lewes District Local Plan.

3. Construction work shall be restricted to the hours of 0800 to 1800 Monday to Fridays and 0830 to 1300 on Saturdays and works shall not be carried out at any time on Sundays or Bank/Statutory Holidays.

Reason: In the interest of residential amenities of the neighbours having regard to [Policy ST3](#) of the Lewes District Local Plan.

4. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development described in [Part 1 Classes A-C](#) of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing.

Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area having regard to [Policy ST3](#) of the Lewes District Local Plan.

5. No windows, doors or openings of any kind shall be inserted in the [north](#) elevation of the development hereby approved, other than those expressly permitted by this consent.

Reason: To protect the privacy and residential amenity of neighbours having regard to [Policy ST3](#) of the Lewes District Local Plan.

6. The windows in the [north](#) elevation of the building (as shown on the approved plans to serve [bathroom](#)) shall be:

- (a) glazed in obscure glass only in accordance with details which shall first have been submitted to and approved in writing with the Local Planning Authority
- (b) fixed shut, except for the provision of fanlight windows, only in accordance with details which shall first have been submitted to and approved in writing with the Local Planning Authority
- (c) following installation in accordance with (a) and (b) above, all of the said windows shall be maintained in accordance with the approved details, and none shall be reglazed in clear glass or shall be opening other than with any approved fanlights.

Reason: To help safeguard the privacy of nearby occupiers, having regard to [Policy ST3](#) of the Lewes District Local Plan.

7. No development approved by this planning permission shall be commenced until:

a) A desktop study has been carried out which shall include the identification of previous site uses, potential contaminants that might be reasonably be expected given those uses and other relevant information. And using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from the desktop study and any diagrammatical representations (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:

- A risk assessment to be undertaken relating to groundwater and surface waters associated on and off site that may be affected, and
- Refinement of the Conceptual Model, and
- The development of a method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

d) A Method Statement detailing the remediation requirements, including measures to minimise the impact on ground and surface waters using the information obtained from the Site Investigation has been submitted to the Local Planning Authority. This will need to be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site and the development of the site shall be carried out in accordance with the approved method statement.

Reason: In the interests of health & safety of the future occupiers of the site having regard to Policy ST3 of the Lewes District Local Plan.

8. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority, for an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with and from the date of approval the addendum(s) shall form part of the Method Statement.

Reason: In the interest of health & safety of the future occupiers of the site having regard to Policy ST3 of the Lewes District Local Plan.

9. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the

required remediation had been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: In the interests of health and safety of the future occupiers of the site having regard to Policy ST3 of the Lewes District Local Plan.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	15 May 2007	
Location Plan	15 May 2007	1:1250
Proposed Elevations	15 May 2007	2006/41/10

**Summary of reasons for decision and any relevant development plan policies/proposal:**

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policy ST3 of the Lewes District Local Plan.