



Seaford Town Council

Minutes of a meeting of Seaford Town Council's Planning & Highways Committee on Thursday, 4th April 2024

Held at the Council Chambers, 37 Church Street, Seaford, BN25 1HG at 7.00pm.

Present:

Councillors L Wallraven (Chair), L Boorman (Vice-Chair), R Buchanan, O Honeyman, R Honeyman and S Markwell.

Geoff Johnson, Planning Officer

There were four members of the public in attendance.

P102/04/23 Apologies for Absence

There were no apologies for absence.

P103/04/23 Disclosure of Interests

There were no disclosures of interests.

P104/04/23 Public Participation

There was no public participation other than on the application LW/24/0180 below.

P105/04/23 Planning Applications

Lewes District Council Planning Applications received in week commencing Monday 11th March 2024

LW/24/0180 – 3 Regents Close - Installation of rear dormer to create first floor living space, addition of 3no. rooflights on existing roof, extension to existing driveway, alterations to fenestration at all elevations, and alterations to external wall materials.

Speaker	Statement
Resident A	<i>Objected to the size and design of the rear dormer extension. Acknowledged that permitted developments rights would allow a rear extension but the proposal was 20% above the size limit. It would be too large and prominent in respect of both the</i>

	<i>rear and side elevations and would be out of scale with the existing bungalow. A reduction in size to the permitted development limit would reduce the bulk and the overlooking of the properties to the rear. Converting a 2-bed bungalow to a 4-bed house would also spoil the character of the area</i>
Town Council Response	Thanked the resident for their contribution.

A letter of objection from occupiers of a property to the rear of the application property had been circulated to members.

It was **RESOLVED** to **OBJECT** to the application. The Committee considered that the proposed dormer extension was too large and dominant and by converting a modest 2-bed bungalow into a 4-bed house it would have an adverse impact on the amenity of properties to the rear in Beacon Drive due to its design and through overlooking and general loss of privacy. This would be contrary to policy DM 28 of the Lewes Local Plan Part 2.

It was considered in an area characterised by modest bungalows, if any dormer extension were proposed, it should be restricted in size to the permitted development limit.

(3 members of the public left the Chamber after consideration of this application)

Lewes District Council Planning Application received in week commencing Monday 4th March 2024

LW/24/0174 – Cuckmere Cottage, Cuckmere Road - Single storey rear extension, side store, loft conversion and replace rear pool house.

It was **RESOLVED** to **OBJECT** to the roof/loft extension element of the application on the grounds that it was too large and overbearing and by raising the roof level by a significant amount would have an adverse impact on the character and appearance of the property contrary to policies DM 25 and 28 of the Lewes Local Plan Part 2.

The other elements of the scheme, i.e. the Pool House and side and rear extensions were **SUPPORTED**.

Lewes District Council Planning Applications received in week commencing Monday 11th March 2024

LW/24/0084 – 72 Katherine Way - Section 73A retrospective application for timber decking and associated landscaping at the existing rear garden.

It was **RESOLVED** to **OBJECT** to the application on the grounds that the decking platform is unattractive and intrusive and would by overlooking the properties in Princess Drive at the rear lead to loss of privacy and adversely affect the enjoyment of those residents' rear gardens contrary to policy DM 25 of the Local Plan.

LW/24/0201 – 24 Sutton Road - Change of use from retail (Class E) to residential (Class C3).

It was **RESOLVED** to raise **NO OBJECTION** to the prior approval application.

Lewes District Council Planning Applications received in week commencing Monday 18th March 2024

LW/24/0205 - Land at rear of 12 Clementine Avenue - Two storey split level dwelling.

It was **RESOLVED** to **OBJECT** to the application. It was considered that there was insufficient space in the rear garden of 12 Clementine Avenue to accommodate the proposed dwelling without having a serious adverse impact on the character and appearance of the area and in particular the amenities of no 51 Princess Drive as well as the host property, contrary to policy DM 25 of the Local Plan.

It was also considered that the existing pattern of development at the head of nearby Caroline Close did not support the proposed scheme as those properties had reasonably sized rear gardens which were in keeping with the general character of the area. The rear gardens that would be provided for the proposed and the host property would be simply too small.

Finally, given the design of the property it would from some aspects appear as a two-storey house which would be out of character within an area dominated by bungalows.

Lewes District Council Planning Applications received in week commencing Monday 25th March 2024

LW/24/0152 - 10 Lullington Close - Erection of detached front garage.

The Planning Office reported that this application had not appeared in the list of applications on all copies of the circulated agenda. It was therefore **RESOLVED** to **DEFER** consideration of the application to the next meeting on 25th April.

Tree Works Applications

TW/24/0029/TPO – 11 Barcombe Avenue - T1 - Holm Oak - Crown reduction of approx 2m
T2 - Holm Oak - Crown reduction of approx. 2m.

It was **RESOLVED** to **SUPPORT** the application.

P106/03/23 East Sussex County Council's Parking Standards Review for New Developments

Members considered report 201/203 of the Planning Officer informing the Committee of East Sussex County Council's approved new guidance for parking standards at new residential and non-residential developments.

It was **RESOLVED** to **NOTE** the contents of the report.

P107/03/23 Update Report

The Committee considered report 200/23 of the Planning Officer and the schedule of recent decisions made by Lewes District Council on applications previously considered by this Committee.

It was **RESOLVED** to **NOTE** the contents of the report.

The meeting closed at 8.34 pm.

Councillor L Wallraven

Chair of Planning & Highways Committee

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