

Report of the Planning Committee
Tuesday 13th October 2020

TO ADVISE ON THE TOWN COUNCIL'S OBSERVATIONS AND COMMENTS ON PLANNING APPLICATIONS OUTSIDE THE USUAL CYCLE OF MEETINGS.

1.0 Summary

- 1.1 The report provides the Town Council's comments and observations on the applications listed that were not placed on an agenda as their date for response falls outside the usual cycle of Plans Committee meetings.

2.0 Background

- 2.1 At a meeting of Full Council on the 8th April 2013 a resolution was made on the procedure for the Town Council's comments and observations on applications for which Wealden District Council need a response that would fall outside the usual cycle of planning meetings. FC.77.04.13.

3.0 Procedure

- 3.1 The following applications were emailed to plans committee members for consideration.
Public notices were put up on the 29th September 2020

WD/2020/1729/F 39 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

Removal of existing conservatory to be replaced with single storey rear extension and the construction of two storey side extension.

WD/2020/1859/F 82 NEVILL ROAD, UCKFIELD, TN22 1LU

Propose loft conversion with rear facing dormer, three front facing roof windows and a high-level window in the gable wall.

WD/2020/1593/FA 146A HIGH STREET, UCKFIELD, TN22 1AT

Variation of condition 2 of WD/2017/0554/F (conversion of existing offices on first and second floors of existing building into three self-contained flats) to change the approved timber windows to plastic.

WD/2020/1831/F 65 ROCKS PARK ROAD, UCKFIELD, TN22 2AU

Proposed single storey rear and two storey side extension.

WD/2020/1835/F 3 HOPFIELD GARDENS, UCKFIELD, TN22 1UU

Erection of 1st floor bedroom extension over existing garage.

4.0 Declaration of Interests

- 4.1 Cllr. Macve declared a personal interest in application WD/2020/1593/FA 146A High Street, Uckfield, TN22 1AT and therefore did not comment on the application.

5.0 Comments

- 5.1 The Clerk collated the comments of committee to form a definitive Plans Committee response as follows: -

WD/2020/1729/F 39 ROCKS PARK ROAD, UCKFIELD, TN22 2AS

Removal of existing conservatory to be replaced with single storey rear extension and the construction of two storey side extension.

Uckfield Town Council support the application as similar extensions already exist in the vicinity and therefore a precedent had been set. It would not be detrimental to neighbouring properties.

WD/2020/1859/F 82 NEVILL ROAD, UCKFIELD, TN22 1LU

Propose loft conversion with rear facing dormer, three front facing roof windows and a high-level window in the gable wall.

Uckfield Town Council support the application as there has already been a precedent as the adjoining property has a similar conversion, and this would therefore create a balanced appearance.

However, we would ask Wealden to ensure that the size of the rear dormer does not encroach too close to the roof boundary line with the neighbouring property, and ensure that the proposed dormer

would not affect the light levels to the neighbour dormer already in situ. It was noted that there was no clear image of the boundary line, nor any comments from the neighbours.

WD/2020/1593/FA 146A HIGH STREET, UCKFIELD, TN22 1AT

Variation of condition 2 of WD/2017/0554/F (conversion of existing offices on first and second floors of existing building into three self-contained flats) to change the approved timber windows to plastic.

Uckfield Town Council support the application as it does not affect the design or the street scene. This is not a listed building and the change to plastic windows would mean easier maintenance and would improve the long-term appearance and sustainability of the building.

WD/2020/1831/F 65 ROCKS PARK ROAD, UCKFIELD, TN22 2AU

Proposed single storey rear and two storey side extension.

Uckfield Town Council support the application as similar extensions already exist in the vicinity and therefore a precedent had been set. It does not affect the street scene and would not be detrimental to neighbouring properties.

One concern to observed is the close proximity of the new building line to the side pavement and ground levels. We would ask to ensure that earth works do not damage the pavement or weaken it, although we realise that this is not a planning matter.

WD/2020/1835/F 3 HOPFIELD GARDENS, UCKFIELD, TN22 1UU

Erection of 1st floor bedroom extension over existing garage.

Uckfield Town Council support the application as the extension would not affect the street scene and would have no detrimental effect to neighbouring properties.

6.0 Responses from Wealden District Council in relation to previously considered applications:

**6.1 WD/2020/1049/F SINGLE STOREY REAR EXTENSION
43 SAND RIDGE, RIDGEWOOD, UCKFIELD, TN22 5ET**

You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **APPROVE** the above application on 2 October 2020.

**WD/2020/1377/F CONSTRUCTION OF A GARAGE AND GARDEN STORE AND THE ADDITION
AT THE REAR OF THE DWELLING OF A SUN ROOM
111 NEVILL ROAD, UCKFIELD, TN22 1LJ**

You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **APPROVE** the above application on 2 October 2020.

Response to Town Council: The Town Council's comments and concerns are noted. Whilst this property has been significantly extended in the past, the proposals currently submitted are relatively small scale, consisting of a single storey rear extension that makes efficient use of the land available, infilling a natural gap to the side of the existing conservatory, plus a small low level single garage. The proposals do not go far beyond what would ordinarily be allowed as permitted development. No.111 Nevill Road, like many others within the Manor Park Estate, benefits from two road frontages: the front of the property is accessed via Nevill Road, whilst the rear backs onto the service road that runs around the rear of this row of properties. Elsewhere within the estate similar arrangements exist. As such, rear garages are not an uncommon feature within this area and the proposal would not be out of keeping. There are a number of examples of similar garage buildings and sheds situated at the rear of properties within the close, to which the proposed building would be akin. The proposed garage would also replace an existing shed building and overall is considered to be of an acceptable scale, bulk and massing such that it is suitably ancillary in its nature and not unduly prominent within the street scene.

**WD/2020/1403/F REPLACE EXISTING SINGLE BAY CONCRETE GARAGE WITH 3 BAY
TIMBER GARAGE, ERECTION OF 1.8M CLOSEBOARD FENCE TO FRONT, PART
ALTERATION OF DRIVEWAY ROUTING INTERNALLY.
CLAREMONT, SNATTS ROAD, UCKFIELD, TN22 2AN**

You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **APPROVE** the above application on 5 October 2020.

**WD/2020/1658/F DOUBLE STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION,
ERECTION OF PORCH. PART-DEMOLITION OF GARAGE.
16 PILTDOWN RISE, UCKFIELD, TN22 1UH**

You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **APPROVE** the above application on 9 October 2020.

Response to Town Council: The Town Council comments are noted. The floor plan shows that there is a door to the front of the extension to allow access through to the rear of the property and garage. The front portion of the extension is to be used as an office for the applicants.

**WD/2018/0779/O OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING BUILDINGS
AND ERECTION OF 9 NO. DWELLINGS AND CREATION OF NEW ACCESS
CHARLWOOD MANOR, SNATTS ROAD, UCKFIELD TN22 2AR**

You recently commented on the above proposal and I now write to advise you that, after considering all the representations received, the Council has decided to **WITHDRAWN** the above application on 9 October 2020.

7.0 Recommendations

7.1 It is recommended that members note the report.

Contact Officer: Linda Lewis