



MINUTES of a Meeting of the PLANNING COMMITTEE held at the Village Council Meeting Room, Ashurst Wood, on Tuesday, 4th February 2020 at 7.30pm.

Present: Cllrs Forbes (Chair), Draper, Haite, Loveday, Phillips, Spoor and Tyrrell
In attendance: Clerk, Rebecca Roberts, County Councillor Russell and District Councillor Belsey

1. **Public questions:** None
2. **Apologies for absence** – Cllrs Arnott & Lee; apologies were received and **resolved; the reasons were accepted.**
3. **To receive Declaration of Interests from Members in respect of any matter on the agenda** – None
4. **The Minutes of the previous meeting of the Committee held on the 7th January 2020 were approved as an accurate record of the meetings.**
5. **Recorded Meetings:** None
6. **Planning applications:**

DM/20/0028

Location: Smaro Lewes Road Ashurst Wood RH19
Desc: Single storey rear extension, 2 x rear dormer, alterations to fenestration and doors, front porch, boundary wall to front

Recommend: Members have no objection to the single storey extensions, but the addition of two further dormers would be overdevelopment of this already considerably enlarged property. The existing permitted dormers are already larger than recommended in the Dormer and Rooflight Window Supplementary Planning Guidance. The proposed additional windows are not required to enable the roof space to be used as a room – the space has already been converted to bedrooms with roof light windows, and the guidance clearly states that dormers should not be used to increase the space available or gain extra headroom. Dormer windows are required to be visually subordinate to the roof slope, and this would not be the case with four large dormers. The (permitted) extended roof with two dormers already presents a dominant appearance to the street scene of Wellfield, and with two additional dormers the dwelling would have three full storeys and not respect the character and appearance of the area, contrary to Policy 14 of the Ashurst Wood Neighbourhood Plan.

The two proposed dormers would have a harmful impact on neighbouring amenity. The existing dormers were permitted because they served non-habitable rooms and would not create new overlooking. The proposed windows would serve habitable rooms (bedrooms) and would create overlooking particularly to the garden of 2 Wellfield, which sits alongside Smaro, contrary to Policy 14(j) of the Neighbourhood Plan.

The proposal to build a 2 metre high wall with 2 metre high gates on either side and 2.2 metre high brick pillars is also opposed. This would be totally out of keeping with the character of the area and contrary to Policy 14(d) of the Neighbourhood Plan, which requires the use of hedging or trees for highway boundaries in keeping with the existing streetscape.

7. To receive notification of planning decisions: DM/19/5006 – Demolition of existing car port and entrance lobby with construction of single storey side extension – 53, Hammerwood Road – Permission GRANTED. DM/19/5060 – Erection of timber framed garage – Chancton, Cansiron Lane – Permission GRANTED. DM/19/4891 – Discharge of conditions 24 & 25 relating application DM/17/2695 – Land at Willowtrees and Spinney Hill, Lewes Road – more information is required for the Ecological Consultant

8. Correspondence: None

9. Any items for reporting or inclusion on future agenda: None

Meeting Closed at: 7.38pm

Chairman..... Dated: