



# East Dean & Friston P a r i s h C o u n c i l

<b>Date:</b>	<b>Planning Committee Meeting - 20 February 2024</b>
<b>Title:</b>	<b>Report Item 4 – Planning History at Highlands, 2A Warren Lane, Friston, BN20 0HD</b>
<b>By:</b>	<b>K Larkin (Deputy Clerk)</b>
<b>Purpose of Report:</b>	<b>To outline the history of the current retrospective planning application SDNP/23/04920/HOUS</b>
<b>Recommendations:</b>	<b>To note the report</b>

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1. According to the SDNPA website, there is one previous application associated with this address:

**SDNP/19/00974/HOUS - Highlands 2A Warren Lane Friston BN20 0HD**

*Proposed conversion of detached double garage to form new family room along with link extension to consist of 2 new shower rooms*

2. This is what the parish council said about that application at their meeting on 19 March 2019:

The Committee queried why the development required 2 en-suite shower rooms adjoining the same family room and expressed concerns that there is the potential that this will support a future additional dwelling; there is a secondary driveway in Hill Side Road which could put pressure on an application for an additional garage. There were also concerns over the loss of further amenity space on what is already a large dwelling with a small garden.

RESOLVED: To recommend that the application be refused

3. At that time, a neighbour said:

We note that the Parish Council have now objected to this application. We share their concerns and those of [another neighbour] as to over development and "planning creep". The loss of the garage will likely lead to a new garage being built adjacent to our boundary and only feet from our house. The new driveway off Hillside was constructed a few years ago and the steeply sloping site required extensive retaining walls. We were advised at the time that planning permission was not required and that the walls would not form part of a garage. This land, since at least 1991 when we purchased our property, had been lawned garden with no vehicle access. As regards the garage conversion and extension the inclusion of two new shower rooms has the potential to create a separate dwelling which would not be desirable.

4. Another neighbour said:

We do not object to this application. However, we wish to draw attention to a couple of factors: The proposed new "family room" will have direct access to a w/c and shower in the proposed linked extension. We question the purpose of the additional w/c and shower also proposed to be provided solely accessed off the proposed "family room". We would object if the proposed new room was to be used for separate accommodation - for example a holiday let, Air BnB, etc. Could / should a constraint be placed on this were permission to be granted? Since the property will no longer have a garage, we assume that a future application for a garage on the lower driveway could be anticipated? The Block Plan appears to have North incorrectly oriented by 90 degrees.

5. The application was approved by the SDNPA but the following conditions were imposed:

- The proposal hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling known as Highlands 2A and shall not be used or occupied separately or severed thereafter. Reason: To safeguard the amenities of the local area and to ensure that the link and garage conversion is used only in connection with the existing dwelling.
- The link extension and garage conversion hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the dwelling as such and not for any trade or business purposes. Reason: To safeguard the character of the area and neighbouring amenities.

6. In July 2023 a complaint was brought to the attention of the parish council and the SDNPA regarding 'an alleged brick-built structure being constructed without planning permission'. The householder was advised that retrospective permission should be sought. The householder has now submitted the retrospective application.