

APPLICATION NUMBER:	LW/16/1009	ITEM NUMBER:	8
APPLICANTS NAME(S):	Baron Homes Corporation Ltd.	PARISH / WARD:	Telscombe / East Saltdean & Telscombe Cliffs
PROPOSAL:	Planning Application for Erection of a rear extension to form six new studio flats		
SITE ADDRESS:	Aqua House 370 South Coast Road Telscombe Cliffs East Sussex		
GRID REF:	TQ3901		



1. SITE DESCRIPTION / PROPOSAL

1.1 Aqua House is a three storey flat roofed block of flats located on the northern side of the A259, South Coast Road and east of the crossroads with Telscombe Cliffs Way in Telscombe.

1.2 This application proposes the addition of 6 studio flats over four floors as a rear extension (to be centrally positioned) on the existing car parking area. The car parking area is accessed via Telscombe Cliffs Way.

1.3 Planning permission was granted under LW/15/0773 to provide an additional (fourth) floor and four new flats predominantly over the footprint of the existing building. The 2015 permission comprises a mansard roof with three gable elements which have their ridgelines orientated on a north south axis.

1.4 This application would extend the ridgeline of the central gable (approved under the 2015 permission) across the existing car park by approximately 5.5m. The width of this gable would also increase by approximately 2m from around 6.2m to 8.2m. The proposed elements either side of the gabled projection are set further back (by around 1.8m) and will be flat roofed with a mansard surround to match the height approved under the 2015 permission.

1.5 The 2015 permission approved the renovation of the entire building including rendering (to be painted white) over the existing brickwork and between the gabled features. The windows were to be replaced with aluminium powder coated casements. Each flat has a balcony on the front of the building facing onto the South Coast Road.

1.6 The current application is proposing red brick elevations at the east and western ends with white painted rendered external walls between, and dark grey brickwork on the central gabled feature. Timber framed windows and doors are proposed instead of the earlier aluminium powder coated casements. A slate roof is proposed over the entire building.

1.7 16 parking spaces are proposed at the rear together with undercover gated cycle storage and refuse store.

2. RELEVANT POLICIES

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

LDLP: – CP11 – Built and Historic Environment & Design

3. PLANNING HISTORY

LW/15/0773 – Top floor extension of existing three-storey residential building to create four new dwellings and partial re-cladding of existing façade - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

4.1 Main Town Or Parish Council – The Planning & Highways Committee considered the application and **OBJECT** to the proposal on the following grounds.

a) The addition of six new studio flats would create 28 flats in total with only 14 parking spaces, and little nearby off road parking provision. While 14 parking spaces appear to be provided, the Committee believe that many of these spaces would not be functional as they are too narrow or would not have enough room to turn within the site to exit the site frontwards. There are no visitor spaces provided, and there does not appear to be enough room for service vehicles to collect rubbish from the rear of the building should cars be parked, or for emergency vehicles. The proposal would be an overdevelopment of the site which would be detrimental to neighbouring amenities.

Many of the application documents talk about the current low level of use of the car park, however they do not acknowledge that there is currently a parking permit scheme in operation in the car park, with many tenants presumably having to pay for parking permits to access the car park and therefore any such documentation may be misleading when discussing future demand. The application plans also do not include a proposed site plan or roof plan, making it difficult to fully assess the depth of the building and the impact it will have on neighbouring properties and the car park.

The Committee believe that East Sussex County Council should provide further comments on this application with regards to the increase in number of units and parking/servicing arrangements, turning circles and visitor parking requirements.

b) The rear extension will extend from the rear of the building which will diminish daylight and potentially sunlight from neighbouring Alfa Court, which will be detrimental to neighbouring amenity.

c) The introduction of windows in the eastern elevation of the extension will lead to direct overlooking and loss of privacy to residents of Alfa Court, which will be detrimental to neighbouring amenity.

The application would therefore be contrary to RES13 and ST3 of the local plan.

4.2 Environmental Health – Recommends a condition for unsuspected contamination.

4.3 District Services – Recommendation of planning condition seeking provision of a 1100 litre bin store at the side of the property with access for collection purposes.

4.4 ESCC Highways – Recommends conditions.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Letters of objection have been received from the occupants of 2 nearby households. Their concerns have been expressed as follows;

- the site has been used as a dumping ground and the proposed development would result in a cramped parking area making access for the removal of rubbish even more difficult.

- traffic congestion because it would shift some of the existing parking onto the street, prejudicial to highway safety.
- noise disturbance
- oppressive in outlook due to overbearing impact
- overdevelopment
- overlooking/loss of privacy

6. PLANNING CONSIDERATIONS

6.1 The main planning issues for consideration are impact on the character and appearance of the area, impact on the living conditions for the occupants of adjoining properties and highways.

Character and Appearance

6.2 The immediate locality on the northern side of South Coast Road and flanking the site to the east and west is characterised by a mix of buildings of differing styles, heights, form and proportions. The buildings flanking the site to the east and west are two storeys in height and significantly smaller in terms of their widths, but they project deeper into their plots. Aqua House has a rectangular footprint with a long frontage and not much depth. It is considered to be of bland appearance with little articulation. Permission was granted under LW/15/0773 to significantly modernise the building providing a fourth floor of accommodation utilising a mansard roof which has gable ended wings.

6.3 This application would provide a rearwards extension to the centrally positioned gable wing already approved (LW/15/0773). The proposed west elevation drawing illustrates the depth of the proposed extension which is of generous proportions. However, the extension would not be visible in the street scene so would not materially harm nor compromise the character and appearance of the locality.

6.4 Telscombe Town Council has objected to the scheme partly on the grounds of overdevelopment. The proposed block and location plan drawing illustrates the extent of the footprint of the proposed extension which shows that it would be considerably set in from the east and western side elevations of the existing building. It is considered that this would retain an acceptable level of parking (by East Sussex County Council Parking Calculator) at the rear.

6.5 The ground floor of the proposed extension is open to the elements either side of the central wing and is supported by reinforced columns. This would create a sense of openness thereby maintaining the existing space and amenity area at the rear. While it is recognised that the proposed extension does have a notable depth, in terms of its overall form and proportions, it is of a subordinate scale to the resulting building approved under LW/15/0773.

6.6 It should also be recognised that the addition of 6 flats in a sustainable location such as this, further contributes to the Council's housing supply and is in accordance with the National Planning Policy Framework.

Living Conditions

6.7 Telscombe Town Council has objected to the scheme partly on the grounds that the rear extension will extend from the rear of the building which will diminish daylight and potentially sunlight from neighbouring Alfa Court, which will be detrimental to neighbouring amenity. The architects have commented that they took advice on this issue when

designing the proposed extension and the advice received was that it would not materially harm the living conditions for the occupants of Alfa Court. The nearest part of the extension would be approximately 11m from Alfa Court and it is considered that there would be no material harm resulting from loss of daylight and sunlight which would be largely towards the latter part of the day.

6.8 The Town Council has raised concerns that the introduction of windows in the eastern elevation of the extension will lead to direct overlooking and loss of privacy to residents of Alfa Court, which will be detrimental to neighbouring amenity.

6.9 It should be noted that this is a built up residential area where mutual overlooking already exists. The windows proposed in the eastern elevation are proposed with obscure glass where they are above eye level which will mitigate any perceived loss of privacy. As such, it is considered that there would be no material harm by reason of overlooking and a loss of privacy.

Highways

6.10 The Town Council have raised concerns that the parking provision was insufficient under the earlier permissions LW/15/0018 and LW/15/0773 but it was considered that the parking situation at the rear was previously agreed by the Highway Authority and had been designed in compliance with parking standards.

6.11 The Town Council has commented on the current low level usage of the car park and existing tenants having to pay for parking permits to access the car park and that this may affect future demand.

6.12 The agent has confirmed that "none of the existing flats use the parking or are entitled to use the parking spaces. All of the flats are utilised by Brighton Council as short term emergency accommodation and the car park is not included as part of the arrangement therefore it is not used. The freeholder has had issues with staff from the adjoining site (motor home sales) parking illegally in the car park which is why the permit signs have been installed. No permits will be issued though."

6.13 The Highway Authority at East Sussex County Council has not objected to the proposal.

6.14 The ESCC parking calculator for a development of this type in this location confirms that the proposal should be provided with 3 parking spaces. Aqua House currently has 16 parking spaces for the existing residential use (14 studio flats, 4 No. 1 bed flats, plus approval for an additional 2 No.1 bed flats and 2 studio flats under LW/15/0773). In accordance with the ESCC parking calculator this proposal (in addition to the existing flats) should be provided with a total of 14 car parking spaces.

6.15 The Highway Authority also recognises that the location is sustainable given the proximity to public transport and local goods and services. Also, the proposed parking can be justified by census data 2011 which indicates that 70% of people living in studio accommodation in the Lewes District do not own vehicles.

6.16 The 6 flats proposed are studio flats in a sustainable location which is highly accessible to public transport.

Conclusion

6.17 Overall, it is considered that the proposed extension would not materially harm the character and appearance of the locality. This is a sustainable location and is providing additional housing which contributes towards the Councils housing supply and is in accordance with the National Planning Policy Framework. No material harm would be caused to the occupants of adjoining properties and there is no objection raised by the Highway Authority at East Sussex County Council. Therefore it is recommended that planning permission be granted.

7. RECOMMENDATION

That permission be GRANTED.

The application is subject to the following conditions:

1. 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 and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

2. The development shall not be occupied until parking areas have been provided in accordance with the approved plans (Y0133-1200) and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with policy ST3 of the Lewes District Local Plan and National Planning Policy Framework.

3. The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development in accordance with policy ST3 of the Lewes District Local Plan and the National Planning Policy Framework.

4. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans Y0133 and the turning space shall thereafter be retained for that use and shall not be used for any other purpose;

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with policy ST3 of the Lewes District Local Plan and the National Planning Policy Framework.

5. Any works in connection with this permission shall be restricted to the hours of 0800 to 1800 Mondays to Fridays and 0830 to 1300 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.

Reason: In the interest of the amenities of the adjoining residents having regard to policy ST3 of the Lewes District Local Plan and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

6. The windows in the east elevation of the building (as shown on the approved plans to serve YO133-2002 Proposed E Elevation) 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 and to comply with National Policy Guidance contained in the National Planning Policy Framework 2012.

INFORMATIVE(S)

1. This development may be CIL liable and correspondence on this matter will be sent separately, we strongly advise you not to commence on site until you have fulfilled your obligations under the CIL Regulations 2010 (as Amended). For more information please visit <http://www.lewes.gov.uk/planning/22287.asp>

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Proposed Block Plan		0001
Location Plan		0001
Existing Layout Plan		0002
Other Plan(s)		0003
Proposed Layout Plan		0010
Existing Floor Plan(s)		0600 GF
Existing Floor Plan(s)		0601 1F
Existing Floor Plan(s)		0602 2F
Other Plan(s)		0603 3F
Existing Roof Plan		0604

Other Plan(s)	0605
Street Scene	0700 SOUTH
Existing Elevation(s)	0700 SOUTH
Existing Elevation(s)	0701 NORTH
Existing Elevation(s)	0702 EAST AND WEST
Other Plan(s)	0703 STREET
Other Plan(s)	0703 SOUTH ELEV
Other Plan(s)	0704 NORTH ELEV
Other Plan(s)	0705 WEST AND EAST ELEV
Proposed Floor Plan(s)	1200 GF
Proposed Floor Plan(s)	1201 1F
Proposed Floor Plan(s)	1202 2F
Proposed Floor Plan(s)	1203 3F
Proposed Roof Plan	1203
Proposed Elevation(s)	2000 SOUTH
Proposed Elevation(s)	20001 NORTH
Proposed Elevation(s)	2002 EAST
Proposed Elevation(s)	2003 WEST
Proposed Section(s)	3000 A-A