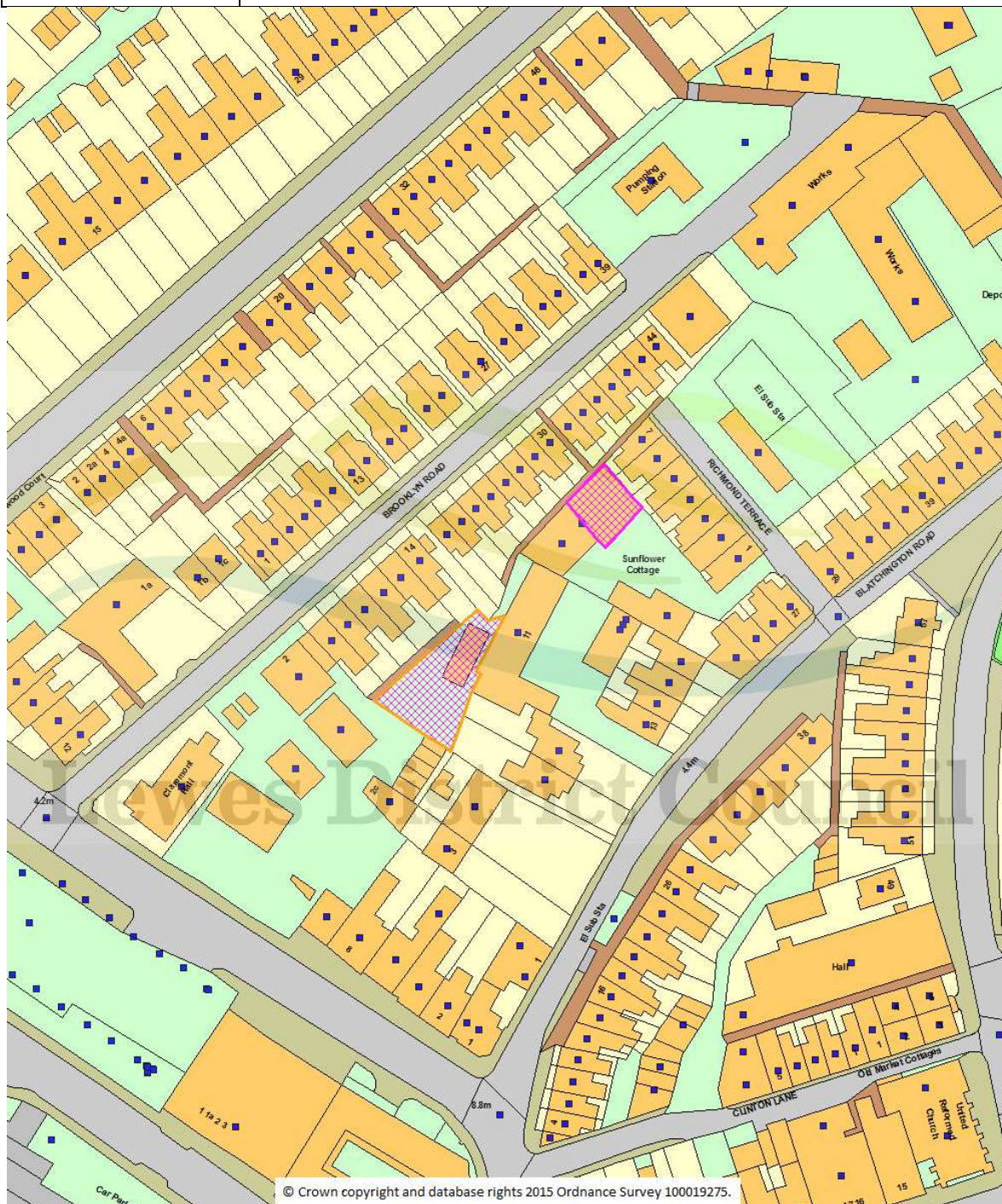


|                            |   |                       |                           |
|----------------------------|---|-----------------------|---------------------------|
| <b>APPLICATION NUMBER:</b> | LW/17/0501  | <b>ITEM NUMBER:</b>   | <b>7</b>                  |
| <b>APPLICANTS NAME(S):</b> | Medlock Dry Construction Ltd  | <b>PARISH / WARD:</b> | Seaford / Seaford Central |
| <b>PROPOSAL:</b>           | Planning Application for Remove single storey kitchen building, erection of replacement two storey building accommodating three self-contained flats with associated parking, alterations to the fenestration on the west elevation of main clubhouse building, change of use of the first floor of the Old Wagon Factory building from B1 to Sui Generis |                       |                           |
| <b>SITE ADDRESS:</b>       | 11 Blatchington Road Seaford East Sussex BN25 2AB   |                       |                           |
| <b>GRID REF:</b>           | TQ4899  |                       |                           |



## 1. SITE DESCRIPTION / PROPOSAL

1.1 The site is 11 Blatchington Road, which comprises a range of buildings in a back land position, accessed between 9 and 13 Blatchington Road. The buildings include the clubhouse premises of St. James Trust, residential accommodation and office premises of a building company (the applicant).

1.2 Terraced houses fronting Brooklyn Road back onto the site to the north-west, houses fronting Richmond Terrace back onto the site to the north-east, houses fronting Blatchington Road back onto the site to the south-east, and 9 Blatchington Road is 'side-on' to the access to the south-west, together with motor repair and car sales uses (the motor repair and car sales uses are accessed from Brooklyn Road).

1.3 The proposal involves redeveloping the part of the St James clubhouse premises which is immediately behind 4-14 Brooklyn Road, with a part single, part two-storey building comprising three flats. Associated parking space would be in an open area next to the building, accessed from Brooklyn Road. The access from Brooklyn Road would be under an arch between 2 and 4 Brooklyn Road.

1.4 The proposal also involves the change of use of the first floor of the separate 'Old Wagon Factory', which is in the north corner of the site, behind 5-7 Richmond Terrace and 29-30 Brooklyn Road. The change of use would be from B1 (offices for the building company) to 'sui generis' (being a meeting room for the St James Trust).

## 2. RELEVANT POLICIES

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

**LDLP: – CP11 – Built and Historic Environment & Design**

**LDLP: – CP14 – Renewable and Low Carbon Energy**

## 3. PLANNING HISTORY

**LW/78/1256** - Use as motor repair garage. Restrictive Planning Conditions No 1,2 & 3. - **Approved**

**LW/83/1944** - Change of use from vacant room to office use. - **Approved**

**LW/87/2091** - Section 32 Retrospective Application for continued use of building and part of yard for the storage of fencing material and gardening equipment. Temp. exp. 31/03/1989 - **Approved**

**LW/89/0270** - Renewal of temporary permission for continued use of building and part of back yard for the storage of fencing material and gardening equipment. Permission expires 30/04/1990. - **Approved**

**LW/90/0427** - Renewal of temporary permission LW/89/0270 for continued use of building and part of yard for the storage of fencing material and equipment. Expires 30/11/1990 - **Approved**

**LW/90/1504** - Renewal of temporary permission LW/90/0427 for continued use of land and buildings for the storage of fencing materials and equipment. Site plan inadequate. Plotted from sheet. - **Refused**

**LW/95/0566** - Outline application for the erection of seven houses (demolition of existing buildings) - **Refused**

**LW/95/1247** - Outline application for the demolition of buildings and erection of five houses and one bungalow - **Approved**

**LW/96/0042** - Erection of a five bedroom detached bungalow as a shared home for five persons with physical disabilities - **Withdrawn**

**LW/96/0157** - Outline application for the demolition of part and conversion of existing buildings to form seven self-contained residential units with parking - **Refused**

**LW/96/1223** - Change of use from motor repair to clubhouse for disabled - **Approved**

**LW/99/0469** - Installation of a lift - **Application not Required**

**LW/99/1412** - Proposed kitchen to rear - **Approved**

**LW/02/0674** - Extension to kitchen approved under LW/99/1412 - **Approved**

**LW/07/1200** - Change of use to gym from disused upper floor of building - **Approved**

**LW/13/0306** - Outline application for demolition of a vacant commercial unit and garage and erection of a terrace of three 3 bedroom houses - **Approved**

**LW/15/0418** - Erection of two flats - **Approved**

**LW/15/0905/CD** - Discharge of conditions 1, 4, 8 and 9 relating to planning approval  
LW/15/0418 - **Split**

#### **4. REPRESENTATIONS FROM STANDARD CONSULTEES**

##### **Environmental Health**

4.1 If LPA is minded to grant a planning permission, then considering the historic use and radon affected area of the site, it is recommended that land contamination conditions be imposed.

##### **ESCC Archaeologist**

4.2 Recommends archaeological investigations are secured by planning condition.

##### **Seaford Town Council**

4.3 "It was RESOLVED to SUPPORT the application but given its sensitive location it was requested that a full Archaeological survey should be required as a pre-condition.

4.4 It was also NOTED that as the application covered two separate schemes with different access arrangements, albeit on the same site, two separate applications should have been requested in order to avoid confusion".

## **5. REPRESENTATIONS FROM LOCAL RESIDENTS**

5.1 Objections raised by residents from four local households received, on grounds of parking issues, overlooking/loss of privacy, overshadowing and drainage (flooding), overdevelopment, 'historical significance', inadequate access, noise and disturbance. The objections to the flats arose from the proximity of the flats building to the Brooklyn Road houses.

5.2 Conflict with business operator who uses the arch (which is the access), including with the customer parking area. It is said that the business (motor repairs) would be constrained if access to the flats is allowed through the arch.

## **6. PLANNING CONSIDERATIONS**

6.1 The change of use of the first floor of the 'Old Wagon Factory' to a meeting room for the St James Trust is considered to be acceptable.

6.2 The proposed flats would be behind 4-14 Brooklyn Road. The design of the flats has been amended since the original submission, by changing part of the roof (from a gable to a hip) and setting the first floor in from the boundary, both changes being intended to reduce the impact on, particularly, 8-12 Brooklyn Road. Those houses back onto the site, with rear gardens of only 5-9m. The lower part of the proposed flats would be behind the boundary fence as seen from the Brooklyn Road houses (and would anyway replace a single storey club building), so would have little impact. The first floor would be above the boundary wall as seen from the houses, at a distance of between 7-11m.

6.3 It is clear that the first floor of the flats would be readily visible above the wall. On balance, however, the impact on the houses would be acceptable. Setting the first floor in from the boundary reduces the effect of loss of sunlight and overshadowing, and there would be no overlooking (only a high level obscure glazed bathroom window would face the houses). The distance between the houses and the flats would be similar to the distance between houses further along Brooklyn Road and the Old Wagon Factory, which is part of this application.

6.4 All access to the flats (both pedestrian and vehicular) would be from Brooklyn Road, from the access way which goes under the arch between 4 and 6 Brooklyn Road. The applicant has pointed out that this is a legal access to garages for 4-12 Brooklyn Road, and that the trust has historical rights through the arch and commercial area. This access way through the arch is only 2.5m wide and skirts the edge of the commercial car repair yard. This access appears to be often obstructed by vehicles associated with the commercial area. It seems most likely that the nature of the access (narrow and often obstructed) would discourage its use by flat occupants driving to and from the parking spaces, leading instead to pressure to park on road, either in Brooklyn Road or Claremont Road. As both of these roads are heavily parked, the provision of easily accessible on-site parking spaces for the flats is considered to be important, but is not delivered with this proposal. Furthermore, pedestrian access under the arch and skirting the yard would not, it is considered, be entirely safe, given traffic movements associated with the yard area. It is considered that the lack of easily accessible parking spaces and safe pedestrian access is ground for refusal of the application.

6.5 It is noted that Seaford Town Council support the application. It is also noted that the Design and Access Statement, submitted with the application, explains that the proposal is to:

*"Consolidate the aims of St James Trust (Seaford) and Medlock Dry Construction Limited by:*

- Securing the permanent use of the first floor of the Old Wagon Factory to provide additional meeting rooms to expand their facilities and further support the charity financially.*
- Replacing the outdated and dilapidated kitchen building used by the Trust and re-site this in the permanent main clubhouse facility on Blatchington Road, which is to be fitted out to their requirements with proper facilities and heating for their volunteer workers.*
- The erection of a two storey building to provide 2 x one-bedroom flats and 1 x two-bed flat and creating further parking spaces in the vicinity of the site of the existing kitchen, accessed from Brooklyn Road at the rear."*

6.6 However, notwithstanding the benefits which would apparently accrue to the Trust, the proposal is considered to be unacceptable for the reasons explained above and summarised in the recommended 'reason for refusal'.

## **7. RECOMMENDATION**

That planning permission be refused.

### **Reason(s) for Refusal:**

1. The access to the flats, off Brooklyn Road, would be unsafe for pedestrians and (by its narrow width and potential conflict with commercial uses) would not be easily traversed by vehicles. The access would thereby be unsatisfactory, would give rise to hazards for pedestrians and conflict with commercial uses, and would lead to pressure for parking in Brooklyn and other nearby roads, which are already heavily parked. The proposal would thereby be contrary to Policy ST3 (d) of the Lewes District Local Plan, as saved in the Joint Core Strategy.

### **INFORMATIVE(S)**

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

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

| <u>PLAN TYPE</u>      | <u>DATE RECEIVED</u> | <u>REFERENCE</u> |
|-----------------------|----------------------|------------------|
| Location Plan         | 11 October 2017      | 0489-01 REV B    |
| Existing Block Plan   | 11 October 2017      | 0489-01 REV B    |
| Proposed Block Plan   | 11 October 2017      | 0489-02 REV B    |
| Existing Elevation(s) | 13 June 2017         | 0489-03          |

|                        |                 |                  |
|------------------------|-----------------|------------------|
| Existing Floor Plan(s) | 13 June 2017    | 0489-03          |
| Existing Block Plan    | 13 June 2017    | 0489-04          |
| Photographs            | 13 June 2017    | 0489-04          |
| Existing Floor Plan(s) | 13 June 2017    | 0489-04          |
| Existing Floor Plan(s) | 13 June 2017    | 0489-05          |
| Existing Elevation(s)  | 13 June 2017    | 0489-05          |
| Proposed Roof Plan     | 13 June 2017    | 0489-06          |
| Proposed Elevation(s)  | 11 October 2017 | 0489-06 REV B    |
| Proposed Floor Plan(s) | 11 October 2017 | 0489-06 REV B    |
| Proposed Roof Plan     | 11 October 2017 | 0489-06 REV B    |
| Proposed Section(s)    | 11 October 2017 | 0489-08 REV B    |
| Additional Documents   | 20 June 2017    | HER CONSULTATION |