

<b>App.No:</b> 171224 (PPP)	<b>Decision Due Date:</b> 5 December 2017	<b>Ward:</b> Meads
<b>Officer:</b> Anna Clare	<b>Site visit date:</b> 24 November 2017	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 1 December 2017 <b>Neighbour Con Expiry:</b> 1 December 2017 <b>Press Notice(s):</b> 13 November 2017		
<b>Over 8/13 week reason:</b> Planning Committee Cycle		
<b>Location:</b> Meads House, 26 Denton Road, Eastbourne		
<b>Proposal:</b> Single storey rear & side extension to provide 10 additional bedrooms & ancillary space for special needs care housing purposes. Addition of a new internal passenger lift and internal refurbishments to suit the new layout. The rear extension will be located within the existing garden at a lower level to the existing ground floor. Provision of new parking spaces for visitors and staff within the front garden. Demolition of the existing garage structure and associated hard- landscaping.		
<b>Applicant:</b> Mrs Prital Moskal		
<b>Recommendation:</b> Grant planning permission subject to conditions		

### Executive Summary

The proposal will provide additional quality accommodation for residents of the care home. The extensions are considered acceptable in terms of impact on residential amenity of neighbouring properties and given the design will preserve the character of the conservation area.

The proposal exceeds the ESCC recommended parking provision for a care home, and will provide more formal parking areas than at present. Therefore it is not considered that the proposal will result in a severe increase in the demand for on street parking to the detriment of existing residents.

Therefore it is recommended that planning permission is granted subject to conditions.

### Relevant Planning Policies:

#### National Planning Policy Framework

- 2. Ensuring the vitality of town centres
- 4. Promoting sustainable transport
- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design
- 11. Conserving and enhancing the historic environment

### Eastbourne Core Strategy Local Plan Policies 2013

B1 Spatial Development Strategy and Distribution

B2 Creating Sustainable Neighbourhoods

C11 Meads Neighbourhood Policy

D10 Historic Environment

D10a Design

### Eastbourne Borough Plan Saved Policies 2007

UHT1 Design of New Development

UHT4 Visual Amenity

UHT15 Protection of Conservation Area

HO2 Predominantly Residential Areas

HO20 Residential Amenity

TR2 Travel Demands

TR11 Car Parking

### **Site Description:**

The application relates to an existing residential care home, which accommodates 16 residents in single rooms. The facility is classified as special needs housing.

The property was originally constructed as a large detached family home, but over the years has been converted and extended to support the current use which has been in operation for 24 years.

The current accommodation is not ideal and the applicant submits that additional rooms and residents are required to sustain the business and support the required staffing levels.

The site is situated within the Meads Conservation Area. No.28 Denton Road to the south is a single family dwelling. Whilst No.24 to the north is converted into 3 self-contained flats. To the rear of the site (west) the property borders the University playing fields.

### **Relevant Planning History:**

EB/1983/0046

Change of use from single private dwelling to Rest Home, with owners' accommodation. Granted, subject to conditions.

1983-03-15

040477

Single storey extension at side.

Planning Permission

Approved conditionally

04/10/2004

050433

### **Proposed development:**

The application proposes;

- The erection of a lower ground floor rear extension to the southern boundary;

- A two storey extension, ground and lower ground to the side and rear to the northern boundary replacing existing buildings; and,
- A ground floor extension between the existing sun lounge and the proposed two storey extension.

These extensions provide accommodation for a further 10 client bedrooms.

## **Consultations:**

### Specialist Advisor (Conservation)

The core of the proposal is the generation of additional resident accommodation, and it seems sensible to start with this element. This envisages a new structure being erected to the rear of the property, occupying part of a generous garden area that has already been subject to development, specifically in the form of the creation of a day room in the 1980s. This proposal is ambitious in its scope and styling, creating an L-shaped garden-facing enclosure that extends from the day room along the entirety of the side and rear of the property, but with limited, if not zero, visual impact from the open areas to the rear due to the construction methodology employed.

The proposed design for the new accommodation is unashamedly contemporary, avoiding any more obvious inclination towards Edwardian pastiche by opting for a light, sleek, open and low-rise wraparound building that takes inspiration from its verdant setting and the tradition of courtyards and enclosures widely used to good effect in other shared residential settings such as monasteries and universities. The effect is accentuated through the incorporation of a green roof, and the landscaping of the gardens, which softens the design and reinforces the strong connection between the new accommodation and its garden location. Although the overall garden footprint is reduced as a result of the build, the design reinforces the centrality of the outdoors as part of the life of the home, and actively enhances direct exposure to, and appreciation of, local planting and greenery on the part of residents.

The demolition of the garage and erection of a new side extension has more immediate possible impact on the protected streetscape, given its location at the front of the building, albeit in a recessed position. From the public comments submitted, it is clear that there is some confusion as to the nature of the development proposal for this building, with reference to both a single and double storey extension. To be clear, the side extension is single storey, brick-built and designed in a style intended to be sympathetic to, and align well with, the original building on the front elevation, whilst creating valuable new storage and office capacity. Its overall impact is neutral and relatively modest.

The final element, namely adaptations to the front of the property to create more parking, does have an adverse impact on the visual amenity of the area, with a loss of planting to allow for more expansive paved surfacing. More careful thought is required as to whether it is possible to accommodate both functions; and if so how. A more inventive layout and smart planting should be possible.

Overall, I think the application invites commendation for its bold attempt to craft a distinctive residential extension in a care setting that, whilst deploying a bold contemporary styling, manages to acknowledge- and even honour- its host setting. The

side extension, by contrast, is more conservative and muted, drawing direct influence from, and complementing, the main property. The redesign of the front garden, if it could be remodelled to include additional soft landscaping would have an appropriate impact upon the local street scene.

Conservation Advisory Committee:- Welcomed an exceptionally strong design and requested further work should be undertaken on the design and layout of the frontage carpark in order to mitigate public impact.

#### Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

Condition requested in relation to details of the proposed means of foul and surface water sewerage disposal. The planning application form makes reference to drainage using Sustainable Urban Drainage Systems (SUDS).

#### SUDS

We note the proposed use of a green roof to the proposed extension. Public sewer records show a public surface water sewer in Denton Road, which is most likely serving the site. Therefore subject to the green roof being taken forward to implementation and Southern Water agreeing to the additional impermeable area into the public sewer system, the County Council as the Lead Local Flood Authority has no objection to the proposal.

#### Neighbour Representations:

33 objections have been received and cover the following points:

- Increased traffic
- Greater demands for parking
- Increased activity will erode the residential character of the area
- Not in keeping with conservation area
- The view from Carlisle road and across Moira house playing fields will be affective
- Extensive extension in a back garden which is out of keeping with the area.
- Removal of soft landscaping to the frontage will be harmful to the street scene and therefore conservation area
- Development of this scale will set a precedent for other gardens to be development.
- Impact on amenity of adjacent properties
- Property is in close proximity to neighbour at No.28 and therefore impacts of noise/activity from a care home will be increased by the increase in occupant's therefore more intensive use of the property.
- Inappropriate change in a conservation area with will cause the loss of important features which contribute to its character.
- Impact on trees
- Over development

#### **Appraisal:**

Principle of development:

There is no objection in principle to the proposed extension of the care home, providing there would be no significant impact on the amenity of the surrounding properties and the design was appropriate for the setting in accordance with relevant sections of the NPPF 2012, policies of the Core Strategy Local Plan 2013 and saved policies of the Borough Plan 2007.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The impact on the property to the south No.28 Denton Road is minimal. The garden of this property is significantly higher than the application site therefore although the extension is significant in size projecting the entire length of the garden, the roof would be below the boundary wall and would therefore have no impact in terms of loss of light or outlook or be overbearing on this properties boundary. The neighbouring property has a well-loved landscaped garden, the proposal will bring activity to the rear garden, however the extension is faced out onto the landscaped garden to the north and as such it is not considered that there would be disturbance by way of light or noise activity that could not otherwise be associated with the garden.

To the north, the adjacent property is converted into flats. There are existing buildings to this boundary which would be replaced by the new extension to lower and ground floor levels. A pitched roof is proposed and the building is set away from the boundary by 1.5m. The depth of the extension is relatively large at 12m including the covered veranda to the rear. The ground floor of the neighbouring property is a single flat with large rear garden. The open aspect to the rear and wide plot reduces the impact of what is a large projection of rear extension. Given the detached nature and set back from the boundary it is not considered the proposal will have significant impacts on the adjacent property to the north.

Design issues and impact on character and setting of a listed building or conservation area:

The rear extensions will be marginally visible from the rear playing fields. The rear lower ground floor extension is substantial however the garden is generous and can accommodate such an extension whilst still maintaining a sufficient area of outside space for residents. The proposed extension is modern proposing a green roof and focussing the new bedrooms onto the landscaped garden. This design approach is considered appropriate given the context and setting.

The side extension which appears single storey to the front elevation and extends to lower ground floor at the rear is modest and brings through the pitched gable front designs of the main building. Given the setback from the front elevation the impact is somewhat neutral. Subject to detailed design and materials being appropriate there are no concerns regarding the impact of this extension on the conservation area setting.

The linking ground floor extension is flat roof, and mostly glazed in elevation, this is read a modern linking section and will have little overall impact.

When read as a whole the extensions are significant, however the host building and plot are generous and can therefore accommodate such a level of extension. Subject to conditions regarding materials and detailed design it is considered that the extensions would preserve the character of the building and its conservation area setting.

Impacts on trees:

None.

Impacts on highway network or access:

The design and access statement suggests that 6 people are currently employed by the home, working shifts; they work at a ratio of 1 member of staff per 5 residents. The D & A suggests that the property currently has 3 parking spaces for staff and two for visitors, though none of these are actually marked out. The proposal will provide 5 staff spaces and three visitor spaces within the front of the property for the now 26 occupants. The plans also show two accesses which means car can come in one and out the other without the need for a turning space.

ESCC Highways suggest for a care home, one vehicle parking space per 4 rooms. Therefore for the proposed 26 rooms, they suggest 6 off street parking space. The proposal is in excess of this at 8 spaces.

Following comments by the Conservation Officer in regard the front garden area and concerns that angled parking spaces were too close to the building to be achievable the Agent has amended the design to the front garden to provide parallel spaces and increase the foliage to soften the appearance. This can be further controlled by condition regarding the planting scheme to achieve a suitable design.

The amount of spaces provided is considered acceptable and in excess of the recommendations for a care home facility by ESCC Highways. It is acknowledged that a number of objections have been received on the basis of the impact on the demand for on street parking. Denton Road is heavily parked given the sports centre and university in close proximity. One side of Denton Road is single yellow lines preventing parking. Most properties, albeit some are converted into flats have some off street parking spaces.

Only one of the two access' is currently formalised, the second access would need to be formalised. Given the road is unclassified there is no objection to the additional access, a lamppost adjacent may need to moved given the close proximity. Given this is the side of the road which is yellow lined the new access would not result in the loss of an on street parking space.

Given the above it is not considered that the proposed development would result in significant impacts on the highway network.

**Human Rights Implications:**

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

**Conclusion:**

The proposed extension is considered acceptable in terms of the bulk and scale, and would not result in significant impacts on the amenity of existing residential properties adjacent to warrant refusal of the application.

The design and bulk are considered acceptable in terms of the conservation area setting and the appearance of the side extension which is visible from the street albeit set back from the front of the property will preserve the character of the property and therefore the Conservation Area.

The amount of parking spaces proposed is considered acceptable given the resulting number of rooms at the facility. The appearance of the front garden in terms of planting can be controlled by condition.

**Recommendation:** Grant planning permission subject to the following conditions;

1. Time for commencement
2. Approved drawings
3. Materials shall be as stated on the approved drawings unless agreed otherwise.
4. Details of landscaping to the front forecourt prior to the occupation of the development.
5. Car parking to be laid out prior to occupation
6. Additional access provided prior to commencement
7. Construction traffic management plan
8. Construction of the development shall not commence until details of the proposed means of foul and surface water disposal have been submitted, if the green roof is not implemented then an alternative means of surface water disposal needs to be submitted for approval.
9. SUDS details/proof of implementation

**Informatives**

1. Southern water informative - surcharging
2. Southern water informative – Application to the public sewer

**Appeal:**

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.