

App.No: 171310	Decision Due Date: 1 January 2018	Ward: Devonshire
Officer: William De Haviland-Reid	Site visit date: 13 December 2017 & 30 January 2018	Type: Planning Permission
Site Notice(s) Expiry date: 02 December 2018 Neighbour Con Expiry: 02 December 2017 Press Notice(s): 17 November 2017		
Over 8/13 week reason: Committee cycle		
Location: The Langtons Guest House, 85 Royal Parade, Eastbourne		
Proposal: Replacement of existing wooden conservatory with conservatory in Upvc.		
Applicant: Mr & Mrs Mark & Karen Cheater		
Recommendation: approve with conditions.		

Executive Summary:

Application is referred to committee given the nature of the proposal so that Members can debate the merits of the proposal.

Application relates to a guest house located on Grand Parade (close to the Redoubt Fortress). The host property has an existing timber conservatory that was designed/installed as a mirrored conservatory with the attached property which is also a guest house.

Applicant seeks to replace timber conservatory with similar style white Upvc conservatory.

Applicant has specified that the framework of the new conservatory is as close as can be practicable to the exiting given that it is formed in Upvc.
Recommended for approval with conditions.

Planning Status:

A Guest House located in Royal Parade which is within a Tourist Accommodation Area. Property is located within the Town Centre and Seafront Conservation Area.

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy

- 7. Requiring good design
- 8. Promoting healthy communities
- 13. Facilitating the sustainable use of minerals

Core Strategy Local Plan 2013 Policies

B1 Spatial Development Strategy and Distribution Sustainable Neighbourhood
B2 Creating Sustainable Neighbourhoods
C3 Seaside Neighbourhood Policy
D3 Tourism Tourist Accommodation Area
D5 Housing
D10 Historic Environment Archaeological Notification Area
D10 Historic Environment Conservation Area
D10a Design

Eastbourne Borough Plan Saved Policies 2007

TO1 Tourist Accommodation Area
TO7 Preferred Area for Tourist Attractions
TO9 Commercial Uses on the Seafront
TO8 New Tourist Attractions and Facilities
TO2 Retention of Tourist Accommodation
TO5 New Tourist Accommodation
UHT4 Visual Amenity
UHT15 Conservation Area
US5 Tidal Flood Risk

Site Description:

The property is one half of a whole, a hotel which was separated into two in 2002 to create 2no. guest houses, currently trading as Coast and The Langtons (application property) .

To the front elevation is a low rise wall and entrance, which lead up a couple of steps to the front conservatory, which itself was designed to give both guest houses a balanced front elevation. .

It is important to note that while the two conservatories have been designed to look the same, there are subtle differences in the design of the two. The guttering on The Langtons is a rounded half pipe and the guttering on the Coast guest house is that of a different shape. The ring beam below the gutter on the two conservatories is also different. The small windows nearest the dividing wall are also different in that the Coast has a thicker profile and design than that of The Langtons.

A survey of similar tourist accommodation properties in the immediate area has concluded that the majority of front conservatories are formed in Upvc white plastic,

Relevant Planning History:

020776

84-85 Royal Parade, Eastbourne.

Alterations to front elevation to divide the existing conservatory and create a boundary wall, in connection with the subdivision of the hotel into two.

Planning Permission

Approved conditionally

10/02/2003

080690

The Langtons Guest House, 85 Royal Parade, Eastbourne.

Replacement UPVC windows to front elevation

Planning Permission

Refused

22/01/2009

Proposed development:

The applicant seeks to replace the existing timber wood conservatory at the front of the guest house with a upvc conservatory in a similar style.

The proposed conservatory proposes broadly similar dimensions and profiles as the existing. . The proposed will offer smaller size profiling bars while slightly increasing the size of the viewing pane itself.

The smaller windows above the main viewing pane will protrude very slightly as opposed to the flush look of the existing. Surface glazing bars will be used on the smaller windows keeping the same aesthetic as the existing .

. The design of the upvc panels within the plinth of the conservatory will also have a similar appearance as the existing.

Consultations:

Internal:

Conservation Area Advisory Committee

The Group agreed to the replacement in principle and asked officers to confirm that the detailing of the replacement windows matches what is currently in in place.

Neighbour Representations:

No objections received.

Appraisal:

Principle of development:

There is no objection in principle to the proposed development and making alterations to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

The main issue to consider when assessing this application is how the proposal will affect the amenity of the local and wider conservation area.

Impact of proposed development on amenity of adjoining occupiers:

It is proposed that the replacement is not to change the footprint of the property and so there it the developement shall no effect on the neighbouring properties over that which is already present.

Design and Conservation Area:

It is considered that the overwhelming character of conservatories to sea facing tourist accommodation properties is one form by Upvc whit plastic. Given this, it is considered that the proposed would not be out of character with the wider context. (see evidence below)

As part of the assessment of this application a street survey was conducted to ascertain the level of buildings along Royal Parade with upvc conservatories on the front elevation.

The survey was undertaken from 50 Royal Parade to 86-87 Royal Parade.

It was found that of the 13 properties checked, 2 properties were of timber & plastic, 2 properties of timber only and 9 properties have uPVC installed.

It is acknowledged that The East Beach hotel has in recent times had an enforcement notice served on it due to the installation of upvc windows, doors and conservatory without required permission. Whilst this is a consideration on the evaluation of this application it is considered that that there are material differences between the two properties such that decision pursue enforcement action over unlawful windows within the East Beach Hotel should not give rise to an overwhelming material consideration in this case.

The Langtons is an unlisted building in a less prominent part of the Conservation Area and is surrounded by no less than 9 other properties with upvc conservatories. The application is proposing to keep the conservatory as close to the original timber frame design as possible

Given the location and proposed design on the upvc conservatory it is considered that the proposal would be a suitable replacement for the existing and would not significantly impact the characteristic of the property or the amenity of the surrounding area.

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:

It is considered that the proposed development will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the character and appearance of the area. Proposal therefore complies with local and national policies.

Recommendation:

Approve Conditionally

Conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 30 October 2017/3 January 2018:

Drawing No. Site Location Plan, Submitted 31 October 2017

Drawing No. 2587/1/02, Submitted 03 January 2018

Drawing No. Section Plan - Proposed (Original) submitted 08 February 2018

Reason: For the avoidance of doubt and in the interests of proper planning.

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**.