

App.No: 170903	Decision Due Date: 16 November 2017	Ward: St Anthony's
Officer: Chloe Timm	Site visit date: 05 March 2018	Type: Planning Permission
Site Notice(s) Expiry date: 28 February 2018 Neighbour Con Expiry: 28 February 2018 Press Notice(s): n/a		
Over 8/13 week reason: Committee Cycle		
Location: Land Rear Of 1, Windermere Crescent, Eastbourne		
Proposal: Amended Proposal for development of 4no. Residential units to include 2no. 1bed houses and 2no. 1 bed flats with courtyard paving to the front and garden areas to the rear. No parking proposed.		
Applicant: Mr Cham		
Recommendation: Approve Conditionally		

Executive Summary:

This application is reported to planning committee due to the number of objections received and officers supporting the proposal.

The application is seeking planning permission for the erection of 4no residential units to include 2no x 1 bed houses and 2no x 1 bed flats located to the rear of 1 Windermere Crescent.

Scheme, design, appearance and car free layout are considered appropriate for the site and surrounding area, precedent for infill development has been created with the Chandler Mews development.

Planning Status:

The site is a currently disused plot of land which was historically the rear garden of 1 Windermere Crescent. It does not fall within a conservation area or within the curtilage of a listed building. The site is located within flood risk zones 2 and 3.

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy
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 natural environment

Core Strategy Local Plan 2013 Policies

B1 Spatial Development Strategy and Distribution - Sustainable Neighbourhood
C3 Seaside Neighbourhood Policy
D4 Shopping - Seaside (Seaford Road to Channel View Road) Local
D5 Housing - Low Value Neighbourhoods
C6 Roselands & Bridgemere Neighbourhood Policy
D10 Design

Eastbourne Borough Plan Saved Policies 2007

SH7 District Local and Neighbourhood Centres
US5 Tidal Flood Risk
HO2 Predominantly Residential Areas
HO20 Residential Amenity
UHT1 Design of New Development
UHT4 Visual Amenity

Site Description:

The application site is currently an empty plot of land situated to the rear of 1 Windermere Crescent approximate size of 345m². The site was originally part of the rear garden of 1 Windermere Crescent.

The site is accessible via an un-surfaced track to the East of 1 Windermere Crescent which also provides access to the rear of premises 318 to 334 Seaside Road. The site is broadly level.

Relevant Planning History:

020695

Erection of a detached two-storey three bedroom dwelling with garage, parking and access works.

Planning Permission

Withdrawn

13/06/2002

020799

Erection of a detached one-storey bungalow with garaging, parking and access works.

Planning Permission

Withdrawn

16/12/2002

150361

Erection of 2 x 3 storey semi-detached 4 bed houses and off-street parking accessed from Windermere Crescent (Amended description).

Planning Permission

Withdrawn

17/07/2015

170070

Proposed residential development of 2no. Semi-detached dwellings

Planning Permission

Withdrawn

21/03/2017

Proposed development:

This application is seeking permission for the erection of terraced building of 4no 1 bed units;

Units 1 and 2 will be 1 bed houses approximately 60m²

Units 3 and 4 will be 1 bed flats approximately 50m²

The proposed building will be approximately 16.87m wide and to a maximum height of 5.5m.

The external materials include zinc cladding to the roof, brick and timber cladding to the walls. The properties will have a shared landscaped courtyard to the front and each unit will have their own private outdoor amenity space.

There is no allocated car parking proposed with this scheme.

The houses (units 1 and 2) are accessed via the courtyard and will have a small entrance hallway leading to an open plan living/dining/kitchen and a downstairs WC. Stairs to the rear lead up to the bedroom with ensuite shower room. Rear roof lights illuminate the ground floor level living/dining room area.

The flat (unit 3) ground floor is accessed off of the courtyard will have a small entrance hall leading to an open plan living/kitchen room a single wc and a bedroom with ensuite shower room.

The flat (unit 4) first floor is accessed via an external stairway leading to private outdoor space which is located above the refuse and cycle storage for units 2 and 3. The entrance leads directly into the kitchen/living area with a small hallway off of this with doors leading to a single wc and the bedroom with ensuite shower room. The bedroom is illuminated by high level roof lights. This flat has access to a first floor roof terrace/amenity area.

Consultations:

Internal:

Specialist Advisor (Planning Policy)

The Scheme is not considered to be contrary to any specific local adopted policies. Moreover the NPPF supports sustainable development and Eastbourne is currently unable to demonstrate a five year housing land supply.

CIL

CIL would be chargeable for the dwelling houses

Specialist Advisor (Waste)

The new occupants would be required to place their bins at the end of the access road to receive a collection

External:

Southern Water

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

Environment Agency

No objection to the proposed development as submitted subject to the inclusion of a condition for the implementation of the Flood Risk Assessment should permission be granted.

South East Water

No Comment received

Highways ESCC

No Objection subject to the imposition of conditions.

SUDS

If an appropriate destination for surface water runoff cannot be identified then the development may increase the risk of flooding to the surrounding area.

Furthermore the site is shown to be risk of surface water flooding during the 1 in 30 year flood event which has not been considered as part of the flood risk assessment. It is therefore, even more important that surface water runoff is appropriately managed to avoid increasing the existing risk. We would further suggest that the finished flood levels are set at a minimum of 300mm above the surrounding ground levels to mitigate the risk of surface water flooding to the proposed development.

Neighbour Representations:

Comments received raising concerns over the following points:

- Over development of the site
- Loss of privacy and light and noise pollution
- Highway safety

- Pollution from additional vehicles
- Access road is too narrow
- Issues with refuse collection and emergency vehicles
- No parking facilities
- The site is a rear garden/wildlife habitat and not a brownfield site or small greenfield site.
- The site is inaccessible to emergency vehicles and therefore a fire hazard.
- Drainage and flooding risk
- Access drive is public property
- Materials proposed out of character with the area

A petition signed by 23 residents was received following the initial consultation objecting to the proposal covering the above points.

Appraisal:

Principle of development:

The National Planning Policy Framework supports residential development in sustainable locations, particularly where it can support local housing need. It states that housing applications should be considered in the context of the presumption in favour of sustainable development, unless other material considerations make the prevent this.

This is reinforced within by local plan policies, with one of the key primary development principles being to provide at least 60% of new residential development within the existing built-up area in well-designed schemes that make efficient use of urban land. Policy HO1 also states that planning permission will be granted for residential schemes in 'predominantly residential areas'.

Policy C6 of the Eastbourne Core Strategy Local Plan delivering additional housing through making more efficient use of land within Roselands and Bridgemere and will support economic activity in the town and contribute to the delivery of housing. In principle therefore there is no objection to the site being developed for residential purposes.

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

The land to the rear of 1 Windermere crescent is a substantial sized plot which is currently unused and overgrown. The proposal is considered to make good and effective use of the site.

Amenity of adjoining occupiers

It is noted that the proposal will have an impact on the adjoining properties however this is not considered to be detrimental.

The front elevation (South East) of the proposal will face the rear elevations/gardens/access way to the properties of 118 to 134 Seaside Road. To

the rear (North West) are the gardens of the properties of Windermere Crescent, the side elevation (North East) will face 1 Windermere Crescent and the side elevation (South West) will face the parking area of Chandlers Mews.

Comments have been received regarding loss of privacy should the proposal receive permission to go ahead. The proposed dwellings are located to the rear of all the surrounding properties. The windows and outlook from the proposed units have been designed to try and mitigate a sense of overlooking to the surrounding neighbours.

This has been done using different angles for the proposed windows and as such at first floor level (what would be felt as the most intrusive windows) are high level roof lights on a sloped roof to the rear. This would limit outlook and not provide a direct view into the rear gardens of the surrounding properties. To the front the bay windows have been angled to provide a view up the access way and not directly to the neighbouring properties opposite.

With the location and orientation of the proposed new units any overshadowing to the surrounding properties will not be so severe so as to warrant and or justify a refusal.

Future Occupiers

The proposed new dwellings of unit 1, 2 and 3 will be accessed via a shared landscaped courtyard to the front of the properties. Unit 4 will be accessed via an external stairway on the front elevation.

The proposed new houses, units 1 and 2, are to be an approximate 60m² and are within the nationally described space standards for the requirements of a 1 bed 2 person dwelling over 2 floors.

The proposed flats, units 3 and 4, are to be an approximate 50m² and are within the nationally described space standards for the requirements for a 1 bed 2 person dwelling over 1 floor.

Each dwelling will be provided with its own outdoor amenity space and its own refuse recycling and cycle storage. Units 1, 2 and 3 will have private gardens to the rear and unit 4 will have a raised outdoor area to the front of the flat which with a glazed boundary looking out onto the courtyard.

The dwellings are considered appropriate sizes and all will be provided with adequate levels of outlook and access to light and ventilation.

Therefore it is considered that the proposed development would result in a good quality accommodation for future occupiers.

Design issues:

The proposed new development is considered to appropriate in terms of design, bulk and scale. The design of the proposal is not in keeping with the character of the 1930s buildings of Windermere Crescent and is of contemporary design. This is however in keeping with the contemporary style of Chandlers Mews adjacent to the application site.

The materials for the proposed development are brickwork, steel work and cladding with powder coated aluminium doors and windows.

Impacts on highway network or access:

The proposal site is located off the unclassified road of Windermere Crescent.

The proposal does not provide allocated parking for occupants of the dwellings. The access road is inadequate for an allocated parking proposal to be included with the application. The application site is well connected to public transport with bus stops located within 200m of the site and there is unrestricted on street parking on the roads surrounding.

Policy TR2 of the Eastbourne Borough Plan states that development proposals should provide for the travel demands they create and shall be met by a balanced provision for access by public transport, cycling and walking. Additionally, Policy D8 of the Core Strategy recognises the importance of high quality transport networks and seeks to reduce the town's dependency on the private car. The proposal has the support of ESCC Highways department.

Other matters:

This proposal has been amended over the course of the application with the initial proposal being for 3 no 2 bed terraced houses.

Concerns have been raised with regards to access in response to an emergency and that the access road is not wide enough to accommodate emergency vehicles and thus putting the surrounding properties as well as the new proposed properties at risk should a fire occur. Sprinkler systems will be installed to the new dwellings to ensure that they comply with building regulations approval.

Concerns were also raised with regards to the storage and collection of refuse and recycling from the new site. Each unit has been provided with a storage area for bins and for bicycles. Upon visiting the site it was evident that other properties of Seaside Road also store their refuse and recycling bins to the rear of their premises. There is therefore considered to be no material planning concern in relation to this matter.

Issues of surface water disposal will be controlled by planning condition and Southern Water recommends that their consent is required for a formal connection to the local sewer 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 impacts on existing residential properties, in terms of the bulk of the proposal, overlooking, privacy and impacts on light or outlook are considered not significant to warrant the refusal of the application. The design concept is well conceived and will result in an attractive car free residential development.

Therefore the proposals are considered acceptable for the reasons set out in the report.

Recommendation:

Approve subject to conditions

Conditions:

- 1) Timeframe
- 2) Drawings
- 3) Surface water drainage/SUDS
- 4) Construction Management Plan
- 5) Flood Risk Assessment
- 6) Construction times
- 7) Hard/Soft Landscaping
- 8) Boundary treatments
- 9) Prior to occupation sprinkler systems to be installed
- 10) Finished floor levels (not higher than 5.5m)

Informatives:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0303 303 0119) or www.southernwater.co.uk

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**.