

App.No: 170960 (Outline Some Reserved)	Decision Due Date: 16 November 2017	Ward: Devonshire
Officer: Chloe Timm	Site visit date: 21 February 2018	Type: Planning Permission
Site Notice(s) Expiry date: 28 February 2018		
Neighbour Con Expiry: 28 February 2018		
Press Notice(s): 25 August 2017		
Over 8/13 week reason: Amended Scheme and planning committee		
Location: 192 Seaside and 2a Hoad Road		
Proposal: Proposed demolition of existing buildings and erection of 6no. 2bed houses, 1no. 1bed bungalow, 1no. 1bed flat, 1no. 2bed flat and 1no. retail unit. Revised Site Layout Plan with no car parking spaces proposed. This application relates to site of 192 Seaside and 2a Hoad Road.		
Applicant: Mr Cham		
Recommendation: Approve Conditionally		

Executive Summary

This application is reported to planning committee given that it is a significant car-free proposal and due to the number of objections received and officers supporting the proposal.

The existing site of 2a Hoad Road and 192 Seaside relates to one operational business plot consisting 2 commercial units currently used as a car repair garage and sales.

The application is seeking planning permission for the demolition of the existing buildings/structure and erection of:

- 1no retail unit and
- 9no residential units.

The residential units to include 6no x 2 bed houses, 1no x 1 bed bungalow, 1no x 1 bed flat and 1no x 2 bed flat.

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 recent development of Clarence Mews and Arch Mews.

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

Eastbourne Core Strategy Local Plan Policies 2013

- B1 Spatial Development Strategy and Distribution Sustainable Neighbourhood
- C3 Seaside Neighbourhood Policy
- D4 Shopping Seaside (Langney Road to Springfield Road) District
- D5 Housing Low Value Neighbourhoods
- D8 Sustainable Travel
- A259 Quality Bus Corridor
- Core Strategy Local Plan 2006-2027
- D10 Historic Environment Listed Building
- D10a Design

Eastbourne Borough Plan Saved Policies 2007

- SH7 District Local and Neighbourhood Centres
- TR4 Quality Bus Corridors
- UHT17 Protection of listed Buildings
- US5 Tidal Flood Risk
- HO2 Predominantly Residential Areas
- HO20 Residential Amenity
- UHT1 Design of New Development
- UHT4 Visual amenity

Listed Building adjacent to the application site

Grade II
 2003-07-28
 186 Seaside -Former Elysium or Gaiety Cinema
 1390538

Site Description:

The site comprises two commercial units, currently used as a vehicle sales and service garage.

The irregular shape of the site means that it is centrally located within the block of Seaside, Springfield Road, Hoad Road and Firle Road. Access to the site is via Hoad Road, underneath the flying freehold property of 2 Hoad Road and 192 Seaside.

Relevant Planning History:

No Relevant Planning History.

Proposed development:

The proposal is seeking permission for development of units to include:

Plot	Property type	Proposed Internal floor space	Minimum Space Requirement	No of bedrooms	No of persons	Complies

1	1no Bungalow	44 m ²	39 m ²	1	1	Yes
2 & 3	2no Houses	74 m ²	70 m ²	2	3	Yes
4, 5, 6 & 7	4no Houses	75 m ²	70 m ²	2	3	Yes
8	1no Flat	51 m ²	50 m ²	1	2	Yes
9	1no Flat	62 m ²	61 m ²	2	3	Yes
10	1no Retail Unit	54 m ²	NA	NA	NA	NA

Plot 1, (proposed bungalow) will be accessible via Hoad Road and will have an entrance hallway leading to the open plan living/kitchen room and the bedroom with en-suite shower room. Double doors from the living room lead to the private rear garden. To the slopes of the pitched roof 4no roof lights are proposed to service the hallway, and the kitchen area.

Plots 2-7 (proposed houses) will have identical layouts. At ground floor level an entrance hall with stairs leading to the first floor and doorway to the kitchen which in turn leads to the kitchen/dining area with a downstairs WC. First floor level there will be a small landing leading to two bedrooms, one with en-suite shower room and one with en-suite bathroom. To the rear each unit will have a private rear garden. To the slopes of the pitched roof 2no roof lights are proposed to service the en-suite shower/bathrooms.

Plots 8-10 will be a retail unit with 2no flats above. The retail unit will occupy the ground floor level which with the shop front onto Seaside. Stairs to the rear of the building lead up to the first and second floor flats. Plot 8 at first floor level will have a small hallway leading to a bedroom, bathroom and a kitchen/living room. Plot 9 will have a small entrance hallway leading to 2no bedrooms, bathroom and kitchen/living room. There is no proposed outdoor amenity space with these plots.

The scheme proposes accommodation for waste, recycling and cycles.

There is no allocated car parking proposed within this scheme.

Consultations:

Internal:

CIL

This site is would be liable as it is made up of houses, however I believe there is more demolition there than new build hence there would be no liable charging space.

Specialist Advisor Planning Policy

This application proposal conforms to multiple policies. Its addition to the housing provision is covered through Policy H01 of the borough Plan as a windfall site and Policy B1 as a development on a brownfield site. Policy D4 outlines the need for predominant A1 use and this application provides a unit for 'retail use'. The provision of an additional retail unit would be beneficial for the shopping centre and therefore overall, the vitality/viability of the shopping centre would be positively impacted. It will also be contributing towards increasing the number of year's supply of housing land for Eastbourne thus assisting the town in reaching its five year housing land supply targets. Therefore the application is supported by policy.

Specialist Advisor Conservation

The site is adjacent to and not including the Grade II listed building but is separate from it and as such does not cause any adverse impacts upon this heritage asset.

Specialist Advisor Environmental Health
No comment received

External:

Environment Agency

No objection in principle to the proposed development subject to the inclusion of the condition regarding the implementation of the Flood Risk Assessment.

SUDS

We do appreciate that the impermeable area is reducing at the site. However, the site appears to drain via two existing connections to Hoad Road and Seaside. There is no public surface water sewers located in Hoad Road and we are concerned that the site may be draining to the foul sewer network. We would suggest that the applicant carries out further sewer investigations and consults Southern Water to agree the connections to the public sewer. Our preference would be for surface water runoff to be directed to the surface water sewer running along Seaside (if capacity is available).

If Southern Water requires restrictions to the existing discharge rate, and therefore on-site surface water attenuation, this may impact on the proposed development layout.

Southern Water

No objection

It may be possible to divert the foul sewer so long as this would result in no unacceptable loss of hydraulic capacity and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

South East Water

No response received

Highways ESCC

Objection to the original layout of the proposed development, upon re-consultation of the amended proposed layout further comment has not been received.

Neighbour Representations:

Comments from 5 objectors received prior to the amended layout:

- Parking provision is inadequate
- Issues and concerns relating to party walls and possible damage from the proposal.
- Issues with overlooking, noise, nuisance, loss of light, refuse storage.
- No suitable emergency services access.
- Disturbance of wildlife
- Possible exposure to Asbestos
- Decommissioning of the underground storage tank.

Following re-consultation 1no objector reiterated their comments previously submitted.

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 C3 of the Eastbourne Core Strategy Local Plan supports the provision of additional housing through redevelopments, change of use and conversion of floor space above shops and delivering greater economic activity through the regeneration of commercial area.

In principle therefore there is no objection to the site being developed for a mix of retail and residential purposes.

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

The site of 192 Seaside and 2a Hoad Road is a substantial sized plot which is currently used for vehicle sales and repairs. 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 adjoining properties however this is not considered to be detrimental and insufficient to support a refusal of planning permission.

Plots 1-3 will impact those on Hoad Road most whilst plots 4-10 the properties adjoining on Seaside and Springfield Road.

Plots 1-3

The design of these three plots is a terrace which includes two houses and bungalow.

The maximum height of the existing structure to be demolished is currently 7.5m high (approx). The maximum height of these three plots will be 6.8m and to alleviate the impact of the proposal to adjoining occupiers of 2, 4, and 6 Hoad Road the nearest plot (plot 1) has been designed as single storey dwelling with height of approximately 4.3m to the top of the pitched roof. The plot is set a distance of approximately 4.6m from the rear elevation of 2 Hoad Road and approximately 7.8m from the rear elevations of 4 and 6 Hoad Road.

Regarding overlooking and overshadowing there is considered due to the intrinsic design and layout to be an immaterial impact. From the front on the proposed units the outlook would be to the garages and communal courtyard of Bradford Court, Firle Road and to

the rear outlook would be to the rear garden and the garage block off of Springfield Road. The maximum heights of these plots are lower than that of the existing structure and therefore there is not thought to be any additional overshadowing to the existing properties surrounding the site.

Plots 4-7

These plots are a proposed terrace of 4no two storey dwellings.

These plots are central to the application site and are considered to have an immaterial effect in terms of overlooking and overshadowing. To the front elevations of the units at first floor level will be bays with longline windows off set to the North East, the aperture for the windows is not the full width of the bays to limit outlook to neighbouring properties. The rear of this terrace will look out into rear gardens and the garage block of Springfield Road.

As with plots 1-3 the maximum height of these plots are lower than that of the existing structure and therefore there is not thought to be any additional overshadowing to the properties surrounding the site.

Plots 8-10

This plot will be a three storey property detached property located off Seaside. This proposed plot is the highest of the three with the height set to be approximately 9.9m. The outlook from this proposed part of the scheme is also considered to not be detrimental to the surrounding properties with the outlook being either to the shared courtyard or out onto Seaside.

Future Occupiers

The proposed new dwellings of plots 1-3 will be accessible via Hoad Road via the entrance way underneath 2 Hoad Road through undercroft. The units exceed the nationally described space standards for a 1no one person one bed dwelling and 2no three person two bed dwelling. Each unit has its own outdoor private amenity space, the rear of these units can be accessed either via the dwelling or via an access path to the rear from Springfield Road.

The proposed new dwellings of plots 4-7 will be accessible via Seaside with a shared courtyard. The units exceed the nationally described space standards for three person two bed dwellings. Each unit has its own outdoor private amenity space, plots 4-6 can be accessed via the pathway from Springfield Road and plot 7 has its own pathway around the side of the dwelling for access to the rear.

The proposed flats, plots 8 and 9 are accessed via a stairway to the rear, these also exceed the nationally described space standards for a one bed two person flat and a two bed three person flat. There will be no outdoor amenity space provided for the flats however this is not thought to be detrimental to the future occupiers, the site is located within close proximity to the Seaside recreational ground and a short distance from the seafront/beach.

The proposed retail unit, plot 10, is suitably located for a commercial business within the Seaside shopping area and in close proximity to the town centre.

Each unit has been allocated cycle storage, either to the front or rear and refuse/recycling storage in the courtyards.

Design issues:

The design of the proposal is thought to be appropriate with its design being created to be sympathetic with the character of the surrounding area. The existing site has large commercial buildings and the new proposal is thought to improve to outlook to the adjoining neighbours; by not having such large block structures this will create more of an open feeling.

Impact on character and setting of a listed building or conservation area:

The site is not located within a conservation area however it shares a boundary with the Grade II listed building of 186 Seaside, a former Elysium or Gaiety Cinema. The listing of the property was regards to its legacy, the front elevation and internal decorations. The proposal site is adjacent to and does not touch/connect to the listed property. There is considered to be no detrimental impact on the Grade II listed property from the proposed development. Protective fencing and hoarding will be erected and party wall survey completed to ensure the structural stability of the Listed Building and other surrounding properties and boundary walls. These works will be controlled with a construction management statement.

Impacts on highway network or access:

The proposal does not provide allocated parking for occupants of the dwellings. The site 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.

Other matters:

A land contamination assessment report submitted along with the application, this has shown that there is asbestos in the roof of the existing property. As the site is fully surfaced with good quality concrete slabs the risk of significant migration of contaminants into the deep aquifer is considered to be low however a full survey for asbestos containing materials should be undertaken. This issue will be controlled with a construction management statement.

Information has been provided via an objection that there is wildlife living on site. To ensure that no habitat is destroyed without due care to its occupants a condition will be set to mitigate this.

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 and subject to conditions.

Recommendation:

Approve Conditionally

Conditions:

- 1) Timeframe
- 2) Drawings
- 3) Surface water drainage/SUDS scheme design
- 4) Proof of compliance with SUDS layout
- 5) Construction Method Statement to include Demolition statement, Asbestos investigation, construction times and habitat mitigation
- 6) Flood Risk Assessment
- 7) Hard/Soft Landscaping
- 8) Boundary treatments
- 9) Waste/Recycling.
- 10) PD windows
- 11) PD extensions

Informatives

The applicant's attention is drawn to the need for an agreement to be made in relation to any party walls. This not a matter covered under this planning permission.

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Sparrowgrove House, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 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**.