

Planning Committee

28 May 2019



Working in partnership with **Eastbourne Homes**

Time and venue:

6.00 pm in the Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG

Membership:

Councillor Jim Murray (Chair); Councillors Peter Diplock (Deputy-Chair) Jane Lamb, Robin Maxted, Paul Metcalfe, Md. Harun Miah, Barry Taylor and Candy Vaughan

Quorum: 2

Published: Friday, 17 May 2019

Agenda

- 1 Minutes of the meeting held on 23 April 2019 (Pages 1 - 4)**
- 2 Apologies for absence.**
- 3 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.**
- 4 Urgent items of business.**

The Chairman to notify the Committee of any items of urgent business to be added to the agenda.
- 5 Right to address the meeting/order of business.**

The Chairman to report any requests received to address the Committee from a member of the public or from a Councillor in respect of planning applications/items listed and that these applications/items are taken at the commencement of the meeting.
- 6 South Cliff Court, 11 South Cliff. Application ID: 190116 (Pages 5 - 12)**
- 7 Land adjacent to Bedfordwell Court, Bedfordwell Road. Application ID: 190345 (Pages 13 - 20)**
- 8 Wish Tower Cafe, King Edwards Parade. Application ID: 190157 (Pages 21 - 28)**
- 9 South Down National Park Authority Planning Applications**
- 10 Appeal Decision - 31 Badlesmere Road (Pages 29 - 30)**

Information for the public

Accessibility: Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

Filming/Recording: This meeting may be filmed, recorded or broadcast by any person or organisation. Anyone wishing to film or record must notify the Chair prior to the start of the meeting. Members of the public attending the meeting are deemed to have consented to be filmed or recorded, as liability for this is not within the Council's control.

Speaking at Planning

Registering your interest to speak on Planning Applications

If you wish to address the committee regarding a planning application you need to register your interest, outlining the points you wish to raise, with the **Case Management Team** or Democratic Services within **21 days** of the date of the site notice or neighbour notification letters (detail of dates available on the Council's website at <https://www.lewes-eastbourne.gov.uk/planning-and-building-control/planning-applications/speaking-at-planning-committee/>). This can be done by telephone, letter, fax, e-mail or by completing relevant forms on the Council's website. Requests made beyond this date cannot normally be accepted.

Please note: Objectors will only be allowed to speak where they have already submitted objections in writing, new objections must not be introduced when speaking.

It is helpful if you can provide the case officer with copies of any information, plans, photographs etc that you intend to refer to no later than 1.00pm on the day before the meeting.

Only one objector is allowed to address the Committee on each application and applications to speak will be registered on a 'first come, first served basis'. Anyone who asks to speak after someone else has registered an interest will be put in touch with the first person, or local ward Councillor, to enable a spokesperson to be selected.

You should arrive at the Town Hall at least 15 minutes before the start of the meeting.

The Chair will announce the application and invite officers to make a brief summary of the planning issues.

The Chair will then invite speakers to the meeting table to address the Committee in the following order:

- Objector
- Supporter
- Ward Councillor(s)
- Applicant/agent

The objector, supporter or applicant can only be heard once on any application, unless it is in response to a question from the Committee. Objectors are not able to take any further part in the debate.

Information for councillors

Disclosure of interests: Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (DPI), if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation).

Councillor right of address: Councillors wishing to address the meeting who are not members of the committee must notify the Chairman and Democratic Services in advance (and no later than immediately prior to the start of the meeting).

Democratic Services

For any further queries regarding this agenda or notification of apologies please contact Democratic Services.

Email: committees@lewes-eastbourne.gov.uk

Telephone: 01323 410000

Website: <http://www.lewes-eastbourne.gov.uk/>



modern.gov app available

View upcoming public committee documents on your [iPad](#) or [Android Device](#) with the free modern.gov app.

This page is intentionally left blank



Working in partnership with **Eastbourne Homes**

Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 23 April 2019 at 6.00 pm

Present:

Councillor Jim Murray (Chair)

Councillors Janet Coles (Deputy-Chair), Sammy Choudhury, Paul Metcalfe MBE, Md. Harun Miah, Colin Murdoch, Margaret Robinson and Barry Taylor

Officers in attendance:

Leigh Palmer, Senior Specialist Advisor for Planning
James Smith (Specialist Advisor for Planning)
Helen Monaghan (Lawyer, Planning), and
Emily Horne (Committee Officer)

110 Minutes of the meeting held on 26 March 2019

The minutes of the meeting held on 26 March 2019 were submitted and approved as a correct record, and the Chair was authorised to sign them.

111 Apologies for absence.

No apologies were received.

112 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

Councillor Taylor declared a Pecuniary Interest in minute 115, Meads House, 26 Denton Road, as he was the owner of a care home. He withdrew from the room while the item was considered and did not vote.

113 Urgent items of business.

There were none.

114 Right to address the meeting/order of business.

The business of the meeting proceeded in accordance with the agenda.

115 Meads House, 26 Denton Road. Application ID: 190038

Planning permission the creation of lower ground floor, side/rear extension, and change of use from care home (C2) to 9 x 2-bed flats, with new car and cycle parking spaces, involving demolition of existing garage – **MEADS**

Having declared a Pecuniary Interest, Councillor Taylor was absent from the room during discussion and voting on this item.

Officers advised that prior to the meeting an amendment had been submitted by the agent regarding the car parking layout.

Mr Coomber, local resident, addressed the committee in objection, raising concern regarding parking, the size of the scheme and the potential for noise disturbance.

Mr Scard, Chair of Meads Community Association, addressed the Committee in objection to the application. He referred to the lack of parking, potential increase in footfall and overdevelopment of the site. He urged the Committee to refuse the application.

Councillor Smart, Ward Councillor, addressed the Committee (from the public gallery) in objection to the application, stating that he and the local residents were not against redevelopment of the existing building into a small number of residential units. He raised concern regarding parking, overdevelopment and the impact of the application.

Mr Barnard, agent, addressed the Committee in support of the application, he explained that the rear extension had been reduced in depth and that the parking allocation met the requirements of the Highways Authority.

The Committee discussed the application and felt that the scheme would benefit from extra parking and a reduction in the number of flats.

Councillor Murray proposed a motion to reject the application. This was seconded by Councillor Murdoch.

Resolved (Unanimous): That permission be refused for the following reasons:

1. The proposal by reason of the number of units proposed and the arrangement and number of off-street parking is such that it would result in an overdevelopment of the site.
2. The lack of off-street parking is likely to result in an increase in indiscriminate on-street parking in areas of parking stress and this increased pressure for parking would be likely to lead to highway and pedestrian safety issues.

116 Brydes, 10 Wedderburn Road. Application ID: 181127

Planning Permission for the erection of a two-storey 3 bedroom dwelling with off-street car parking and driveway access, situated in the rear garden of 10 Wedderburn Road. (Amended description following receipt of revised plans) - **RATTON.**

The Committee was advised by way of an addendum report, that the application had received two additional letters of objection commenting on overlooking and risk to trees at Hockington House. The officer response was that given the distances between the properties there would not be intrusive levels of overlooking and a protection plan for all the trees to be retained was included in the resolution.

Veronica George, local resident, addressed the committee in objection raising concern regarding overdevelopment, noise, parking, loss of greenspace and outlook.

Mr Lutterer, agent, spoke in response and said that a number of measures had been taken to satisfy the neighbours objections, such as realigning the access road, changing the windows, rotating the building and retaining the majority of trees.

The Committee discussed the application and felt it was acceptable.

Councillor Miah proposed a motion to approve the application, this was seconded by Councillor Murdoch.

Resolved (Unanimous): That permission be granted as set out in the officer's report.

117 Summary of Planning Performance for period July-December 2018

The Committee considered the report of the Senior Specialist Advisor (Planning) to provide Members with a summary of performance in relation to key areas of the Development Management Services for the relevant period.

Members noted the content of the report.

118 South Down National Park Authority Planning Applications

There were none.

The meeting ended at 6.52 pm

Councillor Jim Murray (Chair)

App.No: 190116 (PPP)	Decision Due Date: 15 April 2019	Ward: Meads
Officer: Neil Collins	Site visit date: 24 th January 2019	Type: Planning Permission
Site Notice(s) Expiry date: 16 March 2019 Neighbour Con Expiry: 16 March 2019 Press Notice(s):		
Over 8/13 week reason:		
Location: South Cliff Court, 11 South Cliff, Eastbourne		
Proposal: Proposed replacement and alterations to balconies (Resubmission)		
Applicant: Mr J. SMITH		
Recommendation: Approve conditionally		

Contact Officer(s): **Name:** Neil Collins
Post title: Specialist Advisor - Planning
E-mail: neil.collins@eastbourne.gov.uk
Telephone number: 01323 410000



1 Executive Summary

- 1.1 This application is brought to the Planning Committee at the discretion of the Senior Specialist Advisor following the level of objection that has been received in response to public notification.
- 1.2 The design and visual impact of the proposed balconies is considered to preserve the character and appearance of the Town Centre and Seafront Conservation Area.
- 1.3 The proposal is not considered to have a significant impact upon the residential amenity of neighbouring occupants when considered alongside the existing arrangement. This application seeks to improve upon the existing arrangement through the inclusion of screening to the balconies to prevent views towards some neighbouring properties, which is currently afforded by the existing arrangement.

2 Relevant Planning Policies

- 2.1 National Planning Policy Framework
- 2.2 Eastbourne Core Strategy Local Plan Policies 2013
B1: Spatial Development Strategy and Distribution
B2: Creating Sustainable Neighbourhoods
C11: Meads Neighbourhood Policy
D10A: Design
- 2.3 Eastbourne Borough Plan Saved Policies 2007
NE14: Source Protection Zone
NE28: Environmental Amenity
UHT1: Design of New Development
UHT4: Visual Amenity
HO2: Predominantly Residential Areas
HO20: Residential Amenity

3 Site Description

- 3.1 The application site is a roughly triangular shaped plot, occupied by a five storey Victorian building fronting South Cliff, which is currently sub-divided into flats. The building adjoins number 10 South Cliff on its eastern side and the site is bounded on its western side by 12 South Cliff and 19 South Cliff Avenue. The northern point of the site adjoins Regency Mews, a two-storey residential development.
- 3.2 The ground level is below the street level of South Cliff, such that the site comprises a lower ground floor. To the north of the site, the topography of the land slopes downward from south to north, with properties in South Cliff Avenue being sited on a gentle slope away from the application site.
- 3.3 The site is located within the Meads Neighbourhood. The site does not comprise

any statutorily listed buildings, but is located within the Town Centre and Seafront Conservation Area, the boundary of which is shared with the western boundary of the site. Land immediately to the west of the site is designated as an area of High Townscape Value.

4 Relevant Planning History

4.1 EB/1983/0267

REPL ROOF

Approved Unconditional

1983-07-26

EB/1959/0387

CONV GRD/FL FLAT INTO 2 S/C FLATS

Refused

1959-09-24

000457

Retrospective application under Section 73 for replacement UPVC windows to ground floor flat.

Planning Permission

Approved unconditionally

14/12/2000

100753

Re-development of site with the demolition of existing buildings and the erection of 8 houses in two blocks comprised of two and three-storeys, on-site car parking and refuse storage.

Planning Permission

12/01/2011

100771

Re-development of site with the demolition of existing buildings and the erection of 8 houses in two blocks comprised of two and three-storeys, on-site car parking and refuse storage.

Planning Permission

23/01/2011

171393

Proposed replacement of 7no upvc tilt and turn windows to the front elevation with ultimate rose box sash windows.

Planning Permission

Approved conditionally

19/12/2017

181188

Proposed replacement and alterations to balconies.

Planning Permission

Withdrawn

13/02/2019

950171

Conversion of second and third floors from four bedroom maisonette to two two-bedroom self-contained flats.

Planning Permission

Approved conditionally

19/04/1995

980252

Change of use from guest house to single private dwelling.

Planning Permission

Refused

21/01/1999

990641

Change of use from guest house to single private dwelling.

Planning Permission

Refused

17/06/1999

5 Proposed development

- 5.1 This application proposes the replacement of existing balconies and a stack extension located on the rear elevation of the building from ground floor (one storey above the rear garden level) to the third floor. The proposed balconies would comprise a purpose made steel structure, with two struts supporting the weight of the balconies. Each balcony would comprise steel mesh decks to a depth of 1000mm from the rear elevation and a width of 1890mm (including the supporting struts) and would be enclosed by an open balustrade.
- 5.2 During the course of the application, the applicant has submitted amended plans, which include the provision of screens on the western side of the balconies, to a height of 1700mm above the finished deck surface of the balconies.

6 Consultations

6.1 Specialist Advisor (Conservation)

This application seeks permission for the construction of new rear balconies at this apartment building located at a prominent seafront location in the Town Centre and Seafront Conservation Area. The intention is to replace a degraded, redundant and unsightly service shaft with associated platform balustrading with a functional and unobtrusive structure that offers external access from individual apartments.

- 6.1.2 The new structure has no impact on the front elevation and restricted rear and side views, such that there is no serious or significant concern in terms of any challenge to the integrity, character and appearance of the host conservation area. Indeed, comparable external structures already exist in close proximity.

- 6.1.3 No reference is made in the documentation to the treatment of the balconies, so

clarification on that would be helpful. My suggestion is that an understated black finish might work well.

6.1.4 No objection is required.

7 Neighbour Representations

7.1 12 Objections have been received from neighbouring residents and are based upon the following material planning considerations and cover the following points:

- Overlooking and loss of privacy for neighbouring occupants;
- Noise disturbance; and
- Visual appearance and the impact upon the character of the conservation area

8 Appraisal

8.1 Principle of development:

There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the conservation area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework (2018), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

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

Existing dwellings in the vicinity of the site are located in very close proximity. Due to the orientation of buildings, there is a degree of sensitivity regarding habitable room windows in the area, many of which are currently overlooked by neighbouring windows. In the case of the application site, existing windows and balconies on the rear elevation provide an established outlook to the rear of the building. This provides unimpeded views from all raised floors directly overlooking neighbouring property in South Cliff Avenue and, to a degree, back towards 12 and 13 South Cliff.

8.2.1 It is understood that the balconies are in a poor physical condition and are in need of repair. Therefore, scaffolding has been erected at the site to facilitate interim measures regarding the safety of residents and neighbours. It is pertinent to note that repair of the existing balconies would not require the grant of planning permission, provided there was no material change in their appearance. Therefore, use of the balconies could continue without the requirement for the grant of planning permission from the Council.

8.2.2 The proposal would involve the demolition of a 'stack' extension, which was added after the existing balconies and occupies just over half of the area of the 0.8m x 2m balconies. Removal of the stack extension, per se, which would result in exposing the former area of the balconies, would not be resisted on either design or amenity grounds.

- 8.2.3 The proposed balconies would extend the existing balconies, including the stack extension, by a further depth of a 200mm. The balconies would be 2m in width, which would match the existing balconies, but would increase the useable balcony area from 0.8m x 0.8m to 1m x 2m. As a result, the level of overlooking would remain relatively unaltered from the existing arrangement, given that the additional width and depth of the proposed balconies would not provide any significantly different vantage point from which neighbouring habitable room windows would be overlooked.
- 8.2.4 The small additional depth of the proposed balconies would lead to a marginally different view back towards the adjacent property to the west, number 12 South Cliff, but this is not considered to be significant in the context of view that is afforded by the existing balconies. The agent has submitted amended plans to improve upon the existing level of overlooking westward from the balconies, which would comprise glazed screens to a height of 1700mm above the finished balcony deck level. A condition of planning permission is recommended to ensure that the screening is installed prior to first use of the balconies.
- 8.2.5 The increased area of the proposed balconies would allow use by more individuals, at any one time, and would likely lead to greater use. However, the 1m x 2m area would be a moderate area, likely only to be used by a few individuals at any one time. Use of the balconies is likely to be commensurate with use of the existing garden areas in the vicinity, which already establishes a degree of activity to the rear of buildings in South Cliff and South Cliff Avenue. It is not considered that their normal use would lead to significant noise disturbance.
- 8.2.6 Taking the above considerations into account, it is considered that the proposal would not have any significant impact upon the amenity of neighbouring occupants.
- 8.3 Design and Heritage considerations:
The application site lies within the Town Centre and Seafront Conservation Area, directly adjacent to its border. The proposed balconies would comprise a purpose made steel structure, powder coated black to match the existing balcony balustrade. The structure would include supporting struts, which would run from top to bottom, but the resulting form is considered to be simple and lightweight in appearance. The building is not widely appreciated within public views, on being visible in glancing views from South Cliff Avenue. The design is considered to be sensitive to the host building and is considered to preserve the character and appearance of the Town Centre and Seafront Conservation Area, taking into account that the existing stack extension does not make a positive contribution to conservation area character.

9 Human Rights Implications

- 9.1 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.

10 Recommendation

10.1 Grant planning permission subject to the following conditions:

10.2 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 proposed development shall be carried out in strict accordance with the following plans:
290700 01– Location Plan
290700 02 Rev A – Block Plan
290700 07 Rev C– Site Plan (Lower Ground Floor) Proposed
290700 08 Rev C – Typical Floor Plan - Flat 3 (First Floor) Proposed
290700 09 Rev C – Rear (NW) Elevation - Proposed
290700 10 Rev B – Side (SW) Elevation - Proposed
290700 12 Rev C – Part Plan (First Floor, Flat 3) - Proposed
290700 13 Rev C – Part Elevation - Proposed
Reason: For the avoidance of doubt and to ensure that the proposed development is carried out in accordance with the plans to which the permission relates.
- 3) Details and or samples of the glazing to be used in all privacy screens (shown on the drawings and controlled by condition No 4 below) shall be submitted to and approved in writing by the Local Planning Authority and the details shall be installed at the site in the locations shown on the plans hereby approved prior to the first beneficial use of the balconies.
Reason: In the interest of the amenity of neighbouring occupants.
- 4) Notwithstanding the details hereby approved all of the balconies shown to be extended shall not be occupied/used until a privacy screen 1.2m in height is erected along the front facing elevation (not side elevations which are controlled by condition No 3 above).
Reason: In the interest of the amenity of the neighbouring properties and to reduce the perception of direct overlooking.

11 Appeal

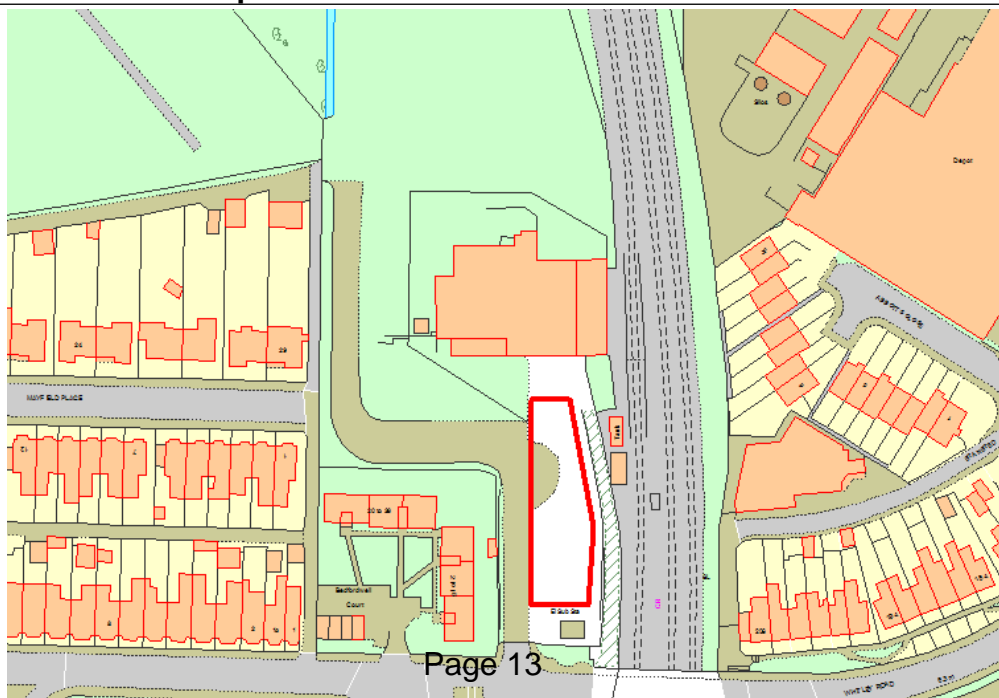
Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.

This page is intentionally left blank

Agenda Item 7

App.No: 190345 (PPP)	Decision Due Date: 25 June 2019	Ward: Upperton
Officer: James Smith	Site visit date:	Type: Planning Permission
Site Notice(s) Expiry date: Neighbour Con Expiry: 24 May 2019 Press Notice(s):		
Over 8/13 week reason: Within time		
Location: Land Adjacent to Bedfordwell Court, Bedfordwell Road, Eastbourne		
Proposal: Erection of three temporary buildings to act as development site office and tuition space for construction training hub		
Applicant: Jess Haines		
Recommendation: Subject to no material planning concerns being raised as part of the consultation regime then the decision be delegated to the Senior Specialist Advisor in consultation with the Chair of Planning Committee to grant planning permission subject to conditions.		

Contact Officer(s): **Name:** Leigh Palmer
Post title: Senior Specialist Advisor - Planning
E-mail: leigh.palmer@eastbourne.gov.uk
Telephone number: 01323 415215



1 Executive Summary

- 1.1 This application is brought to the Planning Committee at the discretion of the Senior Specialist Advisor and given that in part Eastbourne Borough Council are sponsors of the submission.
- 1.2 The development site (Former Bedfordwell Road Depot) is owned by Eastbourne Borough Council with the ambition that it will be developed out for residential purposes.
- 1.3 This submission supports this ambition and relates to the erection three mobile (temporary units) that will have a mixed use.
- 1.4 These temporary units will form the site office and mess facilities for the development of the extant planning permission (this is similar to the facilities that are found on many other development sites). In addition the accommodation will be shared to provide tuition accommodation for those seeking knowledge and training in the construction sector.
- 1.5 The design and visual impact of the proposed balconies is considered to preserve the character and appearance of the area and given their limited lifespan are considered not to materially affect the setting of the Pump House itself a Statutory Listed Building.
- 1.6 The proposal is not considered to have a significant impact upon the residential amenity of neighbouring occupants when considering the location size and operation of the units.
- 1.7 Application is recommended for approval subject to conditions.

2 Relevant Planning Policies

- 2.1 National Planning Policy Framework
- 2.2 Eastbourne Core Strategy Local Plan Policies 2013
 - B1: Spatial Development Strategy and Distribution
 - B2: Creating Sustainable Neighbourhoods
 - C2: Upperton Neighbourhood Policy
 - D10A: Design
- 2.3 Eastbourne Borough Plan Saved Policies 2007
 - NE14: Source Protection Zone
 - NE28: Environmental Amenity
 - UHT1: Design of New Development
 - UHT4: Visual Amenity
 - HO2: Predominantly Residential Areas
 - HO20: Residential Amenity
 - US4 Flood Protection & Surface water disposal

- 2.4 The Bedfordwell Road Depot site has TPO trees within it; however none are located within this application site nor are any materially affected by this proposal.

3 Site Description

- 3.1 Members will be aware that the Bedfordwell Road Depot (BRD) Site is an irregular shaped site that lies between the Gorringer Road/Tutts Barn allotments and the railway line to/from Eastbourne.
- 3.2 The BRD site is accessed from Whitley Road and has the former Pump House building which is a Grade II listed building; this falls outside of the boundary to this application site.
- 3.3 This applications site is broadly rectangular in shape and is located close to the access to the site runs parallel the boundary with the railway line.
- 3.4 This part of the site is broadly level and has some non-descript low amenity value shrubs on the boundary line with the railway.

4 Relevant Planning History

- 4.1 There is planning history relating to the site being used for as service depot; however the relevant planning history has been listed below.

080811

- 4.2 Residential development to provide 154 new homes, including 47 units of affordable housing, a change of use of part of the existing pump house building (from B1,B2,B8) to Class C3 residential use with ancillary car parking, landscaping with new vehicle and pedestrian access from Bedfordwell Road.
Planning Permission - Approved conditionally - 11/03/2011

130907

- 4.3 Residential development of 102 dwellings (flats and houses), Including the conversion of the existing Pump House into flats, together with access roads and parking spaces.
Planning Permission - Approved conditionally - 31/03/2015

030659

- 4.4 Part change of use and conversion from Class B1 (Business) to form twelve loft apartments, including insertion of two new floors in the upper part of the existing building.
Planning Permission - Approved conditionally - 06/10/2003

5 Proposed development

- 5.1 The Proposal
The proposal relates to the erection of three temporary building to be used as/for

site and welfare facilities for the development of the site and also for as tuition space for students involved in the construction industry.

5.2 Each unit is broadly 14.8m long and 9m wide and a height of 3.5m the external appearance is very similar to 'school mobile classrooms'.

5.3 General Background to the tuition space

The Construction Skills Fund supports the development of construction on-site training hubs and is part of the Government's National Retraining Scheme. The aim of the mobile hubs is to help train long-term unemployed adults. The funding originates from the Department for Education however it is administered by Construction Industry Training Board (CITB) who awarded funds to 26 projects in England including this proposal.

5.4 EBC/LDC actively supported the East Sussex College Group to bid for these funds and the College was awarded funding of just under £1m. The project will work collaboratively with Jobcentre Plus, People Matter and other referral agents on council-led developments to support local residents to enter the construction industry and gain sustained employment.

5.5 The hub will offer free training including but not limited to:
CSCS cards, employability skills, fast-track industry recognised trade qualifications, H&S, first aid and project management skills.

5.6 As well as the portable hub and training courses the project will fund key staff to provide services to local people.

5.7 Hours of Operation

For the tuition space will be within the following times:

08:30 to 18:00 Monday to Friday

5.8 Occupants of the training facility

The hub will be manned by 6 Full-time staff and 18 Part-time staff giving an equivalent number of Full-time staff of 9.

5.9 Typical groups will be between 8-12 students. On occasion when specialist training is being delivered up to 30 students may be on site at any one time.

5.10 Start on site

If the scheme is supported then the development will commence early June 2019.

6 **Consultations**

6.1 Regeneration Department: - The Council's Regeneration team is supportive of these proposals. Their full response is listed below.

6.1.2 The application is in line with the Council's Regeneration policies and fits well

within the prosperous economy vision in the Council's Corporate Plan which supports employment and skills.

- 6.1.3 The Local Employment and Training Supplementary Planning Document (LET SPD) commits developers to a range of initiatives in the construction and operation of developments. Regeneration co-ordinates the local labour obligations and works closely with local employment support, education and training partners and SMEs to enable positive outcomes for local people and the economy.
- 6.1.4 The establishment of a temporary construction training hub on the Bedfordwell Road site will enable the delivery of dedicated construction courses for the unemployed and those seeking a new career in the construction sector. Course participants will be able to combine learning with work experience, site visits, employer talks and employment support. The on-site location will significantly enhance the learning experience and provide training and support in one place.
- 6.1.5 Local third sector and independent training providers will contribute to the delivery of the construction training programmes enabling sustainability of provision. The training hub will enable sites to achieve their local labour obligations as well as build on the collaborative working relationships between the East Sussex College Group, Jobcentre Plus, local SMEs, the third sector and the Council.

7 Neighbour Representations

- 7.1 One letter of objection has been received commenting in the main on the following issues:
- Firstly what a shame this lovely building couldn't be used as a community hub, a pool or a space for charities to use. Instead housing next to railway with noise and pollution, will cause impacts.
 - On this application, 24 staff will facilitate with up to 30 students. Where will 54 people park their vehicles? A solution could be temporary perking permit for residents?
 - Area has been subject to accidents recently and if supported then this proposal would be likely to increase this incidence.
 - Design of these 'blocks' will be awful aesthetically, but in keeping with some of the newer buildings erected in recent years, design is a low consideration, placed next to a beautiful water tower, will only highlight the laziness in design.
 - What will be the carbon offset be?

8 Appraisal

- 8.1 Principle of development:
There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring

occupants, pursuant to the requirements of the National Planning Policy Framework (2018), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

8.2 Assessment of the proposal

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

8.2.2 It is considered that the siting of the proposed units and their use and operation would not give rise to a material loss of residential amenity.

8.2.3 It is accepted that given the site has been broadly dormant (save for the highway materials compound) in recent years then any activity would give rise to noise and disturbance issues. However compared with the lawful use of the site as an Depot and set against the wider noise and disturbance that will result from the construction phase of the development the impacts of the proposal upon residential amenity are deemed acceptable.

8.2.4 Design and Appearance Considerations:

The appearance of the temporary buildings reflects those that are commonly used on construction sites and in this regard are considered to be acceptable.

8.2.5 The siting and layout are such that the proposal would not give rise to any material harm to the character and appearance of the site and surrounding area, nor should it give rise to material harm to the setting of the Pump House a Grade II Listed Building.

8.2.6 In addition the creation of some activity on this part of the site would positively create an element of active frontage that would contribute to the local street scheme and may also assist in reducing the occurrence of ASB given the degree of site surveillance.

8.2.7 Highway and Parking

8.2.8 As the application forms part of an active development site the proposed application area has been kept to a minimum in order not to compromise the development/construction of the remainder of the BRD site.

8.2.9 This has had implications upon the availability for a dedicated area for off street parking, notwithstanding this there is the potential for incidental car and cycle parking within area of this application site and areas close to the facility.

8.2.10 The BRD site is located in close proximity to a number of bus routes and also closes the public transport links, public car park and other services and facilities that are located within Eastbourne Town Centre.

8.2.11 Given this it is considered a refusal based solely on car parking when the scheme is acceptable in all other respects could not be substantiated.

8.2.12 Temporary Use

8.2.13 The location of the facility is on part of the site where there will be new residential accommodation and as such its life will be limited given the need to implement the residential accommodation.

8.2.14 Notwithstanding this a condition is recommended that the facility shall be removed on or before 5 years from the date of the approval.

8.2.15 Other Considerations

8.2.16 There are no implications for the TPO the site.

8.2.17 The site is owned in a freehold capacity by Eastbourne Borough Council and as such any non planning issues that arise can be investigated/settled by the Council.

8.2.18 Conclusions

8.2.19 As outlined above this initiative is one of 26 to be rolled out Nationally and will deliver employment and skills training to those engaged and seeking to become engaged in the construction industry. This is considered important for the local and regional economy where there is an identified shortfall in the necessary skills to support the Governments Growth Agenda.

9 Human Rights Implications

9.1 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.

10 Recommendation

10.1 Subject to no material planning concerns being raised as part of the consultation regime then the decision be delegated to the Senior Specialist Advisor in consultation with the Chair of Planning Committee to grant planning permission subject to conditions.

10.2 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 site proposed temporary buildings shall be removed from the site and

the site returned to its former condition on or before 5 years from the date of the decision of this application.

Reason: It is considered that the proposed is not suitable on a permanent basis.

- 3) The proposed development shall be carried out in strict accordance with the following plans:

Proposed site plan

Location Plan

21185PMLB1ZZDRA0003 - REV C General Arrangement

Reason: For the avoidance of doubt and to ensure that the proposed development is carried out in accordance with the plans to which the permission relates.

- 4) Prior to any development commencing at the site in connection with this development, tree protection measures that accord with BS 5837 2012 (or any superseding order/standard) shall be implemented at the site and be retained as such thereafter for extent of time that these temporary units remain on site.

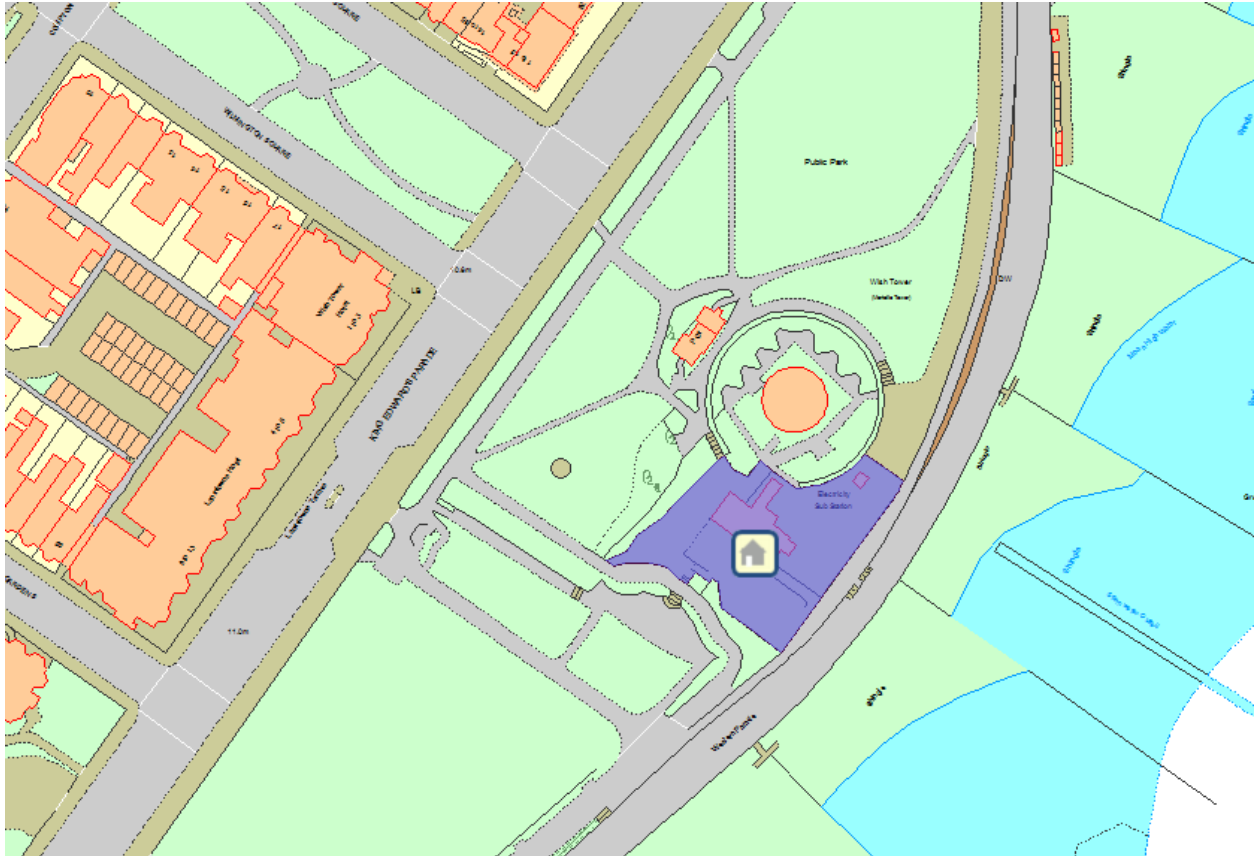
Reason: In the interest of protecting the health and vitality of the trees that are located within the vicinity of the development.

11 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.

Agenda Item 8

App.No: 190157	Decision Due Date: 14 th May 2019	Ward: Meads
Officer: James Smith	Site visit date: 23 rd April 2019	Type: Advertisement
Site Notice(s) Expiry date: 10 th April 2019 Neighbour Con Expiry: 10 th April 2019 Press Notice(s):		
Over 8/13 week reason: Committee cycle		
Location: Wish Tower Cafe, King Edwards Parade, Eastbourne		
Proposal: 4no roof mounted branding logo signs (3 will be illuminated/with dimmable LED) 1no white neon strapline adjacent to the entrance door. 3no Illuminated menu boxes A4 2no Illuminated menu boxes A3 2no A-frame boards 1no Accessible signage 1no Deliveries signage 6no Logo to planters		
Applicant: Mr Robert Beacham		
Recommendation: Spilt Consent		



1 Executive Summary

- 1.1 This application is being reported to Committee at the discretion of the Senior Specialist Advisor.
- 1.2 The proposed neon strapline sign would introduce a different font to that used in the main signage, however when read with the menu boards does help to assist in directional wayfinding to the main entrance to this venue.
- 1.3 All other signage is considered to be acceptable, subject to controls imposed by suitable planning conditions attached at the end of this report.

2 Relevant Planning Policies

2.1 Revised National Planning Policy Framework 2019

- 2. Achieving sustainable development
- 4. Decision making
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 12. Achieving well designed places
- 16. Conserving and enhancing the historic environment

2.2 Eastbourne Core Strategy Local Plan Policies 2013

- B1 (Spatial Development Strategy and Distribution)
- B2 (Creating Sustainable Neighbourhoods)
- C1 (Town Centre Neighbourhood Policy)
- D1 (Sustainable Development)
- D2 (Economy)
- D3 (Tourism and Culture)
- D10 (Historic Environment)
- D10a (Design)

2.3 Eastbourne Core Strategy Local Plan Policies 2013

- TC1 (Character Areas)
- TC2 (Town Centre Structure)
- TC3 (Mixed Use Development)
- TC7 (Supporting the Evening & Night-time Economy)
- TC8 (Arts Trail)
- TC9 (Development Quality)

2.4 Eastbourne Core Strategy Local Plan Policies 2013

- NE28 (Environmental Amenity)
- UHT1 (Design of New Development)
- UHT4 (Visual Amenity)
- UHT10 (Design of Public Areas)

UHT15 (Protection of Conservation Areas)
UHT17 (Protection of Listed Buildings and their Settings)
HO20 (Residential Amenity)
TO7 (Preferred Areas for Tourist Attractions and Facilities)
TO8 (New Tourist Attractions and Facilities)
TO9 (Commercial Uses on the Seafront)

3 Site Description

- 3.1 The site is currently being developed, with a new restaurant building under construction. The site was previously occupied by a temporary building housing a café and seating area that was originally erected in 2012 to replace a permanent building that had occupied the site but fallen into a poor condition.
- 3.2 The site is located on raised land, immediately adjacent to Martello Tower No. 73, known as the Wish Tower, which is registered as a Scheduled Ancient Monument as well as a Grade II Listed Building. The tower is immediately to the north of the site. The majority of the tower site is encircled by a retaining wall which has a dry moat behind it. A section of the wall adjacent to the site was removed during the 1950's. Planning permission has been granted (under 160128) for part of the removed wall to be replaced by a granite wall serving as a war memorial. The memorial would face inwards, towards the Wish Tower and would be adjacent to a landscaped 'peace garden'.
- 3.3 The site falls within the wider Town & Seafront Conservation Area. The western side of King Edward's Parade, which is opposite the site, is flanked by terraces of four and five-storey buildings, the majority of which date from the mid to late 19th Century and are in use as hotels or guest accommodation.
- 3.4 To the immediate north and west of the tower are gardens positioned on sloping ground known as the glacis, which consists of the spoil produced by the original excavation works for the tower. The western slope runs downwards towards King Edward's Parade. To the south are further gardens which are on more even ground and at a lower level to the site.
- 3.5 To the immediate north and west of the tower are gardens positioned on sloping ground known as the glacis, which consists of the spoil produced by the original excavation works for the tower. The western slope runs downwards towards King Edward's Parade. To the south are further gardens which are on more even ground and at a lower level to the site.

4 Relevant Planning History

- 4.1 180642
Demolition of existing temporary cafe building and replacement with a permanent single-storey building to be used as a restaurant.
Planning Permission
Approved conditionally
29/08/2018

5 Proposed development

5.1 The proposal involves the installation of various advertisements related to the restaurant that will occupy the building currently under construction, these being as follows:-

- 3 x roof mounted signs consisting of individual 'face illuminated' lettering;
- 1 x roof mounted sign consisting of individual non-illuminated lettering (south-eastern elevation);
- 1 x wall mounted illuminated neon strapline sign;
- 5 x illuminated menu boxes at building entrance (3x A4 size, 2 x 3 size);
- 1 x panel sign providing access directions;
- 1 x panel sign to identify delivery area;
- 6 x planters with branding displayed;
- 2 x A-frame boards of no fixed position;

6 Consultations

6.1 Specialist Advisor (Conservation)

6.1.1 Recognise that new signage is required to meet the aspirations of the new facility.

6.1.2 Any materials deployed will, however, also need to work with, respect and honour the privileged heritage setting in which they are located, with an imperative to avoid brash, lurid, outsized and/ or insensitive products that might adversely impact the significance of the site. An excess of branding products is an additional hazard, with the potential to dominate and even degrade the setting.

6.1.3 It is considered that a reasonable balance has been struck through the creation of a manageable palette of products characterised by thoughtful designs that together form a coherent package.

6.2 Historic England:

6.2.1 On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.

6.2.2 It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

7 Neighbour Representations

7.1 No letters of representation have been received from the public. The statutory consultation period has now expired.

8 Appraisal

8.1 Principle of development:

- 8.1.1 The provision of an appropriate amount of advertising to support the business occupying the site is considered to be acceptable, subject to the satisfaction of relevant planning policies, with particular scrutiny as to the impact upon the adjacent Scheduled Ancient Monument.

8.2 Impact of proposed development on amenity of adjoining occupiers:

- 8.2.1 The site is not located directly adjacent to any residential dwellings, with those in closest proximity being separated from the site by a considerable distance, with a well-lit main road running positioned between residential areas and the site.
- 8.2.2 The proposed advertising, which includes illuminated elements, would therefore not result in any detrimental impact upon residential amenity by way of light emissions.

8.3 Design issues:

- 8.3.1 The proposed roof signage has been distributed around the building and the branding and colour/material palette of all signs demonstrates a general level of consistency so as to prevent the proposed signage from appearing cluttered or poorly integrated. This is also the case for the branded planters. The proposed directional signage relating to access and deliveries is considered to be discrete and modestly sized, whilst performing an important function that would prevent confusion or conflict during the operation of the restaurant use.
- 8.3.2 It is therefore considered that the proposed roof signage and branded planters would not overwhelm the building on which it is mounted and is considered to provide a reasonable level of advertising for the use occupying the building.
- 8.3.3 The proposed illuminated white neon strapline has been revised since it's initially received and whilst promoting an alternative font and means of illumination is considered to assist in terms of directional signage to the front door of this new venue. In this regard the signage is considered to be acceptable.

8.4 Impact on character and setting of the surrounding area, Scheduled Ancient Monument and conservation area:

- 8.4.1 The proposed signage would be positioned in relatively close proximity to the Wish Tower, which is a Scheduled Ancient Monument. The main signage is of an uncomplicated design that would not introduce clutter. The signage would not project forward of the footprint of the building and would not project above the main roof top height. As such, it would not result in any significant obstruction of views towards or from the Wish Tower.
- 8.4.2 The roof top signage on the north-east, south-west and north-east and north-west elevations would be internally illuminated. It is considered that this would be acceptable given the established presence of illuminated features within the

immediate surrounding area. The level of illumination proposed, at 300 cd/m² is consistent with the intensity of surrounding illumination. It is also considered that the presence of illuminated signage would be appropriate given the function of the building and the contribution it would make to the night time economy.

8.4.3 The roof mounted sign on the south-eastern elevation, which faces out towards the sea, would not be illuminated. This would ensure that there would be no unacceptable light spillage towards the coastline, which in this part of town is relatively dark, tranquil and undisturbed during late night hours.

8.4.4 It is noted that the roof mounted lettering where it is to be illuminated would be internally lit and be dimmable, with controls installed within the restaurant building. Given the sensitivity of the location, it is considered reasonable to attach a condition requiring all illuminated signage to be switched off outside of hours of operation. This would also be beneficial from a sustainability perspective as it reduce energy usage.

8.5 Impacts on highway network or access:

8.5.1 The proposed roof signage would not overhang pedestrian areas and would not present any obstruction to movement. The proposed planted would not create any bottlenecks or impediment to access to the building. No details have been provided as to the positioning of the proposed A-frame boards and, as such, a condition would be attached to any approval given to only allow for the A-frame boards to be positioned within the site area. The condition would also require these boards to be stored securely when the building is not in use in order to restrict clutter and reduce risk of vandalism.

9 Human Rights Implications

9.1 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.

10 Recommendation

10.1 CONDITIONS FOR APPROVED ELEMENTS (10.21-10.25 (below) are standard advertisement conditions attached for the following reason:-

In the interest of amenity and public safety as required by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 as amended.

10.2.1 No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

10.2.2 No advertisement shall be sited or displayed so as to:

a) Endanger persons using any highway, railway, waterway, dock, harbour or

aerodrome (civil or military);

b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or;

c) Hinder the operation of any device used for the purpose of security or surveillance or for the measuring of speed of any vehicle.

10.2.3 Any advertisement displayed, and any site used for the display of advertisement, shall be maintained in a condition that does not impair the visual amenity of the site.

10.2.4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

10.2.5 Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

10.2.6 All illuminated advertising shall be switched off when the building is not in use.

Reason: In the interests of the amenity of the surrounding area.

10.2.7 The intensity of illumination of any illuminated sign shall not exceed 300 cd/m².

Reason: In the interests of the amenity of the surrounding area.

10.2.8 The proposed A-frame boards shall be stored securely outside hours of operation and shall only be positioned within the red-edged area shown on the site location plan.

Reason: In the interests of pedestrian safety and crime prevention.

10.2.9 The proposed roof top sign on the SW elevation (facing the sea/beach) shall not at any time be illuminated.

Reason: In the interest of the amenity of the site and surrounding area.

10.3 INFORMATIVES:

10.3.1 The development hereby permitted shall be carried out in accordance with the following drawings:

PL-101 P2;

PL-100 P1;

PL-15.03 P2;

PL-200 PL;

SG-15.02 P4

SG-13.05 P2;

SG-5.15 P2;

SG-13.01P2;

SG-5.02 P2;

SG-5.04 P3;
PL-010 P1;
PL-011 P1;

11 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.

Appeal Decision

Site visit made on 4 April 2019

by **D Cramond** BSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 April 2019

Appeal Ref: APP/T1410/D/19/3215605

31 Badlesmere Road, Eastbourne, BN22 8TL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Liam Grimes against the decision of Eastbourne Borough Council.
- The application Ref PC/180616, dated 25 May 2018, was refused by notice dated 20 August 2018.
- The development proposed is to re-locate existing fence line to the edge of the boundary; erect a 6ft tall fence from the garage at the back of the property to inline with the front of the property; where the height of the fence would drop down to 3ft following the boundary edge stopping the fence post 1.5m away from the drive.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the locality.

Reasons

Character and appearance

3. The appeal property is a semi-detached two storey home on a corner plot. It is within an estate of established residential character with similar houses and a generally 'open plan' arrangement that comes together to form an area of agreeable appearance. The proposal is as described above and would include enclosing the side verge with a screen fence and having a lower fence around the, mainly lawned, front garden.
4. As I indicate above the estate is quite uniform in character and the open plan nature generally, and sense of space at junctions in particular, has been almost wholly retained over the years. Where there is enclosure or higher elements alongside footways it is almost without fail planting, and this is an attractive proposition. Unfortunately a close boarded fence on the outer edge of a garden as proposed here would not be a pleasing sight. It would look hard and alien and not in character with the neighbourhood. The appeal site is a prominent one and it is important that it does not intrude in an unsatisfactory way into the streetscene.
5. Saved Policy UHT1 and UHT4 of the Borough Plan 2007 and Policy D10A of the Core Strategy Local Plan 2013 are relevant. Taken together and amongst

other matters they seek well designed development that would harmonise with local character and appearance, reflect local distinctiveness, be of appropriate scale and form and positively contribute to an area. I conclude that the proposal would conflict with these policies.

Other matters

6. I do understand the wish to enclose more garden and deter people and dogs and I hope that another solution can be found, perhaps with hedging or shrubbery as seen elsewhere. I considered the nearby site drawn to my attention but did not find it directly comparable either locationally or given the fact that the scheme included space in front of fencing and landscape. In any event I must determine the appeal proposal on its own merits. I have carefully considered all the points raised by the Appellant but these matters do not outweigh the concerns which I have in relation to the main issue identified above.
7. I confirm that policies in the National Planning Policy Framework have been considered; the Council's policies which I cite mirror relevant objectives within the Framework.

Overall conclusion

8. For the reasons given above I conclude that the appeal proposal would have unacceptable adverse effects on the character and appearance of the locality. Accordingly the appeal is dismissed.

D Cramond

INSPECTOR

Appeal Decision

Site visit made on 4 April 2019

by D Cramond BSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 April 2019

Appeal Ref: APP/T1410/D/19/3221851
137 Tolkien Road, Eastbourne, BN23 7AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms Emma Smith against the decision of Eastbourne Borough Council.
- The application Ref PC/180665, dated 28 June 2018, was refused by notice dated 15 November 2018.
- The development proposed is single storey extensions to front and rear.

Decision

1. The appeal is allowed and planning permission is granted for single storey extensions to front and rear at 137 Tolkien Road, Eastbourne, BN23 7AQ in accordance with the terms of the application, Ref PC/180665, dated 28 June 2018, subject to the following conditions:
 1. The development hereby permitted shall begin not later than three years from the date of this decision.
 2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 3. The development hereby permitted shall be carried out in accordance with the following approved plans: 283800-01; 283800-04 Revision A; 283800-05 Revision A & 283800-06.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the locality.

Reasons

Character and appearance

3. The appeal property is a detached bungalow with gable ended sides and an appreciably smaller forward facing gable giving an L-shaped footprint. The locality is one of established residential character occupied by a mix of detached and semi-detached bungalows. These are set back from the road and, along with their open plan gardens, give rise to an agreeable suburban streetscene. The controversial part of the proposal is the rebuilding and enlargement of the front gable such that it would increase in height to a little below the main ridge and would span across the front elevation.

4. The Council is concerned that this front extension would, with its scale and positioning, overwhelm the existing dwelling to the aesthetic detriment of the building and the surrounding area. The Council makes the point that whilst there are other sizeable gables facing the road they do not incorporate side facing gables behind them and hence this property would become incongruous.
5. I noted that bungalows along this stretch include those that have full gables to the road, others with side gables, some with secondary front gables, and one or two with flat roofed front extensions. The scene is varied but nevertheless pleasing and displaying variations on the bungalow theme. For this reason I would not rule out the principle of what is before me. Two storey houses on elevated ground behind the appeal property and its neighbours add further to the variety and backdrop seen from this street. The plot itself is about one of the largest in Tolkien Road and is further differentiated by being opposite the junction with Fleming Close. The situation and position would suggest to me that there is no need to completely replicate any adjoining or nearby home.
6. Looking at the proposal in detail the frontage would certainly be markedly changed but not in a harmful way. Even the small drop in ridge height relative to the existing main building would give an element of subservience and in any event there would be no visual harm in a remodelling of this property as planned. The new overall extended home would be a reasonable design in its own right. The outcome would not be one of immediate or wider incongruity and the planned scale of the works would be comfortable on this bungalow and in the streetscene.
7. Saved Policy UHT1 of the Borough Plan 2007 and Policy D10A of the Core Strategy Local Plan 2013 are relevant. Taken together and amongst other matters they seek well designed development that would harmonise with local character and appearance, reflect local distinctiveness, be of appropriate scale and form and positively contribute to an area. I conclude that the proposal would not conflict with these policies.

Conditions

8. The Council suggests the standard commencement condition along with the requirement for materials to match the existing building. I agree this latter condition would be appropriate in the interests of visual amenity. I also agree that there should be a condition that works are to be carried out in accordance with listed, approved, plans; to provide certainty. I do not agree that there would need to be a condition on the use of that flat roof; there is no direct access to it and in any event any terrace or balcony-type use would require planning permission. Similarly I do not agree that a planning condition is needed on the matter of surface water drainage detailing or rainwater goods being sited solely within the plot as this would all be subject to other potential legislative controls.

Overall conclusion

9. For the reasons given above I conclude that the appeal proposal would not have unacceptable adverse effects on the character and appearance of the host property or the locality. Accordingly the appeal is allowed.

D Cramond

INSPECTOR