

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, Md. Harun Miah, Amanda Morris, Colin Murdoch, Barry Taylor and Candy Vaughan

Quorum: 2

Published: Friday, 20 May 2022

Agenda

- 1 Introductions**
- 2 Apologies for absence and notification of substitute members**
- 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 Minutes of the meeting held on 19 April 2022 (Pages 5 - 10)**

- 5 Urgent items of business.**

The Chairman to notify the Committee of any items of urgent business to be added to the agenda.

- 6 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.

- 7 The Tiled House, Chesterfield Road. ID: 211032 (Pages 11 - 28)**

- 8 Moira House School, Upper Carlisle Road. ID: 220014 (Pages 29 - 50)**

- 9 36 Broomfield Street. ID: 220236 (Pages 51 - 70)**

- 10 19 Sancroft Road. ID: 210845 (Pages 71 - 86)**

- 11 49 Philips Avenue. ID: 220265 (Pages 87 - 90)**

12 Date of next meeting

To note the next meeting of the Planning Committee is scheduled to be held on Monday, 27 June 2022

Information for the public

Accessibility:

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Filming/Recording:

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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 by emailing committees@lewes-eastbourne.gov.uk **by 12 noon on Thursday 26 May**. Requests made beyond this date cannot normally be accepted. Please provide your name, address and contact number, the application number and the proposed development to which it refers. You need to make clear whether you wish to speak in favour or against the application and your relationship to the site.

The Public Speaking Scheme rules place a limit on the numbers of public speeches allowed and time allotted apply. So up to 2 members of the public can speak (up to 1 objector and 1 supporter) on a first come first served basis and that one person can act as spokesperson for a group. In addition, the ward member will be allowed to speak. 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. Those who are successful, will receive an email to formally confirm their request to speak has been granted. The speech should take no longer than 3 minutes (which is approximately 500 words).

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.

You should arrive at the Town Hall at least 15 minutes before the start of the meeting and will be advised which microphone to use.

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)

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).

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Working in partnership with **Eastbourne Homes**

Planning Committee

Minutes of meeting held in Shackleton Hall, Welcome Building, Devonshire Quarter, Compton Street, Eastbourne, BN21 4BP on 19 April 2022 at 6.00 pm.

Present:

Councillor Jim Murray (Chair).

Councillors Peter Diplock (Deputy-Chair), Jane Lamb, Robin Maxted, Md. Harun Miah, Colin Murdoch, Barry Taylor and Candy Vaughan.

Officers in attendance:

Neil Collins (Senior Specialist Advisor for Planning), Leigh Palmer (Head of Planning First), James Smith (Specialist Advisor for Planning), Joanne Stone (Lawyer, Planning), and Emily Horne (Committee Officer)

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91 Welcome and Introductions

Members of the Committee and Officers present introduced themselves to all those who were present during the meeting.

92 Apologies for absence and notification of substitute members

None.

93 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.

None.

94 Minutes of the meeting held on 22 March 2022

The minutes of the meeting held on 22 March 2022 were submitted and approved as a correct record, and the Chair was authorised to sign them.

95 Urgent items of business.

There were no urgent items. An officer addendum, however, was circulated to the Committee prior to the start of the meeting, updating the main reports on the agenda with any late information (a copy of which was published on the Council's website).

The business of the meeting was reordered from the agenda. Item 9, 6-8 Wilmington Gardens was considered prior to item 8, St Catherine's College,

Priory Road.

96 61-63 Summerdown Road (Pentlow) ID: 220025 and 59 Summerdown Road (Summerdown) ID: 220045

220025 - Demolition of existing nursing home and redevelopment of site for residential use comprising 6no 4bed detached houses with garages, private parking and gardens and private access – **OLD TOWN**

220045 - Demolition of existing nursing home and redevelopment of site for residential use comprising 4no 4bed detached houses with garages, private parking and gardens and private access – **OLD TOWN.**

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of an error on the date of the report which should have read 19 April 2022. The neighbouring property should have been referred to as No. 65 Summerdown Road, not No. 67 Summerdown Road. Para 8.9.2 was corrected to refer to two TPO trees, not one TPO. A number of annotated drawings had been submitted by the occupant of No.1 Summerdown Close, and four additional letters of objection had been received for applications 220025 and 220045.

The Chair exercised his discretion in allowing additional speakers to speak for and against the application, whilst giving equal speaking time to both sides to ensure natural justice.

Councillor Dow, Ward Councillor, addressed the Committee in objection to the application. Ms Penna Thakrar (Neighbour) spoke in objection to the application. Mr Robert Strange (Neighbour) also spoke in objection to the application. Mr Simon Franks (Agent) spoke in support of the application.

The Specialist Planning Officer responded to the matters raised in relation to groups of trees protected, density of the development, width of access, and height of the buildings in the street scene.

The Committee was of a mixed opinion. A few members raised concerns regarding access, design, building height and building line, loss of garden space and the development was overbearing and cramped. Other members supported the design of the development and welcomed the additional planting to mitigate the loss of two trees, and congratulated the Architect and Officers on reaching a compromise.

Application 220025 - Councillor Taylor proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Vaughan and was carried.

RESOLVED: by (6 votes to 2 against) that planning permission be approved subject to Officers addressing the access arrangements for unit 1 and the conditions set out in the officer's report.

Application 220045 - Councillor Vaughan proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Taylor and was carried.

RESOLVED: by (6 votes to 2 against) that Planning permission be approved subject to the conditions set out in the officer's report.

97 Land rear of 48 St. Leonards Road, Commercial Road. ID: 210973

3 Storey residential accommodation consisting of 17 dwellings - UPPERTON

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that there were no further updates following completion of the officer's report.

Members suggested a green roof, and it was confirmed this could be secured by a landscaping condition. There were some concerns regarding the lack of parking/cycle storage, but were advised that the development sought to maximise the footprint and therefore additional parking/cycle storage would reduce the number of flats.

Councillor Maxted proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Vaughan and was carried.

RESOLVED: by (7 votes to 1 against) that Planning permission be approved subject to a Section 106 agreement to secure affordable housing provision and a local employment training plan, green roof and the conditions set out in the officer's report.

98 6-8 Wilmington Gardens. ID: 220012

Outline application (with landscaping as a reserved matter) for conversion of building comprising 6-7 Wilmington Gardens (currently 24 x C3 apartments) and 8 Wilmington Gardens (C1 hotel) to provide total of 25 x 2 bed flats, including provision of a two storey rear extension, front extension, formation of basement light wells, alterations to facade, fenestration, roof and provision of communal bin and cycle storage areas along with other associated works - **MEADS.**

The Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of further comments submitted by the Council's Regeneration Officer.

Mr Louke Holland (Architect) addressed the Committee in support of the application.

The Committee welcomed the regeneration of the building, but raised concerns regarding the lack of financial appraisal, front façade, side entrance and window materials. It was asked if the iron balconies at the rear of the building could be splayed to match the existing balconies on the front of the building and if the repairs to the boundary wall, with an ornate pier and lamppost on corner, could be included in the redevelopment. Members asked if the Council's Conservation Area Advisory Group had been consulted on the application due to the site being located in the College Conservation Area.

Officers explained the building had been used as temporary accommodation and the viability of its use had been challenged by the Council's Regeneration Officer who was resistant to the loss of an hotel. The entrance to the building was on the side of the building, the window materials were secured by condition, and would be checked by the Conservation Officer, it was considered that the balconies were sympathetic to the building, and repairs to the boundary wall could be addressed under reserved matters as part of a landscaping condition. Consultation with the Council's Conservation Area Advisory Group was undertaken on a case by case basis.

The Committee requested the Conservation Area Advisory Group (CAAG) be formally consulted on the application in time for its next meeting in June 2022.

Councillor Diplock proposed a motion to approve the application in line with the officer's recommendation and subject to consultation with the Conservation Advisory Group. This was seconded by Councillor Lamb and was carried.

RESOLVED: by (6 votes to 2 against) that Planning permission be approved, subject to the Conservation Area Advisory Group agreeing that the proposal preserves or enhances the character and appearance of the conservation area, and subject to submission of acceptable landscaping details as reserved matters and the conditions set out in the officer's report. If the Conservation Area Advisory Group consider that the proposal fails to preserve the character and appearance of the conservation area, the application will be brought back to a future meeting of the Planning Committee for determination.

99 St Catherine's College, Priory Road. ID: 211070

Erection of two storey school sports hall - ST ANTHONYS.

The Senior Specialist Advisor (Planning) presented the report

The Committee was advised by way of an Addendum of an error on the date of the report which should have read 19 April 2022. Comments had been received from East Sussex County Council Flood Risk Management Team and Pevensy and Cuckmere WLMB. Several additional conditions were also recommended.

The Committee welcomed the proposal.

Councillor Taylor proposed a motion to approve the application in line with the

officer's recommendation. This was seconded by Councillor Miah and was carried.

RESOLVED: (unanimously) that Planning permission be approved subject to either a Unilateral Undertaking or S106 Legal Agreement for Local Labour Agreement and the conditions set out in the officer's report.

100 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 30 May 2022.

The meeting ended at 7.52 pm

Councillor Jim Murray (Chair)

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Agenda Item 7

Report to: Planning Committee
Date: 30th May 2022
Application No: 211032
Location: The Tiled House, Chesterfield Road, Eastbourne, BN20 7NT
Proposal: Demolition of existing dwelling and erection of 4no. bedroom single storey detached dwelling

Applicant : Tonkin Liu Architects
Ward: Meads

Recommendation: Grant permission, pursuant to conditions.

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

Map Location:



1. Executive Summary

- 1.1 This application was reported to Planning Committee in March 2022 where Members resolved to grant planning permission subject to conditions.
- 1.2 Following that resolution, Officers received challenges to the accuracy of the drawings presented to Committee. The architects have responded by supplying additional drawings clarifying the relationship of the proposal to the immediate neighbouring property, Early Dene.
- 1.3 For completeness and for transparency the application is reported back to Committee to establish if the additional drawings had been received at the time of the March committee whether an alternative decision would have been made.
- 1.4 The neighbours have been given a copy of these additional drawings and have confirmed that wish to sustain their objections to the proposal.
- 1.5 The neighbours objections to the additional information is summarised below:-
 - 1.5.1 The additional information confirms the relationship to the neighbouring property
 - 1.5.2 The development would have an adverse and overbearing effect on Earley Dene's rear garden and ground floor living spaces; lounge, dining room, and conservatory.
 - 1.5.3 Would create an oppressive living environment for the existing and future occupiers of Earley Dene
- 1.6 This application is brought before the Planning Committee due to the significant number of objections received. There are 72 indexed representations on the case file. It should be acknowledged that these include multiple representations from the same address and also multiple from the adjoining neighbour and also from the Meads Community Association. These representations are summarised within the main body of the report.
- 1.7 The proposal involves the demolition of the existing two storey single family dwelling and redevelopment of the site to provide a replacement single-family dwelling with associated parking and landscaping.
- 1.8 The proposal considered by the Committee was subject to initial amendments following officer concerns regarding the scale and the impact upon the amenity of neighbouring occupants. The additional information provided since Committee consideration, whilst providing some clarity over the relationship, does not alter the previous officer recommendation for approval.
- 1.9 The resulting scheme is high in design quality and would contribute to the varied mix of architecture in the vicinity, whilst retaining the 'open' character of the site and, in turn, preserve the character and appearance of the Meads Conservation Area. Neighbour amenity would be protected to an acceptable degree.

- 1.10 The application is considered to comply with national and local policies and is therefore recommended for approval subject to conditions.
- 1.11 The report below remains as presented at the March Planning Committee with the addition of the views of the Specialist Advisor (Conservation), whose comments are detailed at paragraphs 6.11 – 6.22.

2. Relevant Planning Policies

2.1 National Planning Policy Framework 2021:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1 Spatial Development Strategy and Distribution
- B2 Creating Sustainable Neighbourhoods
- C11 Meads Neighbourhood Policy
- D1 Sustainable Development
- D5 Housing
- D10 Historic Environment
- D10a Design

2.3 Eastbourne Borough Plan 2001-2011:

- NE4: Sustainable Drainage Systems
- NE7 Waste Minimisation Measures in Residential Areas
- NE28 Environmental Amenity
- UHT1 Design of New Development
- UHT4 Visual Amenity
- UHT7 Landscaping
- UHT15 Conservation Area
- UHT16: Protection of Areas of High Townscape Value
- HO1 Residential Development within the Existing Built-up Area
- HO2 Predominantly Residential Areas

HO7: Redevelopment
HO8 Redevelopment of Garage Courts
HO20 Residential Amenity
TR6 Facilities for Cyclists
TR11 Car Parking
US4: Flood Protection and Surface Water Disposal.

3. Site Description

- 3.1 The application site is a triangular shaped plot forming a 'peninsula' of land betwixt Chesterfield Road, to the east, and Milnthorpe Road, to the west, which converge at the northern point of the site.
- 3.2 The topography of the site is relatively flat within but is set on land that slopes from north west to south east. Milnthorpe Road comprises a gentle slope along its contiguous boundary with the site, whilst Chesterfield Road comprises a steeper gradient, such that land within the site is significantly higher than the adjacent highway level at its south eastern corner.
- 3.3 The boundary treatment comprises a brick wall with timber fence behind. Access is provided via a vehicular access from Milnthorpe Road.
- 3.4 The site comprises a two-storey single-family dwelling of 1950s construction, which is constructed in brick walls, that are clad on the upper storey with clay tiles, known as 'The Tiled House'. The land around the house is landscaped with mature gardens, comprising mainly shrubs and small ornamental trees, the most significant of which is a Monterey Cypress adjacent to the access on Milnthorpe Road.
- 3.5 The site is bounded on its southern side by the curtilage shared with 'Earley Dene' a two-storey single family dwelling of similar construction to The Tiled House, but of noticeably different appearance. Earley Dene fronts Chesterfield Road, such that the side elevation faces the application site and its rear towards Milnthorpe Road. The land undulates in height on the neighbour side of the shared boundary, but is generally 0.5m to 1m lower than land within the application site, with the greatest difference being at the point where it meets Chesterfield Road.
- 3.6 The site is located within a Predominantly Residential Area, the Meads Conservation Area and an Area of High Townscape Value, as defined by the adopted Policies Map. The site is not located within an Archaeological Notification Area.
- 3.7 The site is located in the Environment Agency's Flood Zone 1, which is at low risk of flooding.

4. Relevant Planning History

- 4.1 The site has been the subject of bomb damage during WWII and the existing building stands as a result of redevelopment following the period.
- 4.2 **EB/1955/0201**

Erection of detached house, with garage.
Granted - 1955-05-19.

4.3 **EB/1955/0059**

Erection of 3 detached dwelling houses, with domestic garages.
Granted, subject to conditions.
1955-02-24.

4.4 **EB/1951/0146**

Conversion of war-damaged dwelling house into 2 semi-detached houses.
Granted - 1951-04-26.

4.5 **EB/1949/0525**

Re-building of war-damaged premises as a detached private dwelling house,
with private garage.
Granted - 1949-12-22.

4.6 **EB/1949/0216**

Re- building of war-damaged house as 2 detached houses.
Granted - 1949-05-19.

5. Proposed Development

- 5.1 Full planning permission is sought for the demolition of the existing two storey dwelling and redevelopment of the site to provide a replacement dwelling with associated parking and cycle storage and landscaping.
- 5.2 The proposed dwelling would be single-storey and adopts a contemporary design, which is distinctive insofar as it is arranged with an inwardly facing aspect. The built form occupies the outer parts of the site, with central circular open landscaped areas, enclosed by the building and providing an outlook from the building. The outer elevations would be set in from the curtilage, with a soft-landscaped buffer between. The building would comprise a 'green roof' across the entirety of the roof, which would be mostly flat with vaulted elements.
- 5.3 There would be no outward facing aspect, other than an oriel window roughly centrally placed on the Chesterfield Road elevation. The elevations would be faced in terracotta clay tiles.
- 5.4 The scheme comprises 4 bedrooms open-plan lounge/kitchen/dining, bathroom, library, 'snug', utility and treatment room.
- 5.5 Parking would be provided at the south western corner adjacent to an enlarged access, together with cycle and refuse/recycling storage facilities. Pedestrian access would be made available from the Chesterfield Road frontage.

6. Consultations

- 6.1 External
- 6.2 ESCC Highways:
- 6.3 No comments to make regarding the proposal.

- 6.4 County Ecologist:
- 6.5 No response received.
- 6.6 Internal
- 6.6 Specialist Advisor (Conservation):
- 6.7 No comments received.
- 6.8 Specialist Advisor (Arboriculture):
- 6.9 No comments received.
- 6.10 Conservation Area Advisory Group (CAAG):
- 6.11 In agreement with the Chair, the scheme was presented to CAAG for pre-application advice, with a summary of the initial comments, below:
- 6.12 The Group warmly welcomed the opportunity to consider this innovative design and thanked the agent for sharing details and inviting feedback at such an early stage. There was a strong receptivity to the general approach, which was felt to be an improvement on the existing building, with the potential to be an outstanding local development. Members would welcome more detail on the palette of materials being used, recommending that choices should be in keeping with the local area (e.g. a softer hue of brick/pre-used bricks for the wall) and hope that they would be kept informed of progress moving the pre application to formal application stage.
- 6.13 The CAAG met again on Tuesday 8th March and a summary of the discussion is shown below.
- 6.14 The Group welcomed the innovative design of the proposed new property as an opportunity to create a distinctive new dwelling in this protected conservation area setting. Recent modification of the tabled scheme invited commendation, and its green credentials were applauded. The Group also focused on a number of specific points linked to the external presentation of the site, and invited the applicant to think carefully about the detail of the development, especially as regards planting (e.g. use of native species; practicalities of maintenance) and the external finishing of the tiled exterior.
- 6.15 Conservation Officer
- 6.16 PROPOSAL: This application seeks permission to demolish a residential property within the Meads Conservation Area erected in the late 1950s and to replace it with a single storey, new-build four- bedroom home.
- 6.17 This type of proposal is a rarity in the borough- the first in my time with the authority- and it has been the subject of extensive discussion over the past few months as it has been developed, designs having been shared with community representatives in the Meads Community Association and Eastbourne Society, considered at pre-application stage at CAAG and, following its submission, as a formal application at its last meeting in March 2022, where it attracted positive feedback.

- 6.18 **EXISTING PROPERTY & POLICY CONTEXT:** The existing property was constructed in the late 1950s on a bomb- damaged site. It is brick built, tile hung and, though pleasing, does not demonstrate any significant individual distinctiveness or special architectural or historic value.
- 6.19 It has, however, been identified as making a positive contribution to Character Area 3 of the conservation area in its most recent appraisal in 2012, though no reason for this assessment is provided.
- 6.20 The wider listings within the appraisal are mainly made up of late Victorian and Edwardian properties seen as good examples of the architecture of these periods, which span the period when the Meads estate was being developed, and many of those features that are identified in the appraisal as conferring local distinctiveness and value are absent at the Tiled House. The property has also been subject to modification over time, and its original windows have been replaced.
- 6.21 The existing property is not felt to demonstrate those characteristics seen in Meads that confer distinction, and the comprehensive design and access statement and statement of significance furnished as part of the application make a compelling case that it falls beneath the bar of both statutory and local listing; and is better assessed as making a neutral rather than a positive contribution to the wider conservation area. It does benefit from retaining the remnant wall of its predecessor property, though, and encouragingly, this feature will be retained as part of the current application.
- 6.22 **APPLICATION PROPOSAL:** It is acknowledged that the proposed new design is distinctive and might, at first glance, appear to sit uncomfortably in its protected conservation area setting. Conservation areas were not, however, conceived as museums permitting of no change, or as entirely homogeneous spaces, but rather as protected spaces requiring sensitive development able to respect the overall character and appearance underpinning designation.
- 6.23 In this case, the architects opt for a single storey design that creates a unique, free-flowing substantial new home centred around open garden areas within the enclosed site, with an external presentation that references a dominant local form softened by planting. Indeed, the proposal is to re-use tiles from the existing property behind the retained boundary wall. This maintains the plot line and traditional definition of the site, lessening the impact on the streetscape and privileging a historic local connection whilst also creating an original and conspicuously C21st property that respects and complements its wider setting.
- 6.24 **CONCLUSIONS:** Meads, though defined by its late Victorian origins, reflects a diversity of styles. The existing Tiled House is an example of a more recent development, as are the various town houses and contemporary apartment blocks that punctuate the area. These vary in quality and style, and will divide opinion, but form part of a reasonably eclectic modern Meads.

6.25 A thoughtful new building that can respond to its environment has a place in a protected setting, and, on balance, I believe that this application satisfies this requirement. It respects its verdant setting, works with its established plot line and understands local materiality. It proposes to create a unique, architect- designed home that subscribes to Passive House principles and high levels of environmental awareness.

6.26 For all these reasons, I do not wish to register an objection but would suggest conditions are applied to ensure the suitability of materials and planting.

7. Neighbour Representations

7.1 A significant number of representations have been received in respect of this proposal.

7.2 The following is a summary of the main issues raised by objectors in relation to the original submission:

- Design of the building
- Impact upon the Meads Conservation Area
- Scale of the building
- Neighbour amenity
- Issues from parking
- Highway Safety.

8. Appraisal

8.1 Principle of Development:

8.2 Paragraph 11 of the NPPF states that there should be a presumption in favour of sustainable development. The proposal must therefore take into account the balance between the 3 overarching objectives of sustainable development, (these being social, economic and environmental benefits), together with other material considerations.

8.3 Policy HO2 within the Eastbourne Borough plan identifies the area of Meads as being predominantly residential, thus the proposal is consistent with this policy. The Core Strategy also states that Meads is one of Eastbourne's most sustainable neighbourhoods.

8.4 This proposal is predicated on the redevelopment of a brownfield site with a highly sustainable building constructed with a Fabric First approach, that offers biodiversity net gains and landscape value with low reliance on external energy demands and exceptional accessibility and residential quality.

8.5 Taking account of the above policy position, the proposal is accepted in principle, and aligns with the objectives of the Development Plan for the Neighbourhood and is acceptable in principle.

8.6 Design and impacts upon the Meads Conservation Area:

- 8.7 In terms of existing heritage assets, the applicant has supplemented the application with a Statement of Significance from Orion Heritage, which suggests that The Tiled House does not warrant a local heritage listing and that it lacks any architectural individuality, such that it has a neutral presence in the Meads Conservation Area.
- 8.8 Officers agree with this summation of the existing heritage significance. As such, its loss is not opposed in principle, subject to consideration of the redevelopment scheme.
- 8.9 Turning to the redevelopment proposals, the content of section 12 of the Revised NPPF, 'Achieving well-designed places', is of particular relevance in determining this application. The guidance provided in NPPF para. 130 requires development to be functional, visually attractive and effectively landscaped, to respect the surrounding built environment and landscape, whilst not discouraging innovation or change such as increased density, to possess a strong sense of space and to be safe, inclusive and accessible. It is also required that a high standard of amenity is provided both for existing residents as well as the future occupants of the development.
- 8.10 The contemporary design approach of the proposed building is supported in principle and would result in a high quality and innovative building, which would contribute to the rich tapestry of architectural designs in the Meads Conservation Area. The building would comprise traditional clay tiles on its outermost elevation, which would be sympathetic to the character of the conservation area, in an understated, minimal built form.
- 8.11 The existing site is characterised by its openness and soft landscaping. The proposed building has been designed to respond to these character features. The proposal would retain a degree of openness taking account of its single storey built form. The revised scheme would comprise a height that would not be significantly different to a boundary enclosure around the perimeter of the site. It is noted that a number of boundary enclosures existing within the Meads area that are of a similar scale to the proposed elevations on the majority of the site boundary.
- 8.12 It is noted that the height would vary when viewed from different perspectives and would be more dominant in the Chesterfield street scene than the Milnthorpe street scene due to higher land levels within the south eastern corner of the site. Land within this portion of the site is at a significantly elevated height when compared to street level.
- 8.13 Coupled with the above, the building would comprise a significant degree of soft landscaping that would contribute to the verdant character of the area, including a landscaped 'buffer' around the perimeter of the site, an undulating wildflower green roof and trees within the central courtyards.
- 8.14 The proposed building would possess a contemporary visual appearance but would generally be sympathetic to the traditional form of neighbouring buildings, being two storey buildings with pitched roofs or larger flatted developments. This design approach is considered to be acceptable and would deliver a high quality development that is sympathetic to the surrounding built form.

- 8.15 In summary, whilst the proposal is a distinct from other building types in the vicinity, it is considered to be sensitive to the wider context, whilst being high in design quality and contributing to the diversity of architecture in the area.
- 8.16 The successful implementation of high quality architecture relies largely on the finish of the external envelope. This is particularly the case with this scheme, given that the external elevations would be the most apparent element when viewed from neighbouring public areas. For this reason, it is considered necessary to attach a condition of permission requiring the submission of the materials to be used in the external surfaces and window, together with the eaves detail.
- 8.17 Taking account of the above considerations, the proposal is considered to meet the requirements of adopted design policy.
- 8.18 Impact of proposed development on amenity of adjoining occupiers and surrounding area:
- 8.19 The key consideration regarding neighbour amenity is the impact upon the adjoining neighbour at Earley Dene. All other neighbouring dwellings would be unaffected by the proposal from an amenity perspective, given their street facing relationship.
- 8.20 Earley Dene is set at a lower level than the application site. This is most significant at the front, neighbouring Chesterfield Road. Following amendment of the application, the proposal has sought two changes relating to Earley Dene; setting the building away from the shared boundary by 1.5m, a reduction in the height of the elevation facing neighbours (which would vary but be most significant at the south eastern corner).
- 8.21 The revised scheme is considered to overcome previous officer concerns with regard to the impact upon light and outlook on neighbouring residents at Earley Dene, particularly the rear facing windows and garden area. It is noted that Earley Dene comprises a window on the side elevation and that this window would retain suitable levels of light, but is also a non-habitable room, such that officer are unable to assess the impact upon this window.
- 8.22 It is therefore considered that the proposed development would not generate unacceptable adverse impact upon the amenities of neighbouring residents, in compliance with with adopted policy.
- 8.23 Living Conditions for Future Occupants:
- 8.24 Para. 126 of the National Design Guide (2019), which is a companion to the Revised National Planning Policy Framework, states that *'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.'*
- 8.25 Nationally described space standard define the minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the amount of bedrooms provided and level of occupancy. The proposed building would significantly exceed the required internal floor space requirements.

- 8.26 All primary habitable rooms across the development are served by clear glazed openings that would provide sufficient daylight/sunlight and a high quality outlook towards centrally arranged landscaped areas.
- 8.27 The dwelling has been specifically designed to be accessible in all areas by wheelchair.
- 8.28 The dwelling would be high in residential quality, providing an exceptional living environment for future occupants and would therefore meet the requirements of adopted policy.
- 8.29 Impacts on highway network or access:
- 8.30 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.
- 8.31 The scheme proposes two car parking spaces for the development within a designated parking area. The site would be accessed by vehicles in a similar location to the existing on Milnthorpe Road. The access would be wider than the existing and would incorporate a turning space to allow for turning within the site for access and egress in a forward gear.
- 8.32 Pedestrian access would be made available on the Chesterfield Road frontage, as is the existing.
- 8.33 The application includes the provision of cycle storage facilities in a secure covered facilities, in accordance with adopted standards.
- 8.34 The quantum of parking provided is considered acceptable to serve the development without resulting in unacceptable additional parking pressure on the surrounding highway network.
- 8.35 Electric vehicle charging facilities would be provided as part of the scheme.
- 8.36 Landscaping, Trees and Biodiversity:
- 8.37 The application is accompanied by a Tree Survey, which identifies 11 individual trees, 2 groups of trees, 2 hedgerows and a number of shrubs. No trees on site are protected by virtue of a Tree Preservation Order.
- 8.38 Of the trees identified, the majority classed as Category C – low quality – and have a limited lifespan. 5 trees were identified as Category B, with a life expectancy of at least 20 years. Most notable of these are a Monterey Cypress (T10) and Golden Robinia (T04). The Golden Robinia has been identified as suffering from die back.
- 8.39 A formal Landscape Plan has not been submitted with the application, but the application provides indicative information regarding the layout of planting, including on the boundary, with the central open areas across the entirety of the roof of the building. As such, it is considered that the landscaping could provide a suitable amount of soft landscaping features on the site and that the exact planting specification could be controlled by

condition in the interest of ensuring native species implementation and biodiversity net gains.

8.40 Sustainability and Drainage:

8.41 The application is not accompanied by a detailed drainage scheme. However, the design of the dwelling is intended to manage surface water disposal sustainably through attenuation measure including the green roof.

8.42 It is considered that the imposition of a condition would be sufficient to ensure that a SuDS scheme is approved and implemented at the site and any discharge rates to the public sewer are first agreed with Southern Water.

8.43 As well as a detailed drainage scheme, a planning condition requiring a management and maintenance plan for any site drainage features would also be applied to any approval in order to ensure the site drainage continues to function effectively throughout the lifetime of the development.

8.44 Ecology:

8.45 The application is supported by a Preliminary Ecological Appraisal (PEA) and Bat Emergence Survey.

8.46 The PEA concludes there were no notable habits, plants, invasive/non-native species, reptiles and amphibians at the site. However, it has been highlighted that the trees present on site provided areas of nesting habitat for birds and that hedgehogs could be present on site around vegetated boundaries.

8.47 The PEA recommends that the nesting season (March-August) should be avoided for free felling or dense shrub removal. If this is not possible, the PEA recommends that a nesting bird check is carried out by a suitably qualified ecologist within 48 hours of the start of work. If any nests are identified they must be left in situ until the young have fledged.

8.48 The Bat Emergence Survey concluded that a day roost of common pipistrelle has been identified in the hanging tiles on the south west facing elevation of the existing building. This was confirmed by the presence of droppings on the flat roof under the hanging tiles and by the dusk and dawn re-entry surveys.

8.49 The report recommends that, as part of the (European protected species mitigation licence (EPSML), a suitable bat box will be installed on the site prior to the start of work either on a tree or on a purpose built bat box attached. The report stated that the removal of hanging tiles will be carried out by hand under ecological supervision and any bats found will be moved by hand to the bat box.

8.50 Taking account of the above, it is considered that, with the imposition of suitably worded conditions, protected species would be safeguarded from construction works.

8.51 Other Matters:

8.52 Construction Management.

8.53 A Demolition, Construction and Environmental Management Plan would be required by condition to ensure that construction related traffic would be

suitably managed in relation to the site, including methodology for demolition, the delivery times, parking, types of vehicles and construction traffic movement required for demolition/construction, together with mitigation of the environmental impacts, such as dust suppression and wheel washing, etc.

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 permission, pursuant to the following conditions:

- 10.2 **TIME LIMIT:** The development hereby permitted shall be commenced before the expiration of three years from the date of this 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).

- 10.3 **APPROVED PLANS:** The development hereby permitted shall be carried out in accordance with the following approved drawings:

- 2102/01 Rev A – Site Location Plan
- 2102/12 Rev N – Proposed Site Plan
- 2012/03 Rev E – Plot 1 Ground Floor Plan
- 2102/04 Rev D – Plot 1 First Floor Plan
- 2102/05 Rev D – Plot 1 Roof Plan
- 2102/06 Rev E – Plot 1 Elevations (1 of 2)
- 2102/07 Rev E – Plot 1 Elevations (2 of 2)
- 2102/08 Rev E – Plot 2 Bungalow Details
- 2102/09 Rev F – Plot 3 Bungalow Details
- 21/08a – Preliminary Ecological Appraisal
- 2348 Rev-02 – Arboricultural Impact Assessment and Method Statement.

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

- 10.4 **DRAINAGE:** No above ground works shall commence until a surface water drainage scheme and maintenance and management plan, together with a timetable for implementation, have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. Surface water run

off to the surface water sewer network shall be limited to a rate agreed with Southern Water and shall incorporate any required mitigation measures. Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Prior to submission of the scheme, the applicant shall first make contact with Southern Water to ensure their agreement with any surface water discharge rates into the public sewer.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats.

- 10.5 **SUDS COMPLETION:** Following completion of the SuDS scheme, a Completion Statement by an accredited person, who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), which demonstrates that the development has been fully implemented in accordance with the approved SuDS scheme, including a photographic record of the works, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality.

- 10.6 **CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CEMP):** No development shall take place, including demolition or site clearance, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- means of reusing any existing materials present on site for construction works;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works;
- address noise impacts arising out of the construction;
- demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities;
- include details of the use of protective fences, exclusion barriers and warning signs;
- provide details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils and fuel; and
- details of any external lighting.

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D9 of the Eastbourne Core Strategy and para. 174 of the NPPF.

10.7 **LANDSCAPING:** Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all hard surfacing;
- Details of all boundary treatments;
- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
- Ecological enhancements and Biodiversity Net Gain.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 30 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the development incorporates sympathetic landscaping that amalgamates with surrounding landscaping, is appropriately and sympathetically screened and provides a secure and safe environment for future occupants in accordance with saved policies UHT1, UHT4, UHT7,

NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 174 of the NPPF.

- 10.8 **CAR PARKING:** The development shall not be occupied until all parking and turning areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: In the interests of highway safety and for the benefit and convenience of the public at large having regard to saved policy TR11 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 110 of the NPPF.

- 10.9 **ELECTRIC VEHICLE CHARGING POINT:** Prior to the first occupation of any part of the development hereby permitted, a minimum of 1 x electric vehicle charging point shall be provided for the development, hereby approved, and shall be maintained in an operable condition thereafter for the lifetime of the development.

Reason: To encourage alternative, more sustainable modes of transport and to reduce local contributing causes of climate change in accordance with policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 112 of the NPPF.

- 10.10 **SUSTAINABILITY MEASURES:** The proposed development shall not be occupied until full details of all renewable/carbon saving/energy and water efficiency measures to be incorporated into the scheme have been submitted to and approved by the Local Planning Authority. All measures approved shall thereafter be provided prior to the occupation of the dwelling and maintained in place thereafter throughout the lifetime of the development.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 152 of the NPPF.

- 10.11 **BIN & CYCLE STORAGE:** Prior to the first occupation of any part of the development hereby approved, the bin and cycle storage facilities shown on the approved plans shall be installed in accordance with those details and maintained in place thereafter throughout the lifetime of the development.

Reason: In the interest of environmental amenity and in order to encourage the use of sustainable modes of transport in accordance with saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 112 of the NPPF.

- 10.12 **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS:** Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works (including the formation of new windows) as defined within Part 1 of Schedule 2, classes A-F inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in accordance with saved policies NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 130 of the NPPF.

- 10.13 **EXTERNAL MATERIALS:** No external materials or finishes shall be implemented until a schedule of materials and samples have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and sustainability in accordance with saved policies UHT1 and UHT4 of the Eastbourne Borough Plan, policies B2, D1 and D10a of the Eastbourne Core Strategy and para. 130 of the NPPF.

- 10.14 **EXTERNAL DETAILING:** No external materials or finishes shall be implemented until cross-section and elevation drawings at a scale no smaller than 1:20 showing the finish of the eaves and window have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those details and maintained as such.

Reason: In the interest of visual amenity and sustainability in accordance with saved policies UHT1 and UHT4 of the Eastbourne Borough Plan, policies B2, D1 and D10 and D10a of the Eastbourne Core Strategy and para. 130 of the NPPF.

- 10.15 **BAT BOXES:** Details of a scheme for provision of bat boxes shall be submitted to and approved in writing. Thereafter, the scheme shall be implemented in accordance with the approved details prior to commencement of the demolition of development and retained in accordance with the scheme thereafter.

Reason: In the interest of protecting bat species at the site.

- 10.16 **TREE WORKS SCHEDULE:** No tree works shall take place until a schedule for tree works has been submitted to and approved in writing by the Local Planning Authority. The schedule will avoid tree works during the bird nesting season (March-August) unless otherwise agreed. All works shall be implemented in accordance with the agreed schedule.

Reason: In the interest of protecting nesting birds.

11. Appeal

- 11.1 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.

12. Background Papers

- 12.1 None.

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Agenda Item 8

Report to: Planning Committee

Date: 30th May 2022

Application No: 220014

Location: Moira House School, Upper Carlisle Road, Eastbourne, BN20 7TE

Proposal: Partial demolition and change of use of vacant private school to C3 (residential) to enable conversion of Moira House, Boston House, and Dunn House to 33 apartments and 2 houses.

Associated excavation to facilitate construction of covered parking area.

Erection of 17 new family houses, along with dedicated parking for houses and associated landscaping, communal amenity space and play space.

Applicant: James Taylor

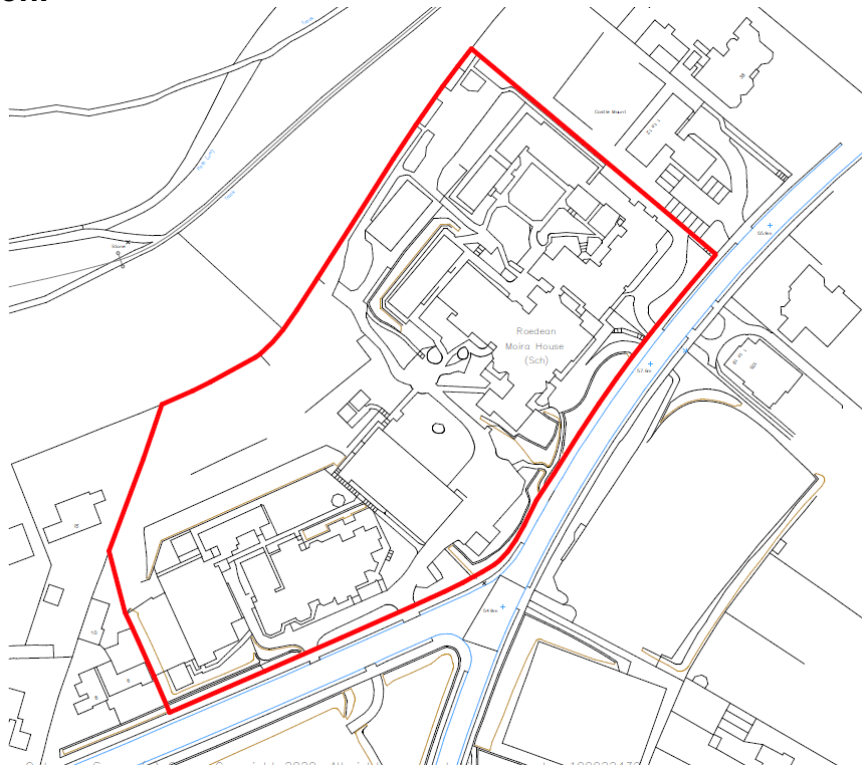
Ward: Meads

Recommendation:

1. Delegate to the Head of Planning to:
 - a) Receive and evaluate the final response from the Council's elected financial viability consultants; and
 - b) Finalise the schedule of conditions.and on the provision that these issues are concluded favourably:
2. Approve with conditions, subject to S106 Agreement to secure:
 - a) Local Labour Agreement
 - b) Alterations to square off the junction of Carlisle Road with Upper Carlisle Road and to include dropped kerbs and tactile paving
 - c) Improvements to pedestrian and bus stop facilities
 - d) Travel Plan and audit fee of £4,500.

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

Map Location:



1. Executive Summary

- 1.1 This application is brought to the Planning Committee in line with the Scheme of Delegation as it proposes major development.
- 1.2 The development proposals make use of a currently disused site through partial demolition and redevelopment to provide a fully residential scheme.
- 1.3 Dwellings would be derived from the conversion of retained buildings to create 33 apartments and 2 houses and the construction of a further 17 new-build dwellings, resulting in the creation of 52 high-quality dwellings in a sustainable location.
- 1.4 The scheme comprises highly energy-efficient buildings that are high in design quality and comprises architectural forms and a palette of materials that are sympathetic to the sites' historic setting.
- 1.5 The proposal complies with the Development Plan and is therefore recommended for approval subject to conditions and a S106 Agreement to secure affordable housing, a local labour agreement and public transport/environmental improvements.
- 1.6 The grant of permission is recommended subject to receipt of an independent review of the submitted Financial Viability Assessment, which concludes that this development would be unviable should an affordable housing contribution be sought.
- 1.7 The development incorporates a suitable level of sustainability and ecological/biodiversity mitigation measures.

2. Relevant Planning Policies

2.1 National Planning Policy Framework:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 14. Meeting the challenge of climate change, flooding, and coastal change.

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C11: Meads Neighbourhood Policy
- D1: Sustainable Development
- D5: Housing
- D7: Community Sport and Health
- D8: Sustainable Travel
- D9: Natural Environment
- D10: Historic Environment
- D10a: Design.

2.3 Eastbourne Borough Plan 2001-2011:

- NE4: Sustainable Drainage Systems
- NE7: Waste Minimisation Measures in Residential Areas
- NE14: Source Protection Zone
- NE18: Noise
- NE23: Nature Conservation of Other Sites
- NE28: Environmental Amenity
- UHT1: Design of New Development
- UHT2: Height of Buildings
- UHT4: Visual Amenity
- UHT5: Protecting Walls/Landscape Features
- UHT7: Landscaping
- US3: Infrastructure Services for Foul Sewage and Surface Water Disposal
- US4: Flood Protection and Surface Water Disposal
- HO3: Retaining Residential Use
- Policy HO11: Residential Densities
- HO12: Residential Mix
- HO20: Residential Amenity
- TR2: Travel Demands
- TR5: Contributions to the Cycle Network
- TR8: Contributions to the Pedestrian Network
- TR6: Facilities for Cyclists
- TR11: Car Parking

LCF18: Extension of Educational Establishments
LCF21: Retention of Community Facilities.

2.4 Supplementary Planning Documents and other relevant documents:

Sustainable Building Design SPD
Trees and Development SPG
Eastbourne Townscape Guide SPG
Meads Conservation Area Appraisal
Local Employment and Training SPD.

3. Site Description

- 3.1 The application site is substantial, comprising approximately 2.05 hectares of land. It is an established site comprising a complex of buildings and educational facilities, most recently known as Roedean Moira House School.
- 3.2 The site is bounded on its southern sides by Carlisle Road and Upper Carlisle Road, which provide the site with three of its existing accesses, the main site access being on Upper Carlisle Road and therefore giving the site its address. The site's northern boundary is also the Borough Boundary shared with the South Downs National Park, and is Built Up Area Boundary noted within the adopted Policies Map.
- 3.3 On the eastern side, the site adjoins houses fronting Upper Carlisle Road and Hyde Tynings Close. On its western side, the character is different, but still residential, adjoining Castle Mount – a modern 4-storey purpose-built block of flats fronting Carlisle Road.
- 3.4 Given its close proximity to the Downs, the site comprises a sloped topography, which is significantly steep in places. On the southern, street facing boundary the site is elevated above street level, slightly from Upper Carlisle Road and significantly more so from Carlisle Road.
- 3.5 The site is verdant in its appearance, being heavily populated with trees, many of which are self-seeded. There are no Tree Preservation Orders affecting the site although the site is located within the Meads Conservation Area.
- 3.6 The site accommodates a significant degree of built form comprising both buildings and hard surfaces. Existing buildings can be roughly broken down as follows.
- 3.7 Moira House – the original school building built in the late nineteenth century, circa 1975. A five storey building, three of which are within the large roof space and an extension to the original roof. The building has been extended on its eastern, western and northern sides by more modern additions.
- 3.8 Dunn House – constructed prior to the end of the nineteenth century, located at the southern corner of the site fronting Carlisle Road. This building has also been extended to the rear with modern additions.

- 3.9 Boston House – also constructed prior to the end of the nineteenth century. The largest of the original school buildings, comprising six storeys including its tower – a distinctive feature of the building.
- 3.10 Gymnasium and swimming pool buildings – two separate buildings located either side of Boston House, housing indoor sporting facilities in relation to the former school activities. The site also has a number of smaller ancillary buildings and a significant degree of hard landscaping to facilitate its former use as a school.
- 3.11 In terms of heritage assets, the site does not comprise any statutorily or locally listed buildings. The site is not located within an Archaeological Notification Area. However, the site is located within the Meads Conservation Area.

4. **Relevant Planning History**

- 4.1 Extensive planning history connected with its former use as an education facility.

5. **Proposed Development**

- 5.1 The application seeks permission for the demolition of the majority of the existing built form on the site. Three buildings would be retained: Moira House, Boston House and Dunn House. All other built form on the site, including a gymnasium, swimming complex, various ancillary buildings/structures and hard landscaping would be demolished.
- 5.2 This application seeks planning permission for: “Partial demolition and change of use of vacant private school to C3 (residential) to enable conversion of Moira House, Boston House and Dunn House to 33 apartments and 2 houses with associated excavation to facilitate construction of covered parking area. Erection of 17 new family houses, along with dedicated parking for houses and associated landscaping, communal amenity space and playspace.”
- 5.3 The proposed scheme will retain the three principal buildings on the site, along with the existing ‘cottage’ to the rear of Dunn House, but will demolish most of the later extensions to these buildings and the more recent classrooms, storerooms, gymnasium and swimming pool buildings.
- 5.4 Boston House will be converted to 22 apartments.
- 5.5 Moira House will see its side and rear extensions demolished and will then be converted to 8 apartments.
- 5.6 Dunn House will be converted to 3 apartments and 1 house.
- 5.7 The ‘Cottage’ to the rear of Dunn House will be renovated into a 3 bed home.
- 5.8 Across the rest of the site 17 new build family homes are proposed.
- 5.9 Parking for most of the apartments is within a single covered park at the rear of the site.

- 5.10 New pedestrian footpaths and internal vehicular accesses are proposed throughout the site.
- 5.11 A children's play area is provided.
- 5.12 A detailed landscaping strategy retains the best quality trees and proposes extensive additional planting and provides for generous gardens to houses and communal amenity areas with the site.

6. Consultations

6.1 Specialist Advisor (Arboriculture)

- 6.1.1 The Specialist Advisor (Arboriculture) has been involved in this application prior to submission and has not raised any objection following consultation on the submitted scheme.

6.2 Specialist Advisor (Conservation)

- 6.2.1 Supportive of the proposals from a heritage perspective.

6.3 Specialist Advisor (Regeneration)

- 6.3.1 The Local Employment and Training Supplementary Planning Document (SPD), adopted November 2016, confirms this planning application qualifies for a local labour agreement as it meets the threshold for a residential development.
- 6.3.2 In the event of the planning application being approved, Regeneration requests it be subject to a local labour agreement in accordance with the SPD.

6.4 Specialist Advisor (Planning Policy)

- 6.4.1 No objection in principle to the loss of the education facility and the development of the site for residential purposes.
- 6.4.2 Raises concerns regarding the density of the site and making full and efficient use of the land for the purposes of delivering housing to meet demand.
- 6.4.3 Raises concerns regarding the lack of affordable housing provision, particularly in the absence of other scheme that may be able to yield a contribution.

6.5 Natural England

- 6.5.1 Natural England has confirmed that there is no objection on grounds of the potential impact of the proposed development upon protected habitats and species off-site.

6.6 ESCC Highways

- 6.6.1 Responding to initial consultation, the Highways Officer had concerns with regard to the access arrangements for the site in terms of both safety and manoeuvrability. Following the submission of additional and revised information, the Highways Officer has no further concerns.

6.6.2 Conditions and heads of terms for S106 legal agreement are recommended.

6.7 Lead Local Flood Authority

6.7.1 ESCC at Lead Local Flood Authority and the Pevensey and Cuckmere Water Level Management Board has liaised with the applicant's elected engineers throughout the application process on issues of drainage and water management on the site, including the potential for flooding on and off-site.

6.7.2 At the time of writing, the LLA has removed their original objection following further soakaway testing during the application period, but has recommended conditions requiring further testing and any revised scheme that would be required to take account of the results of that testing.

6.8 County Archaeologist

6.8.1 No objection subject to the imposition of conditions requiring submission of a programme of archaeological works in accordance with a written scheme of investigation and an archaeological site investigation and post-investigation assessment.

6.9 Conservation Area Advisory Group

6.9.1 The Conservation Area Advisory Group were strongly supportive of the application on heritage grounds, noting that the development would enhance the character and appearance of the conservation area through the retention and reuse of the original school buildings and the replacement of those that do not contribute positively, together with the sympathetic design and appearance of the proposed new buildings.

6.10 County Ecologist

6.10.1 No objection has been received from the County Ecologist.

7. Neighbour Representations

7.1 Statutory notification of this application has been undertaken in the form of neighbour notification letters, site notices displayed in roads neighbouring the site and a press advert in a locally distributed newspaper.

7.2 The Meads Community Association is actively supportive of the above application, particularly of the retention of the the existing original buildings.

7.3 The Eastbourne Society supports the scheme.

7.4 One representation has been received by a party acting on behalf of an objector, the name and address of whom are unstated. For this reason, the representation carries limited weight. The representation raises objection on grounds of the marketing of the previous educational use on the open market.

8. Appraisal

8.1 Loss of education/community facilities

- 8.1.1 Community facilities, including educational, are subject to a level of protection under both local planning policy (Borough Plan Policy LCF21 and Core Strategy Policy D7) and the National Planning Policy Framework (at para. 92).
- 8.1.2 Core Strategy Policy D7 states that the loss of community, sports or health facilities will be '*resisted unless it can be demonstrated that the facility is no longer required to meet current needs*'. Community facilities include educational establishments.
- 8.1.3 The applicant has submitted a Marketing Statement in support of the application. This outlines the trajectory of the site with regard to mounting viability issues towards the end of its former educational use. The school was part of the larger Roedean Group of Schools, however it suffered material operational losses for the financial year ending 2019.
- 8.1.4 The statement goes on to describe how ongoing educational use was pursued and outlines the marketing endeavours that were undertaken to find a purchaser for Moira House as a going concern. The efforts were not without a degree of interest and the application outlines that a number of leads were followed, including in depth discussions with a prospective purchaser. However, the prospective operator subsequently withdrew from the purchase, citing concerns about long-term viability.
- 8.1.5 Further support for the justification for loss of the educational use is provided in the form of an Educational Needs Assessment (ENA). This explores the reasons behind the closure of the school and the current demand for educational places in Eastbourne in the short to medium term. The assessment, prepared by EFM, finds that the closure of the school is based on economic difficulties and its falling pupil roll across the last five years strongly indicates that demand for independent schooling within Eastbourne has fallen. In addition, the existing local schools, both prep schools and senior schools, are listed as having surplus places available should the demand start to rise.
- 8.1.6 In addition to this, the ENA considers other community uses falling within the same Use Class F. It identifies that Eastbourne is well served by museums, libraries, places of worship and meeting halls. The one shortfall noted is that of magistrates or law courts. However, given the closure of the magistrate's court at Orchard Road, within the more sustainable Town Centre, it is unlikely that the Ministry of Justice would consider locating a law court on the application site, particularly given the site's complexities and arrangement.
- 8.1.7 It is considered that the loss of the private school would have limited impact on the sustainability of the neighbourhood and in

light of the lack of housing land supply, it is unlikely that a refusal of the application on the principle of the loss of the existing use could be substantiated.

8.2 Residential use

- 8.2.1 At the heart of the NPPF is the presumption in favour of sustainable development which flows through both plan-making and decision-making.
- 8.2.2 The Revised National Planning Policy Framework (NPPF) directs Local Planning Authorities to adopt a presumption in favour of sustainable development. One of the three overarching objectives that form the components of sustainable development is a social objective (para. 8 b). The social objective requires the support of 'strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.'
- 8.2.3 Section 5 of the NPPF seeks to boost the supply of homes. The benefit of 52 new homes weighs positively in the schemes favour when considered against all other material considerations.
- 8.2.4 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide five years' worth of housing. As of October 2019, Eastbourne is only able to demonstrate a 1.8-year supply of housing land, meaning that Eastbourne cannot demonstrate a five-year housing land supply.
- 8.2.5 National policy and case law have shown that the demonstration of a five-year supply is a key material consideration when determining housing applications. It also states that where relevant policies are out-of-date, permission should be granted "unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole", (NPPF, paragraph 11).
- 8.2.6 Para. 120 of the NPPF maintains that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs. Development of under-utilised land and buildings should be promoted and supported, especially where this would help to meet identified needs for housing. This national policy position is mirrored by the Eastbourne Core Strategy 2013, which states that *'in accordance with principles for sustainable development, it will give priority to previously developed sites with a minimum of 70% of Eastbourne's housing provision to be provided on brownfield land'*. Although parts of the application site are heavily populated by trees, this site is defined as a brownfield site.

- 8.2.7 The 'Meads Vision', as defined by Eastbourne's Core Strategy states that 'Meads will strengthen its position as one of the most sustainable neighbourhoods in the town. It will make an important contribution to the delivery of housing and increasing its importance to the tourism industry, whilst conserving and enhancing its heritage and historic areas'.
- 8.2.8 Borough Plan saved Policy HO2 identifies this location as being predominantly residential and supports sustainable residential development. It would also be considered a windfall site, as it has not previously been identified in the Council's Strategic Housing Land Availability Assessment (SHLAA). The application will result in a net gain of 52 residential units and the Council relies on windfall sites as part of its Spatial Development Strategy according to Core Strategy Policy B1.
- 8.2.9 The development would contribute a net gain of 52 residential dwellings towards the Council's housing targets and this would be delivered in a Predominantly Residential Area and one of the two most sustainable neighbourhoods in the Borough, in line with the Meads Vision. Taking account of the above considerations, the principle of the proposed residential use of the site is considered to be acceptable.

8.3 Density

- 8.3.1 Para. 125 of the Revised NPPF encourages the efficient and sustainable use of sites for housing development, stating 'where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- 8.3.2 Given the constraints of Eastbourne, there is very limited land available for development. This adds weight to the consideration of density for the purposes of housing delivery. It is vital that every sustainable site that becomes available is maximised.
- 8.3.3 Paragraph 124 of the National Planning Policy Framework 2021 states planning decisions should support development that makes efficient use of land, taking into account certain criteria including, the identified need for different types of housing and other forms of development and the availability of land suitable for accommodating it; and the desirability of maintaining an area's prevailing character and setting.
- 8.3.4 Policy B1 of the Core Strategy states that Meads is one of six sustainable neighbourhoods where higher residential densities will be accepted than the existing density range, which is 13-127 dwellings per hectare.
- 8.3.5 The site's location on the periphery of the built-up area, directly adjacent to the protected South Downs National Park, coupled with the verdant and semi-rural character of the site itself, are reasons

why higher densities may not be possible on this site. Higher densities would lead to greater proportions of built form, whether through additional dwellings or required car parking and associated access surfacing. The 25 dwellings per hectare density of the proposed scheme protects the character of the site and is acceptable in policy terms.

8.4 Housing Mix

- 8.4.1 The proposal would create a total of 52 dwellings of different types, sizes and arrangements, comprising a mix of flatted, semi-detached and detached housing, ranging from 1-bedroom flats to 7-bedroom houses.
- 8.4.2 Retained buildings would be converted to provide 33 apartments and 2 houses and 17 new-build houses would be constructed, where possible, on previously developed land within the site.
- 8.4.3 A summary of the breakdown of the retained buildings is as follows: Moira House would be converted to provide a total of 8 apartments; Dunn House would be converted to 1 house and 3 apartments with part of the building separated to provide a detached cottage; and Boston House would be converted to provide 22 apartments; a total of 33 apartments and 2 houses.
- 8.4.4 Turning to the new build dwellings, the scheme provides a mix of 3-5 bed dwellings in a variety of styles.
- 8.4.5 The Eastbourne Strategic Housing Market Assessment 2017 states that the key dwelling types particularly required across Eastbourne are 1 and 2 bed flats and 3- and 4-bedroom houses, although there is an identified need for other dwelling types.
- 8.4.6 Table ES1 of the SHMA indicates the overall mix of future housing required for the period 2015-2035; three bed housing should make up 31.7%. one- and two-bedroom flats are required at 16.9% and 11.1% respectively. Four plus bedroom housing is 11.4%.
- 8.4.7 The proposed housing mix generally reflects the housing need identified within table 1 of the SHMA and is acceptable in policy terms.

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

- 8.5.1 Existing neighbouring residents flank the site on its north-eastern and southwestern sides. Castle Mount, a modern purposed-built block of flats adjoins the north-eastern side fronting Carlisle Road, whilst 6 Upper Carlisle Road and 13 Hyde Tynings Close adjoin the southwestern boundary.
- 8.5.2 There is a degree of existing overlooking between Castle Mount and Dunn House, whilst mature trees provide screening when in leaf. This arrangement would be relatively unchanged, although suitable separation distances exist to protect residential amenity.

- 8.5.3 On the south western side, 6 Upper Carlisle Road is separated from existing buildings on the site and provide outlooks to front, onto Upper Carlisle Road, and to the rear. This arrangement would be mirrored by the proposed plots 1 and 2, which would form a continued building line fronting Upper Carlisle Road. The relationship would be closer, but House Type A, which would sit on plot 1, would not provide any elevated windows facing 6 Upper Carlisle Road, such that the amenity of its occupants would be protected. Plot 1 would not be overbearing upon the near neighbours.
- 8.5.4 There would be sufficient separation distances and tree cover between 13 Hyde Tynings Close and plots 1 and 2 to prevent overlooking.
- 8.5.5 A Daylight Assessment has been submitted to demonstrate that the proposed development would not have adverse impacts on current daylight levels for neighbouring property.
- 8.5.6 A Construction Management Plan has been submitted with the application, which would minimise the impact upon neighbouring occupants from construction related disturbance and nuisance, including traffic management, hours of working and environmental practices to reduce pollution.
- 8.6 Affordable Housing
- 8.6.1 As the development would result in a net increase of over 10 dwellings, policy D5 of the Core Strategy 2013 and accompanying Affordable Housing SPD (2017), requires the provision of affordable housing. The Meads neighbourhood is identified as a 'high-value' market neighbourhood and, as such, the ratio of affordable housing required would be 40% of the overall development. The tenure mix should be 70% rented, 30% Shared Ownership.
- 8.6.2 In relation to the submitted scheme, this would amount to 20.8 units; 20 units provided on-site, with the remaining provision forming an off-site financial contribution, in accordance with Affordable Housing SPD and this would be secured by a Section 106.
- 8.6.3 Supporting paragraph 4.5.5 of policy D5 takes into consideration development viability, stating that "affordable housing requirement will be in a flexible way on a site by site basis taking into consideration other planning considerations that may affect delivery."
- 8.6.4 The applicant has submitted an Affordable Housing Statement and Financial Viability Assessment (FVA) in line with the requirements of Core Strategy Policy D5 and the Affordable Housing SPD. The FVA concludes that the scheme is unable to provide affordable housing due to a number of factors, including the high cost of retaining and refurbishing the existing buildings and the high cost of good quality materials required to complement the Conservation

Area; the achievement of net zero carbon across much of the site; and the upper limit on sales values that can be achieved.

- 8.6.5 At the time of writing, the submitted FVA is being independently reviewed by the Council's elected viability consultants, the results of which will be updated in due course.
- 8.6.6 The recommendation at the time of writing assumes that the information provided is acceptable to the Council's consultants, but should the independent review indicate affordable housing can be provided, the maximum amount possible would be secured through the use of a Section 106 legal agreement. Members will be updated on these matters at the Committee meeting and advised regarding any change to the recommendation resulting from the outcome of the review.

8.7 Quality of Proposed Accommodation

- 8.7.1 The proposed dwellings would generally provide an exceptional standard of accommodation, being spacious, well arranged on plan and with good outlook for future occupants. The majority exceed floor space standards, although a portion of the units are tighter to adopted floor space standards, which are intended to provide more affordable, starter or downsizing accommodation.
- 8.7.2 The 'Technical housing standards - nationally described space standards', adopted by central Government in March 2015 defines the requirements for internal space standard for new residential units, including both the Gross Internal Area (GIA) of each unit and the internal floor area of individual rooms and storage space. Each of the proposed dwellings would meet the minimum internal space standards in terms of the total Gross Internal Area and individual bedroom sizes required by the standards.
- 8.7.3 All bedrooms and primary amenity areas within the proposed building have access to clear glazed windows with a good level of outlook and exposure to natural light and effective natural ventilation.
- 8.7.4 The units are well arranged on plan, providing clear useable space for the intended use of each room, avoiding awkwardly shaped rooms where possible. Floors within the retained buildings would be served by lifts and the size and arrangement of many of the units would offer flexibility for wheelchair use.
- 8.7.5 It is not considered that there would be any privacy issues for future residents. Buildings would retain sufficient separation distances to provide suitable levels of privacy for future residents.
- 8.7.6 The application is supplemented by a Daylight Assessment, which assessed the proposed accommodation. The report confirms that all rooms pass the Room Depth Criteria (RDC) Test and 92% of the rooms comply with the average Daylight Factor (ADF) test. It also recognises the site constraints in arriving at this result, noting that the site is sloping, and a significant proportion of the units are

apartments formed from the refurbished school buildings. The overall ADF pass rate increases to 95% when marginal rooms are included.

- 8.7.7 The application is supported by a Noise Assessment for the development, based upon a measured noise survey for the site. The assessment proposes mitigation in the form of secondary glazing for retained buildings and high- performance glazing for new dwellings, as well as sound minimisation measures during the course of construction. The assessment demonstrates that, provided the mitigation measures considered in the report are implemented, noise levels within the proposed properties and in the gardens would meet the noise level criteria specified in adopted guidance.
- 8.7.8 In terms of amenity space, units would benefit from private outdoor amenity space, whether garden or balcony space. Residents would also have access to a communal amenity space located above the multistorey car park. This would be intended to provide quality landscaped environment, which would be planted to provide a sensory experience for users. Play space would be provided within this communal area for safe play within view of units within the scheme.

8.8 Design and Heritage

8.8.1 Section 12 of the NPPF is concerned about development ‘achieving well-designed places’ and under paragraph 127 it states, amongst other requirements, that ‘planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) are visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities) [...]
- f) ...create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’

8.8.2 The site is located within the Meads Conservation Area. The Meads Conservation Area Appraisal notes that the site is located within Character Area 4. With regard to the application site and its buildings, the Appraisal notes that Moira House, Dunn House Boston House are Positive Contribution Buildings.

- 8.8.3 The scheme recognises the value of the original school buildings through their retention and adaption, repurposing them for ongoing contribution to the character and appearance of the conservation area. Conversely, the later additions, many of which are utilitarian in their nature and appearance, are proposed for removal. This would not only bring about a reversal of the degradation that the additions have had upon the retained original buildings, per se, but would also remove their negative impact upon the street scenes of Carlisle and Upper Carlisle Roads.
- 8.8.4 Turning to the proposed redevelopment scheme, existing retained buildings would be renovated. Moira House and Dunn House have lost their original windows and the proposed replacements, although UPVc would bring about an improvement to the character and continuity of the fenestration. Boston House windows would be retained, retrofitted with double glazing where possible and otherwise secondary glazed.
- 8.8.5 The proposed new build dwellings provide a varied typology but a common architectural style that reflects the retained school buildings and Meads Conservation Area. The proposed new build dwellings adopt a traditional appearance to reflect the traditional appearance of retained and neighbouring stock. They comprise three main house types, together with a cottage, a gate house and bespoke housing reflecting the agricultural vernacular of rural agricultural buildings, given the close proximity of the site to the SDNP.
- 8.8.6 The new build dwellings comprise a varied palette of materials, which would provide variety and interest throughout the development, whilst retaining visual cohesiveness between new and historic built form. The palette of materials comprises predominantly traditional materials, including bricks, clay tiles that and stonework to reflect the surrounding vernacular.
- 8.8.7 The proposed scheme is very high quality and visually attractive, whilst being sensitive to its historic setting and is therefore acceptable on design grounds.

8.9 Highways and Parking

- 8.9.1 The site is located to the west of the Town Centre in the Meads area and is within a reasonable walking distance of a number of trip attractors including the town centre, rail station (both approximately 1.1km) and there are also local shops and services available on Meads Street (approximately 400m). The closest bus stops are available on Carlisle Road and Gaudick Road within providing routes 3 and 4 which link to the Town Centre.
- 8.9.2 Appendix 1 to the Transport Assessment provides an analysis of the current environment for pedestrians and public transport users in the vicinity of the site. The report states ‘the non-motorised users NMU (audit) confirms that facilities for non-motorised users are provided to a high standard in the vicinity of the site’; although there

are footways serving the site there are limited dropped kerbs and tactile paving on the routes towards the town centre, local shops and bus stops which restrict accessibility for those with mobility impairments. In order to improve the local facilities and in support of the Local Cycling and Walking Infrastructure Plan objectives and ESCC Bus Service Improvement Plan, the Highways Officer has requested that the following improvements be secured:-

- 8.9.3 Dropped kerbs and tactile paving at the junction of the Upper Carlisle Road at its junction with Carlisle Road.
- 8.9.4 Dropped kerbs and tactile paving at the junction of Link Road with Carlisle Road.
- 8.9.5 Dropped kerbs and tactile paving at the junction of Paradise Drive with Carlisle Road.
- 8.9.6 Dropped kerbs and tactile paving at the junction of Salisbury Road with Carlisle Road.
- 8.9.7 Dropped kerbs on Carlisle Road between the junction with Salisbury Road and the Beachy Head Road/Darley Road junction (at an appropriate location) to enable safe crossing point from the western to eastern side of the road (there is no footway on the western side of Carlisle Road approaching the Beachy Head Road/Darley Road junction and limited landing space for pedestrians on the southern side).
- 8.9.8 Dropped kerbs and tactile paving on the eastern side of the Beachy Head Road/Darley Road/Carlisle Road junction.
- 8.9.9 The site has 4 existing vehicular access points - 2 accesses fronting Boston House on Upper Carlisle Road and 2 accesses from Carlisle Road: 1 for Dunn House and 1 for Moira House.
- 8.9.10 The main access into the site is adjacent to Boston House and this is proposed for retention and enlargement to a width of 5.5m, together with alterations to the existing radii to accommodate a 12m refuse vehicle. Safety concerns were raised by the Highways Officer in respect of this access and a Road Safety Audit was undertaken during the course of the application, concluding that there was some risk of side impact collisions at the access and the lack of proposed pedestrian facilities could compromise pedestrian safety.
- 8.9.11 The Audit recommended that the junction be squared off with a traffic island or pedestrian refuge to control traffic movements. However, following a swept path analysis, it has been determined that an island would not allow suitable movement for larger vehicles through the junction, as such the auditor has accepted that the junction should be squared off to slow drivers and assist pedestrian movement. The alignment and detail of the tactile paving can be addressed at the S278 stage. The applicant has agreed to junction alterations.

- 8.9.12 The Audit also recommended that dropped kerbing and tactile paving be provided across the main access and this has been agreed. These highway works would be secured through S106 Agreement.
- 8.9.13 A 2m footway on the west side of the access will connect from the existing pedestrian facilities on Upper Carlisle Road to Plot 4, the footway then continues on the southern side of the access road with shared surface provided from plot 6. The access road will have an average gradient of 1 in 12, although a slope of 1 in 20 for pedestrians is preferred, 1 in 12 is the maximum accepted. This is therefore considered to be appropriate for a development of this type.
- 8.9.14 The western access to the front of Boston House will also be retained and widened to provide access to plots 1 & 2. The access is 5m in width to allow two-way flows and an area of the existing hard standing at the front of Boston House will provide a turning area for delivery and emergency vehicles.
- 8.9.15 The application proposes removal of the existing access currently serving Moira House. A replacement access would serve Dunn House and a newly marked out parking area. The Highways Officer raised concerns following consultation about the alignment and width of the proposed access which would not allow suitable positioning, sightlines, or two-way movements. An amended plan was submitted in response to this concern and has been agreed. The revised access will have a width of 5m and be perpendicular to Carlisle Road which will allow suitable driver positioning for safety and manoeuvrability.
- 8.9.16 The stretch of Carlisle Road and Upper Carlisle Road serving the site is subject to a 30mph speed limit and the visibility splay requirements are 2.4m x 43m in each direction. Although it is noted that there are trees located within the highway to the west of the main access, it is considered that these will not impact on the available visibility at 2.4m setback distance.
- 8.9.17 The Transport Statement has included analysis of the trip rates for both the former educational use and the proposed residential using data from the national TRICS database. This concludes that the proposed development would result in fewer trips when compared to the former use, or alternative use as a state school and the Highways Officer has no concerns regarding the proposal from a capacity perspective.
- 8.9.18 A total of 87 parking spaces would be provided as part of the scheme, comprising 41 on-plot spaces and 46 car park spaces (87) plus an additional 14 garage spaces.
- 8.9.19 Based upon the East Sussex Residential Parking Demand Calculator, the scheme generates a parking demand of 95 spaces (if 2 spaces are allocated per house and per 3-bedroom apartment)

- and 83 required (if 1 space allocated per apartment and 2 per house).
- 8.9.20 The Transport Statement and submitted plan (Drawing No. 700/2002/Q) indicates that 87 spaces will be provided across the site (5 provided for Dunn House, 46 within the multi storey parking area and 36 on plot spaces with an additional 11 garages for 11 of the houses). The Highways Officer has confirmed that that garages only count as 1/3rd of a space, and on this basis the applicant has not included these spaces within the total.
- 8.9.21 Following some concerns regarding the layout of the multistorey car park - some of the spaces fell short of the recommended dimensions (3m x 5m) where adjacent to walls – amended plans were received to address this concern.
- 8.9.22 The Council's policy TR2 (Travel Demands) seeks a balance between public transport, cycling and walking to meet the transport demands of proposed development. The proposed plans indicate that cycle storage would be provided within the rear gardens of each of the proposed dwellings. The amount, quality and location of the provision is considered to meet the requirements of adopted policy.
- 8.9.23 The proposed swept path plans within the Transport Statement demonstrates appropriate and safe access for a 12m refuse vehicle. The proposed bin strategy plan shows that refuse collection points are located within 25m of the access to plots 1 and 2 as such meet the requirements set out in good practice refuse and recycling collection guidelines. It would be preferable to locate the bin store for Boston House nearer to the site; however, as this is within suitable carry distances for residents this is not considered a major issue.
- 8.9.24 The applicant has submitted a Travel Plan Statement which gives general details of the plan objectives but has stipulated that a more detailed Travel Plan will be produced following any permission granted. The detailed Travel Plan would be required to set out ways to reduce the number of car journeys to and from the site and encourage the use of sustainable transport. This would be secured by legal agreement, together with an Audit Fee of £4500 to cover the cost of managing the Travel Plan.
- 8.9.25 Cycle parking spaces would also be provided as a means to encourage access to the site by bicycle. Single family dwellings would have private facilities and communal facilities would be provided for the flatted units. 22 cycle spaces would be located within the multistorey car park and this is sufficient quantum of spaces for the 33 flats on site. However, the Highways officer has raised concerns with regard to the location of these facilities from Moira and Dunn House. As such a condition has been attached requiring details of revised/additional parking spaces for these residents closer to where they would live.

8.9.26 Taking account of the above considerations the transport impacts of the development are considered to be acceptable subject to the imposition of conditions.

8.10 Ecology

8.10.1 The application is supported by a Phase 1 Ecology Survey (undertaken on 19th April 2021). The Phase 1 survey evaluates the potential for protected species to occur within the site and provide appropriate recommendations for further surveys and mitigation where required. A full Ecological Impact Assessment was then undertaken following reptile and bat surveys using this baseline data.

8.10.2 The results of the subsequent phase 2 protected species surveys concluded a low population of slow worms and 1no. adder sited within the western edge of the site and 3no. day roosts, each with 1no. common pipistrelle bat, using 2no. of the buildings (Dunn and Boston - both retained) therefore a Natural England Bat Licence is required ahead of the proposed refurbishments.

8.10.3 The application proposes avoidance and mitigation measures to prevent any contravention of the relevant legislation with regards protected species, including compensation and enhancement measures such as native species planting along the boundaries of the site, off-site reptile translocation and installation of bird and bat boxes are to be included into the scheme. These elements would be secure by condition.

8.10.4 Given the proximity to the SDNP, the impact of lighting has been considered. The application proposes a lighting strategy, which considers the SDNPA specific policies on lighting and dark skies for development in and surrounding the National Park, in accordance with Core Strategy Policy NE13 'Pollution Mitigation Measures'. In addition, the lighting scheme would also conform to recommendations within BS 5489-1:2013 and Secure by Design guidance.

8.11 Landscaping, Trees and Biodiversity

8.11.1 Turning to the landscape proposals for the site, the scheme aims to protect as much of the existing good quality soft landscaped features as possible, whilst adding to biodiversity, protecting ecology, and facilitating pedestrian friendly environments. The scheme also aims to encourage the prospective residents to spend more time outdoors with the goal fostering a community through green shared social spaces.

8.11.2 The scheme retains existing vegetation on the steeper banks within the site and supplements with new native ground cover planting to further enhance its biodiversity interest, and to provide privacy and screening features. All mature and healthy trees/tree groups will be retained within the site and along the boundaries. Natural landscaping will be enhanced across the site through native

planting, which will soften the views within the site and from the neighbouring area.

- 8.11.3 An extensive replanting scheme is proposed, comprising a variety of landscape features including trees, shrub groups, ornamental planting and hedgerows will provide an enhanced range of wildlife habitats and a beneficial impact on the biodiversity of the site. The submitted tree planting plan (1634-L90-300A) has been produced in liaison with the arboricultural consultant and Landscape Architect to provide suitable species, as mitigation for those lost.
- 8.11.4 A communal amenity space would be provided above the multistorey car park to the rear of Boston House and would be provided for the residents and their visitors. The area will incorporate a natural play area, a meadow grassland and wildlife beneficial planting throughout including bug hotels positioned within a nature walk, all connected by a series of resin bound footpaths, with two timber pergola structures providing vertical interest, and formal and informal seating areas and sculptural elements incorporated into the park all set within a contemporary but English country garden theme.

8.12 Sustainability

- 8.12.1 The applicant has submitted an Energy Strategy, which sets out the proposed 'Be Lean', 'Be Clean', 'Be Green' approach for both the retained buildings and the new build elements, which includes a fabric first approach to make the buildings as efficient as possible and the specification of renewable energy generation in the form of Air Source Heat Pumps and PV photovoltaic panels as the principal energy sources. This will achieve a carbon reduction of 62% for the refurbished buildings through the use of renewable energy and will achieve a total carbon reduction of 35%. The new build elements of the scheme will achieve a total 94% reduction in carbon emissions of the new build properties. In addition, these properties will achieve the target of being a Net Zero Carbon development.
- 8.12.2 The application does not outline whether electric vehicle charging would be made available, but it is considered that this could be required for condition to meet the Council's adopted guidance.

8.13 Drainage and Flood Risk

- 8.13.1 Section 14 of the NPPF is concerned about 'meeting the challenge of climate change, flooding and coastal change'.
- 8.13.2 The applicant has submitted detailed scheme for consideration and proposes to infiltrate water at the site due to the high levels of chalk composition in the geology of the site. This was met with an objection from ESCC as Lead Local Flood Authority following consultation, who asked for further testing to be undertaken on the capability of the site to infiltrate water over the lifetime of the development.

- 8.13.3 Further testing was undertaken by the applicant's engineers during the application period. However, the LLA remain concerned that the use of soakaways in chalk can potentially result in the formation or worsening of dissolution features which can lead to ground stability issues.
- 8.13.4 As such, the LLA has request that any proposals to use infiltration are supported by a Geotechnical Assessment carried out at the detailed design stage. Soakaways would be required to be located an appropriate distance from structures and foundations, as informed by the Geotechnical Assessment.
- 8.13.5 Further to this, due to the location of the site in a Source Protection Zone, details of infiltration will require agreement with the Environment Agency.
- 8.13.6 The LLA has dropped its original objection, subject to the imposition of conditions.

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 Delegate to the Head of Planning to:

- Receive and evaluate the final response from the Council's elected financial viability consultants;
- Finalise the schedule of conditions

and on the provision that these issues are concluded favourably:-

10.2 Approve with conditions, subject to S106 Agreement to secure:

- a) Local Labour Agreement;
- b) Alterations to square off the junction of Carlisle Road with Upper Carlisle Road and to include dropped kerbs and tactile paving
- c) Improvements to pedestrian and bus stop facilities;
- d) Travel Plan and audit fee of £4,500.

11. **Appeal**

- 11.1 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.

12. **Background Papers**

12.1 None.

Agenda Item 9

Report to: Planning Committee
Date: 30th May 2022
Application No: 220236
Location: 36 Broomfield Street, Eastbourne
Proposal: Outline planning permission (Access, Appearance, Layout and Scale) for demolition of existing garage block and erection of 2x semi-detached 3bedroom dwellings, 2x semi-detached 2 bedroom dwellings and 3x detached 3 bedroom dwellings together with parking, garages and new site access road

Applicant : Mr H Goacher
Ward: Old Town

Recommendation: Approve with conditions.

Contact Officer: **Name: Chloe Timm**
Post title: Specialist Advisor - Planning
E-mail: chloe.timm@lewes-eastbourne.gov.uk
Telephone number: 01323 410000

Map Location:



1. Executive Summary

- 1.1 This application is referred to the Planning Committee due to the level of representations currently received.
- 1.2 The Committee considered development of this site in May, 2021 and resolved to grant permission (reference 210108) for 8no dwellings. The current scheme being presented is comparatively very similar to the approved. The departure from the approved plans involves retention of the existing dwelling - 36 Broomfield Street - and the resulting modifications to the existing access. The approved scheme involved demolition of number 36 and the erection of a replacement dwelling and widening of the access drive to the rear portion of the site.
- 1.3 Taking account of advice received from ESCC Highways and EBC Specialist Advisor (Waste), the proposed alterations to the access arrangements and the retention of the existing building would preserve highway safety and would allow for the units to be serviced by refuse vehicles. The scheme is therefore acceptable with regard to these matters.
- 1.4 The submission comprises an Outline planning application with Access, Appearance, Layout and Scale under consideration with landscaping details a reserved matter although layout drawings show indicative landscaping arrangements.
- 1.5 The proposal involves the demolition of the existing garage blocks within the site area and the redevelopment of the site for residential purposes. The scheme would incorporate 7no dwellings.
- 1.6 The proposed development would represent the optimisation of the use of a previously developed site to residential. It would ensure that the amenities of neighbouring residents are preserved.
- 1.7 It is acknowledged that that the Council is not, at present, able to substantiate a five-year supply of housing. The development of housing on this previously developed site is considered to accord with the 3 dimensions of sustainable development as set out in paragraph 11 of the NPPF. The proposal will make a welcome contribution to the housing stock in the Borough.
- 1.8 The application is considered to comply with national and local policies and is therefore recommended for approval subject to conditions.

2. Relevant Planning Policies

- 2.1 National Planning Policy Framework:
 2. Achieving sustainable development
 4. Decision-making
 5. Delivering a sufficient supply of homes
 6. Building a strong, competitive economy
 7. Ensuring the vitality of town centres

- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places.

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1 Spatial Development Strategy and Distribution
- B2 Creating Sustainable Neighbourhoods
- C4 Old Town Neighbourhood Policy
- D1 Sustainable Development
- D5 Housing
- D8 Sustainable Travel – A2021 Quality Bus Corridor
- D10a Design

2.3 Eastbourne Borough Plan 2001-2011:

- NE7 Waste Minimisation Measures in Residential Areas
- NE28 Environmental Amenity
- UHT1 Design of New Development
- UHT4 Visual Amenity
- UHT7 Landscaping
- HO1 Residential Development within the Existing Built-up Area
- HO2 Predominantly Residential Areas
- HO8 Redevelopment of Garage Courts
- HO20 Residential Amenity
- TR6 Facilities for Cyclists
- TR11 Car Parking.

2.4 Eastbourne Employment Land Local Plan (ELLP- adopted 2016).

3. Site Description

- 3.1 The application site comprises a self-contained garage compound with associated hardstanding which has vehicular access from Broomfield Street. The rear gardens of dwellings on Northiam Road, Dillingburgh Road, Broomfield Street and Longland Road back onto the northern, eastern, southern and western boundaries of the site respectively.
- 3.2 The garages are positioned centrally within the compound in a single block comprising a total of 40 garages (2 rows of 20 positioned back to back). The garages have shallow pitched roofing and would appear to be in good condition. The garages are let out for use for storage purposes and their use is not directly tied to any neighbouring properties for the purpose of car parking.

- 3.3 The application site also incorporates the existing plot at 36 Broomfield Street which comprises a detached two-storey dwelling along with front and rear garden areas.
- 3.4 Surrounding development is predominantly residential and in the form of relatively large two-storey dwellings, the majority of which are semi-detached or terraced, that are set back from the road in a uniform building line and have fairly lengthy rear garden space. Due to the surrounding topography, properties to the south of the site are on lower lying ground whilst those to the north and west are on raised ground as are properties to the east at the northern end of Dillingburgh Road.
- 3.5 There is open green space at Old Town Recreation Ground, which is nearby to the west, whilst further to the north west are the fringes of the South Downs National Park, defined by wooded hill slopes.
- 3.6 The site is located within the settlement boundary. There are no specific planning constraints or designations attached to the site or the immediate surrounding area.
- 3.7 The site has been identified within both the 2017 and 2019 Strategic Housing and Economic Land Availability Assessments (SHELAA) as suitable for residential development with up to 9 no dwellings under site reference OL21.

4. Relevant Planning History

- 4.1 **200302** – Outline planning permission (Access, Appearance, Layout and Scale) for demolition of existing dwelling and garage block and erection of 2 x 2-bedroom flats, 3 x detached 4-bedroom dwellings, 2 x semi-detached 3-bedroom dwellings and 2 x semi-detached 2-bedroom dwellings (9 residential units in total). Refused 21/12/2020.
- 4.2 **210108** – Outline planning permission (Access, Appearance, Layout and Scale) for demolition of existing garage block and erection of 2x semi-detached 3-bedroom dwellings, 2x semi-detached 2-bedroom dwellings and 3x detached 4-bedroom dwellings together with parking, garages and new site access road. Approved subject to conditions 16/07/2021.
- 4.3 **EB/1964/0270** - Erection of a block of 40 lock-up garages, with access from Broomfield Street. Granted 1964-05-21.
- 4.4 **EB/1964/0054** - Erection of a block of 40 lock-up garages. Granted, subject to conditions -1964-02-06.

5. Proposed Development

- 5.1 This is an outline application. Full details of access arrangements, the layout, scale and appearance of the development have been provided. Site landscaping has been requested to be left as a reserved matter although layout drawings show indicative landscaping arrangements.
- 5.2 The development would comprise the following:-
- 5.3 Plot 1 – A detached 2 storey 3 bed dwelling with detached garage (with a section of pitched roofing providing a covered link to the main dwelling). The

building footprint measures 7 metres in width by 8.5 metres in depth. The roof would be hipped with eaves height at approx. 5.25 metres and the ridge line at approx. 8.4 metres.

- 5.4 Plot 2 – A detached 2-storey 3 bed dwelling with attached garage. The dwelling footprint would measure 6.2 metres in width by 8.5 metres in depth. The roof would be hipped with an eaves height of approx. 5.25 metres and the ridge line at approx. 8 metres. The attached garage would measure 3.1 metres in width by 6.2 metres in depth. It would have a gable roof with an eaves height of approx. 2.25 metres and a ridge height of approx. 5.2 metres.
- 5.5 Plot 3 – A detached 2-storey 3 bed dwelling with attached garage and protruding gable element on front elevation. The dwelling footprint would measure 6.9 metres in width by 8.5 metres in depth. The roof would be hipped with an eaves height of approx. 5.25 metres with the ridge line at approx. 8.4 metres. The attached garage would measure 3.2 metres in width by 6.2 metres in depth. It would have a gable roof with an eaves height of approx. 2.25 metres and a ridge height of approx. 5.2 metres.
- 5.6 Plots 4 & 5 – A pair of semi-detached 2-storey 3 bed dwellings with a staggered frontage. Each dwelling would have a footprint of 5.6 metres in width by 9.3 metres in depth. The roof would be hipped with eaves height at approx. 5.25 metres and a ridge height of approx. 7.9 metres. Plot 5 would be provided with a detached garage, linked to the main dwelling by a section of roof, which would measure 3.2 metres in width by 6.2 metres in depth. The roof would be part gable and part hipped and have an eaves height of approx. 2.4 metres with the ridge line at approx. 4.2 metres.
- 5.7 Plots 6 & 7 – A pair of semi-detached 2-storey 2 bedroom dwellings. Each dwelling would have a footprint of 4.65 metres in width by 9 metres in depth. The roofing would be hipped with an eaves height of approx. 5.25 metres and a ridge height of approx. 8.65 metres.
- 5.8 The dwellings would be configured in a cul-de-sac arrangement with the existing site access with additional passing place and a spinal road formed along the eastern site boundary. A turning head would be provided roughly halfway into the site with the road beyond that leading into a car parking area.
- 5.9 Plots 1, 2 and 3 would have 2 spaces. Plot 4 would have a single allocated parking bay and a garage. Plots 5, 6 and 7 would not have any allocated parking but 6 unallocated bays would be provided in the car parking area adjacent to them.
- 5.10 All dwellings would have access to private amenity space to the rear. Cycle and bin storage areas would be provided within the rear gardens of each dwelling.
- 5.11 The submitted plans show landscaping throughout the site however this is indicative and not a matter to be considered as part of this outline application.

6. Consultations

6.1 External

6.2 ESCC Highways – 20/04/2022

6.3 **No objection** - subject to the imposition of conditions relating to provision of adequate visibility splays, ensuring compliance with approved plans, and provision of parking spaces, cycle spaces and turning space for vehicles has been provided and construction management plan.

6.4 Internal

6.5 Specialist Advisor (Waste)

6.6 Concerns raised over access to the site but no objection to the proposal.

6.7 Specialist Advisor (Environmental Health)

6.8 No comments received.

7. Neighbour Representations

7.1 A number of representations have been received in respect of this proposal comprising:

- 28 letters of objection
- 1 Petition with 102 signatures.

The following is a summary of the main themes and issues raised by the objectors:

- Issues from parking;
- Issues created by additional traffic and congestion;
- Out of character;
- Loss of privacy and overlooking;
- Overbearing;
- Safety implications from increased vehicles;
- Access to the site is inadequate;
- Excessive density of development – overdevelopment;
- Loss of Daylight and Sunlight;
- Loss of residential amenity;
- Potential noise impacts;
- Objections on previous applications have not been addressed;
- Potential surface water drainage issues;
- Would not be in keeping with the character of the area;
- Loss of garaging would be detrimental to the area;
- Impact on rear amenity areas of surrounding properties.

It should be noted that 17 of the 28 letters of objection raised the issue of inadequate access to the site.

8. Appraisal

8.1 Principle of Development:

- 8.1.1 Para. 73 of the Revised National Planning Policy Framework (NPPF) instructs that *'Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years'* worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. As the Eastbourne Core Strategy is now more than 5 years old, local housing need is used to calculate the supply required.
- 8.1.2 Eastbourne can currently only demonstrate a 1.8 year supply of housing land. The application site is identified in the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) as site OL21. It is assessed as being potentially developable for a provision of up to 9 dwellings. The application, if members were minded to approve, would result in a net gain of 7 units. It is important to note that this is based on a general overview of the site rather than the full gamut of relevant planning considerations.
- 8.1.3 Para. 11 (d) of the NPPF states that, where a Local Planning Authority is unable to identify a 5 year supply of housing land, permission for development should be granted unless there is a clear reason for refusal due to negative impact upon protected areas or assets identified within the NPPF or if any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 8.1.4 The presumption of approval will therefore need to take into account the balance between the 3 overarching objectives of sustainable development, (these being social, economic and environmental benefits), as well as other matters identified within the NPPF, such as safeguarding and improving the environment and ensuring safe and healthy living conditions (para. 117), ensuring development is of suitable design and sympathetic to the character of the surrounding area (para. 127) and ensuring development does not compromise highway safety (para. 109).
- 8.1.5 The shortfall in the supply of housing land is a material consideration that weighs heavily in favour of allowing the proposed development.
- 8.1.6 The site is within the Old Town Neighbourhood and policy C4 of the Core Strategy Plan sets out the vision of the area, which includes *'Delivering some housing through infill and redevelopment of commercial premises;'*
- 8.1.7 Taking account of the above policy position, the proposed residential use of the site is considered to be wholly in line with the objectives of the Development Plan for the Neighbourhood and is considered to be acceptable in principle.

8.2 Housing Supply:

8.2.1 The proposed development would result in a net gain of 7 residential units. It is considered that the unit sizes across the development provides for a mixed and balanced community as required by policy D5 of the Eastbourne Core Strategy, with small and larger family homes being incorporated as well as para. 122 a) of the Revised National Planning Policy Framework which maintains that '*Planning policies and decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development...*'

8.3 Loss of Garage Facilities:

8.3.1 The site currently provides a single block of 40 garages. These garages are not directly associated with car parking for neighbouring dwellings on Broomfield Street, Longland Road, Northiam Road and Dillingburgh Road and are let out primarily for storage purposes. The applicant states that demand for the use of the garages is on the decline.

8.3.2 The saved policies of the Eastbourne Borough Plan include a specific policy, HO8, to encourage the redevelopment of garage plots for residential purposes where a submitted scheme represents:-

- a) a well designed development in terms of siting, scale and materials;
- b) no significant harm to residential, visual or environmental amenity;
- c) no adverse effect on road safety;
- d) provision of adequate car parking.

8.3.3 The redevelopment of such sites is also encouraged by para. 118 d) of the Revised National Planning Policy Framework. As such, it is considered the redevelopment of the garage site is acceptable in principle subject to these criteria, against which the development will be fully assessed in the main body of this report.

8.4 Design issues

8.4.1 The properties that back onto the site comprise a mix of terraced, semi-detached and detached dwellings. That mix is partially reflected in the scheme proposed with the inclusion of semi detached units. It is noted that the previously refused submission under 200302 incorporated larger dwellings which included rooms within the roof and higher ridgelines. The design approach now tabled has taken account of the previous reasons for refusal, primarily in respect of the scaling back of units backing onto Longland Road and Northiam Road so that the dwellings better match the form of those existing two storey units surrounding the site.

- 8.4.2 The proposed scheme is made up of a group of dwellings positioned around an access road in a typical cul-de-sac arrangement. Given the position of the site to the rear of existing properties fronting on to Northiam Road, Dillingburgh Road, Broomfield Street and Longland Road the proposed properties within the centre of the site do not necessarily have to fit into an existing street scene. Whilst the design of the dwellings does not replicate that of neighbouring buildings it is considered that the more relatable two storey scale of the development, as well as the self-contained nature of the site, is such that it is reasonable for it to possess its own character, which is a positive factor in creating a new development with a strong sense of identity.
- 8.4.3 The dwelling buildings are considered to be well articulated, engaging in appearance and the variance in design between buildings (whilst maintaining elements of commonality) is considered to create an interesting and distinctive environment within the centre of the proposed development.
- 8.4.4 The design, size and massing of the proposed buildings and the palette of materials, also take their cue from the surrounding properties. This is acceptable and helps to assimilate the dwellings into the landscape as well as tying them to the surrounding area with the use of traditional forms and materials.
- 8.4.5 With regard to impact on the wider surrounding area, given the proximity of the site to the South Downs National Park, it is not considered that the proposed scheme would have a negative impact. This was also the conclusion reached in the previous submission.
- 8.4.6 The visual gap currently afforded by the low level development of the site does not provide any key outlook towards the Downs and the presence of two storey buildings would not be any more disruptive to such views than surrounding residential development. Whilst a certain level of light spillage may be generated it is noted that the proposed development would be embedded in a developed area with an established presence of street lights as well as windows at ground and first floor height and it is not considered that any light generated would appear pronounced or isolated when viewed from the downs nor would it compromise the overall tranquillity of the downland, which is designated as a dark sky reserve.
- 8.4.7 Summary of design issues:
- 8.4.8 It is considered there would be no conflict with the thrust of policies UHT1, UHT4, HO6 and HO8 of the Eastbourne Borough Plan which, together, seek to ensure that new residential development is well designed in terms of siting, scale, design and materials, and that it reflects the local townscape/ local distinctiveness whilst making the most effective use of the site.

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

- 8.5.1 The proposed dwellings will occupy an area that currently appears as a largely open space when viewed from neighbouring properties on account of the only built form present being a low-rise garage block. Its redevelopment with 7 no two storey properties would inevitably have a greater impact on adjoining residents. However, this is not a reason for refusal; very many developments have an effect. The issue is whether those impacts are unreasonable in terms of, for example, the overbearing nature of the properties, loss of light or overlooking.
- 8.5.2 It is recognised that the development proposed may increase the perception of overlooking for adjoining occupiers. Moreover, the distances of the proposed dwellings to the rear garden boundaries would not be substantial. However, whilst there may well be some mutual intervisibility, this is not uncommon in urban settings and the separation distance would be sufficient to ensure that there would be no materially harmful overlooking or loss of privacy for adjoining occupiers. In terms of overlooking the rear facing windows at plots 1 to 7 would face towards garden areas on Longland Road (to the west) and Northiam Road (to the north). These neighbouring properties are on land that is raised in comparison to the application site level. As such, first floor windows would offer a fairly level view over the gardens. To the east, the land falls very gradually towards the rear of the properties on Dillingburgh Road. The combination of the changes in levels, and the separation between the rear facing elevations of the existing and proposed buildings, some 24-30 metres, would be sufficient to ensure that the scheme proposed would not appear unduly cramped in its context and there would be no harm to the established amenities of neighbouring properties.
- 8.5.3 As with the previous scheme in order to accommodate the number and scale of dwellings proposed, the buildings have also had to be configured in such a way that the flank elevation walls of a number of units, particularly those at plot 1, plot 4 and plot 7, are within close proximity of the rear boundaries of dwellings on Broomfield Street, Longland Road and Dillingburgh Road.
- 8.5.4 Whilst the outlook for occupiers would change, that is not, necessarily, the same as causing harm. The dwellings proposed are all two storey and this fact combined with the separation from adjoining properties would be sufficient to ensure that they would not be seen as unduly overbearing on the rear amenity areas of adjoining properties. The alignment of the proposed development, which is on a roughly north/south axis, in combination with the separation from surrounding properties would also serve to minimise any potential for loss of daylight/overshadowing of the adjoining properties and their gardens.

8.5.5 It is therefore considered that the proposed development would not generate unacceptable adverse impact upon the amenities of neighbouring residents, in conflict with saved policies HO20 and NE28 of the Eastbourne Borough Plan and paras. 117 and 127 of the Revised National Planning Policy Framework.

8.6 Living Conditions for Future Occupants:

8.6.1 Para. 126 of the National Design Guide (2019), which is a companion to the Revised National Planning Policy Framework, states that 'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.'

8.6.2 Nationally described space standards define the minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the amount of bedrooms provided and level of occupancy. Each of the dwellings meets the required floor space provision in accordance with the national standards.

8.6.3 All primary habitable rooms across the development are served by clear glazed openings. The level of access would be improved due to the dual aspect nature of all dwellings. Awkwardly shaped rooms and long corridors are avoided, thereby ensuring that the functionality and accessibility of the internal space within each property is maximised.

8.6.4 All dwellings have direct access to private amenity space whilst a private courtyard area is provided at the block of flats. Whilst garden sizes are smaller than those at neighbouring properties within immediate vicinity of the development they are consistent with higher density and more contemporary development within the wider surrounding area. Overall, it is considered that an acceptable balance is struck between the need for functional private amenity space and the need to develop brownfield sites at a suitable density to represent an efficient use of the land.

8.7 Impacts on highway network or access:

8.7.1 The site layout and access arrangements have been assessed by East Sussex Highways. The current access is proposed to be widened to 4.5m for the first 4.5m of the access road and then narrows to 3.2m for 10m and widens again to 4.5m for the remaining section. Highways commented that the proposal does not include a pedestrian footway but noted that an objection on this alone could not be justified given the good forward visibility and the risk of pedestrian/vehicle conflict for a development of this size being relatively small.

- 8.7.2 The access from Broomfield Street is the sole means of access to the site and, as such, would be used by any pedestrians making trips to plot 1 to 7 on foot. Whilst a designated footpath would be preferable, it is considered that this arrangement is acceptable in this instance due to the good levels of visibility on the access road, which is straight and level.
- 8.7.3 Adequate turning space for motor cars as well as servicing vehicles is provided within the site, thereby enabling vehicles to enter and leave the site in forward gear.
- 8.7.4 The quantum of parking provided is considered acceptable to serve the development without resulting in unacceptable parking pressure on the surrounding highway network, provided 6 of the parking spaces remain unallocated. All parking spaces are of suitable dimensions, are close to dwellings and benefit from high levels of surveillance from properties within the development as well dwellings on neighbouring streets.
- 8.7.5 The Highway Authority raises no objection in terms of safety or in terms of access for emergency or refuse vehicles.
- 8.7.6 Refuse vehicle tracking plans have been provided and have been reviewed by the Councils Waste team, Environment First. Concerns have been raised over the narrow access to the site, highlighting it would be particularly tight if cars are parking incorrectly around and within the site. The alternative would be to have an external bin store.
- 8.7.7 The distance from the entrance to the site to the proposed dwelling furthest from the access is approximately 85m. East Sussex County Council guidelines states that an external bin store needs to be within 30m of an entrance to a property and within 25m of the collection point.
- 8.7.8 Whilst the access for refuse collection vehicles will be via a narrower access than the previously approved application under reference 210108, the turning points within the site are of the same dimensions. Therefore, the proposal is considered to be acceptable.
- 8.7.9 If members were minded to approve, a condition requiring a minimum of one electric vehicle charging point per dwelling to be provided and maintained in operational order would be attached. This is to encourage the uptake in the use of electric vehicles as a means to combat emissions.

8.8 Landscaping:

- 8.8.1 While landscaping is a reserved matter, the amount and positioning of it would be dictated by the site layout (if approved) and, as such, the indicative drawings provided are considered to represent a realistic

option for site landscaping. They also demonstrate that the development has the capacity to incorporate landscaping.

8.8.2 It is observed that the existing garage compound is hard surfaced in its entirety and, as such, its redevelopment would not result in the loss of any significant landscape features.

8.8.3 It is recommended that a planning condition can be used to secure the use of suitable species in order to enhance the ecological value of new planting.

8.9 Drainage:

8.9.1 The garage compound is entirely hard surfaced and, therefore, generates a relatively high level of surface water. The development would increase the overall permeability of the site with the inclusion of soft landscaping.

8.9.2 The existing site benefits from a connection to the public surface water sewer that follows the course of Broomfield Street. The applicant has provided a CCTV survey of the connection and this has been reviewed by the Lead Local Food Authority, under planning application 200302, who have stated that they would expect it to have the capacity to provide surface water drainage for the site given that it currently serves a largely impermeable area. This is subject to detailed drainage designs, including attenuation measures to control run-off to close to greenfield rates, being secured by a planning condition in the event that the application is approved.

8.9.3 As well as a detailed drainage scheme, a planning condition requiring a management and maintenance plan for the site drainage would also be applied to any approval in order to ensure the site drainage continues to function effectively throughout the lifetime of the development.

8.10 Ecology

8.10.1 Upon taking note of a number of representations from local residents on the previous application, the applicant was requested to undertake a preliminary bat roost assessment to determine the likely presence of bat roosts at the site. The report provided by The Mayhew Consultancy Ltd confirms that the *'garages at Brookfield Street are considered to be of 'Negligible' potential for roosting bats. This is due to:*

- no obvious signs of bats;
- very limited internal features for roosting bats;
- poor quality foraging habitat in the surrounding suburban gardens;
- poor habitat connectivity with the nearest areas of good quality habitat.

Consequently, no further surveys are required.'

8.10.2 As such a Protected Species Mitigation License with regard to bats would not be required from Natural England before site clearance or other works which would impact on the dwelling, may commence.

8.11 Other Matters:

8.11.1 Construction Management.

8.11.2 A Construction and Environmental Management Plan would be required by condition to ensure that construction related traffic would be suitably managed in relation to the site, including delivery times, parking, types of vehicles, construction traffic movement and environmental pollution from construction.

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 conditions listed below:

10.2 **RESERVED MATTERS** a) Details of the reserved matters set out below (“the reserved matters”) shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- i. Landscaping
- ii. Construction and environmental management
- iii. Drainage.

b) The development shall be implemented strictly in accordance with the approved reserved matters.

c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing prior to commencement of development.

d) The development shall be commenced no later than five years from the date of this permission or two years following the final approval of the reserved matters, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

10.3 **APPROVED PLANS:** The development hereby permitted shall be carried out in accordance with the following approved drawings:

- 25849 01
- 25849 04J

- 25849 17F
- 25849 23D
- 25849 24E
- 25849 25D
- 25849 26D
- 25849 27E
- 25849 28E
- 25849 29D
- 25849 30D
- 25849 31C
- 25849 32C
- 25849 41
- 25849 42
- 25849 43
- 25849 44

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

10.5 **LANDSCAPING:** An application for Reserved Matters shall be accompanied by a Landscaping Plan, which shall provide details of the treatment of all parts of the site not covered by buildings. Details shall include:

- a) a scaled plan showing all hard and soft landscaping, including vegetation to be retained and planting of trees and plants;
- b) details of all hard surfaces, including facing material specifications;
- c) all boundary treatments, including facing material specifications;
- d) a schedule detailing sizes, species and numbers of all proposed trees/plants;
- e) sufficient specification to ensure successful establishment and survival of new planting; and
- f) visibility splays adjacent to the vehicular access on Broomfield Road.

The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner.

Reason: To safeguard and enhance the character, amenity and biodiversity of the area.

10.6 **MATERIALS:** Written details of all facing materials used in the external surfaces of the development, hereby approved, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement and shall thereafter be implemented in accordance with the details approved

and maintained as such for the lifetime of the development, unless otherwise approved in writing by the Local Planning Authority.

Reason: To secure that the development has a satisfactory appearance.

- 10.7 **PD REMOVAL (alterations to approved dwellings):** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargement or extension, window, dormer window, roof light or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority to the dwellings hereby approved.

Reason: To safeguard the amenities of the occupiers of nearby properties.

- 10.8 **PD REMOVAL (Other alterations within the curtilage):** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no outbuildings, raised platforms or hard surfacing shall be erected within the curtilage of the dwelling houses hereby approved other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area.

- 10.9 **CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP):** An application for Reserved Matters shall be accompanied by a Construction and Environmental Management Plan. The Plan shall provide details as appropriate and shall include, but not be restricted to, the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and egress and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading, unloading and storage of plant, materials and waste;
- the times of any deliveries related to the development, which should avoid peak travel times;
- the erection and maintenance of security hoarding;
- details of wheel washing, or any other measures to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works;
- other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders, road closures, hoarding licences, traffic management);
- details of any temporary structures on or around the site;

- hours of construction;
- details of all mitigating measures to ensure protection of neighbouring occupants from environmental pollution;
- assurance that no burning of material will take place on site; and
- A survey of the condition of the surrounding public highway network prior to commencement of development.

Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. Any damage caused to the highway as a direct consequence of the construction traffic shall be rectified at the applicant's expense.

Reason: in the interest of the amenity of the area and highway safety.

10.10 **SURFACE WATER DRAINAGE SCHEME:** An application for Reserved Matters shall be accompanied by a Surface Water Drainage Scheme. The surface water drainage scheme shall include the following:

- a. Detailed drawings and hydraulic calculations. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. The calculations shall demonstrate that surface water flows can be limited to 10 l/s for all rainfall events, including those with a 1 in 100 (plus climate change) annual probability of occurrence.
- b. The details of the outfall of the proposed drainage system and how it connects into the sewer shall be submitted as part of a detailed design including cross sections and invert levels.
- c. The detailed design shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
- d. The detailed design of the surface water drainage features shall be informed by findings of groundwater monitoring between autumn and spring at the location of the proposed tank. The design should leave at least 1m unsaturated zone between the base of the drainage structures and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the hydraulic capacity and structural integrity of the drainage system should be provided.

Prior to submission of the scheme, the applicant shall first make contact with ESCC SuDS Team and Southern Water to ensure their agreement with the scheme.

The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling hereby approved, by or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM).

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats.

- 10.11 **DRAINAGE MAINTENANCE AND MANAGEMENT:** An application for Reserved Matters shall be accompanied by a Maintenance and Management Plan for the entire drainage system to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall cover the following:

- a. This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains.
- b. Evidence of how these responsibility arrangements will remain in place throughout the lifetime of the development.

Maintenance of the drainage system shall be in accordance with the approved details for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats.

- 10.12 **REFUSE:** The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: In the interest of visual amenity and serviceability in accordance with saved policy UHT1 of the Eastbourne Borough Plan and para. 110 of the Revised national Planning Policy Framework.

- 10.13 **HIGHWAYS:** Prior to occupation of the development hereby permitted, the new accesses shall be in the positions shown on the submitted plan 25849.05E and laid out and constructed in accordance with the diagrams below and all works undertaken shall be executed and completed by the applicant to the satisfaction of the Local Planning Authority.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

- 10.14 **VEHICULAR TURNING SPACE:** The development shall not be occupied until turning spaces for vehicles has been provided and constructed in accordance with the approved plan, 25849 04L and the turning spaces shall thereafter be retained for that use and shall not be used for any other purpose.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

- 10.15 **PARKING PROVISION:** The development shall not be occupied until parking areas have been provided in accordance with the approved plan, 25849 04L, details which have been submitted to and approved in writing by the Planning Authority in consultation with the Highway Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

- 10.16 **CYCLE PROVISION:** The development shall not be occupied until cycle parking has been provided in accordance with the Highway Authority's specifications and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.

- 10.17 **PROVISION OF ELECTRIC CHARGING POINTS:** Details of electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be provided prior to first occupation and retained in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide electric charging points in accordance with current sustainable transport policies.

11. Appeal

- 11.1 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.

12. Background Papers

- 12.1 None.

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Report to: Planning Committee
Date: 30th May 2022
Application No: 210845
Location: 19 Sancroft Road, Eastbourne, East Sussex
Proposal: Demolition of existing dwelling and erection of 2no.3 bed semi-detached dwellings.

Applicant : Miss Tracy Reid
Ward: Old Town

Recommendation: Approve subject to conditions.

Contact Officer: **Name:** James Smith
Post title: Specialist Advisor (Planning)
E-mail: james.smith@lewes-eastbourne.gov.uk
Telephone number: 01323 410000

Map Location:



1. **Executive Summary**

- 1.1 It is considered that the proposed scheme represents sustainable development in that it represents a more efficient use of a sustainable site in terms of the amount of dwellings provided and in the general energy efficiency and durability improvements achieved through the provision of a new building.
- 1.2 It is considered that the proposed dwellings would integrate effectively with the existing street scene and would not detract from the amenities of neighbouring residents.
- 1.3 It is considered that internal and external space provided for each household would deliver good quality living conditions for future occupants.

2. **Relevant Planning Policies**

2.1 National Planning Policy Framework 2021:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places.

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C4: Old Town Neighbourhood Policy
- D1: Sustainable Development
- D5: Housing
- D8: Sustainable Travel
- D10a: Design.

2.3 Eastbourne Borough Plan 2001-2011:

- NE7 Waste Minimisation Measures in Residential Areas
- NE28 Environmental Amenity
- UHT1 Design of New Development
- UHT4 Visual Amenity
- UHT7 Landscaping
- HO1 Residential Development within the Existing Built-up Area

HO2 Predominantly Residential Areas
HO7 Redevelopment
HO20 Residential Amenity
TR6 Facilities for Cyclists
TR11 Car Parking
US4: Flood Protection and Surface Water Disposal.

3. **Site Description**

- 3.1 The site is currently occupied by a detached two-storey dwelling which has a hipped roof and distinctive curved bay windows on the front elevation. A flat roof garage has been attached to the southern (side) elevation. The dwelling is set back from the road with a landscaped garden and hard surfaced parking/driveway to the front. The western boundary, which flanks Sancroft Road, is marked by an approx. 1 metre high brick wall, with a gap maintained for access, which includes a dropped kerb crossover.
- 3.2 The site is located in Sancroft Road, a residential street that is characterised by two-storey dwellings, the majority of which are detached. There is a fairly rigid building line maintained, with dwellings being set back from the highway. The gaps maintained between the side elevations of each dwelling are generally narrow. The rear gardens of properties on the eastern side of Sancroft Road back on to Old Town Recreation Ground. The wooded slopes that mark the edge of the South Downs National Park rise to the west, approximately 225 metres from the site.
- 3.3 There are no specific planning designations or constraints attached to the site.

4. **Relevant Planning History**

- 4.1 **210391** - Demolition of existing dwelling and erection of 2no.4 bed semi-detached dwellings - Refused - 12th July 2021.

5. **Proposed Development**

- 5.1 The proposed development involves the demolition of the existing dwelling and garage and replacement with a pair of semi-detached 2½-storey dwellings (with the second floor being provided partially within the roof space). The combined ground footprint of the two dwellings would be approx 120 m² (approx. 8.75 metres in width by 13.4 metres in depth plus bay windows). Above ground floor level, the depth of the dwelling would reduce to approx 9.4 metres. The ground and first floors would be split level, accounting for the fall of the ground level to the rear of the site.
- 5.2 A single hipped style crown roof would be formed over the pair of dwellings. When measured against site level to the front of the dwelling the eaves height of the roof would be approx 5.5 metres with the ridge height at approx 8.35 metres. From the lower lying land to the rear of the site the eaves height would be at approx 6.9 metres and the ridge height being at approx.

9.7 metres. The ground floor of level of the building would project approx 4 metres further to the rear of the site than the rest of the building and this projection would be in the form of a flat roof element measuring approx 3.1 metres in height.

- 5.3 Each dwelling would be served by a single parking bay to the front of the property. The existing dropped kerb crossover would be widened and the front boundary wall would be removed in order to provide access to these parking areas. A footway providing access to the rear gardens of both properties would run along the southern site boundary. Bike and bin stores would be provided in the rear gardens of each property.

6. **Consultations**

- 6.1 None required or received.

7. **Neighbour Representations**

- 7.1 A total of 33 letters of objection have been received. This includes letters from the same responder that relate to the original scheme and the amended scheme. Objections to the original scheme are included where the comments are applicable to the amended scheme. A summary of relevant planning matters raised is provided below:-

- Would result in overlooking of neighbouring properties;
- Would generate additional traffic on busy road;
- Insufficient parking on site would lead to obstructive parking on road;
- Increased noise and disturbance;
- Unnecessary demolition of a sound building;
- Overdevelopment of the plot;
- Out of keeping with neighbouring development;
- Approval would set a precedent;
- Demolition would lead to pollution/increase in carbon footprint;
- Would breach covenants relating to building density and building lines;
- A large amount of dwellings on Sancroft Road do not have off road parking which already puts pressure on street parking;
- On street parking would cause obstruction to busses;
- Increased dropped kerb would reduce parking capacity on the street;
- Would cause overshadowing of neighbouring property;
- Demolition works may impact upon foundations of neighbouring dwellings;
- Construction works would result in pollution and disruption;

- The houses are not big enough and would not provide a good living environment;
- The single-storey extension could be extended further in the future to provide more rooms;
- Loss of space maintained between dwelling and recreation ground to the rear;
- The gardens are not large enough;
- Unclear how the green roof would be maintained;
- Proposed boundary treatment is unsympathetic;
- Air source heat pumps would result in noise nuisance throughout the day;
- In conflict with the Core Strategy vision for Old Town;
- No sustainability in development checklist provided;
- No light survey provided;
- Would impact upon the setting of the South Downs;
- Would result in harmful impact upon ecology;
- Concerned about drainage impact.

8. **Appraisal**

8.1 Principle of Development

8.1.1 Para. 74 of the Revised National Planning Policy Framework (NPPF) instructs that 'Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. As the Eastbourne Core Strategy is now more than 5 years old, the standard method for calculating housing need set out in Planning Practice Guidance for Housing Needs and Economic Assessment is used to establish the need. As present, the Council is only able to identify a 1.43-year housing land supply.

8.1.2 Para. 11 (d) of the NPPF states that, where a Local Planning Authority is unable to identify a 5 year supply of housing land, permission for development should be granted unless there is a clear reason for refusal due to negative impact upon protected areas or assets identified within the NPPF or if any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. This approach, commonly referred to as the application of a 'tilted balance' will be adopted in assessing the planning application. The proposal represents a development of a

windfall site that would deliver a net gain of 1 residential unit, thereby contributing towards the Council's housing delivery target.

- 8.1.3 It is therefore considered that the principle of the development is acceptable subject to the benefits of the development not being significantly outweighed by any harmful impact identified when assessing against the national planning policy framework and relevant local plan policies that are in alignment with its aims and objectives.

8.2 Design:

- 8.2.1 The proposed development involves the intensification of the use of the existing site. This form of development is encouraged by para. 124 and 130 of the NPPF, provided the scheme would be sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 8.2.2 The site is located on a street where detached dwellings are the predominant form of development. Where there are semi-detached dwellings present the combined width of their plot is wider than those of the detached dwellings. The proposed development does not strictly conform to this spatial characteristic given the plots of each dwelling would be narrow in comparison with neighbouring properties. However the Council has to be mindful of the direction of travel in current local and national planning policies and objectives that encourage brownfield land to be redeveloped in a more efficient way in order to meet housing need at a time when the availability of land, particularly within settlement boundaries, is increasingly constrained.
- 8.2.3 This is reflected in the preamble to saved policy HO7 of the Eastbourne Borough Plan, with para. 6.21 stating that redevelopment of obsolete or underused land or buildings has been one of the principle means of achieving new homes within the existing built-up area. This process will continue to play an important role during the Plan period and is vital to the objective of seeking much greater residential development on previously developed land. Policy B1 of the Eastbourne Core Strategy specifically identifies Old Town as an area suitable for densification, with new development targeted at 31-122 dwellings per hectare.
- 8.2.4 The overall site area is approx. 370 m², meaning current residential density equates to approx. 27 dwellings per hectare. The proposed development would double this to approx. 60 dwellings per hectare. Whilst this does represent a marked increase, and is a greater density than surrounding development, it does fall comfortably within the suggested density for development in Old Town.
- 8.2.5 The footprint of the existing dwelling is approx. 62.5 m², with the attached garage providing an additional coverage of approx. 15.5 m². The site coverage of the site would therefore increase by approx. 42 m² (54%) as a result of the development. A large proportion of the increase would result from the proposed ground floor projection to

the rear. The 2½-storey element of the building would cover approx. 83.5 m², an increase of approx. 33% over the coverage provided by the existing 2-storey dwelling.

- 8.2.6 The proposed development respects the existing building line and that, whilst the flank walls reach within close proximity of neighbouring dwellings, this is consistent with the established pattern of development on the street where the majority of dwellings are separated by narrow gaps. The design and appearance of the dwelling incorporates features that correspond with neighbouring dwellings including the use of hipped roof bay windows and a front porch. The eaves and ridge height of the proposed development would be similar to neighbouring properties, ensuring the dwellings would not appear overly prominent or incongruous within the street scene.
- 8.2.7 As the parking area to the front of the development would be open plan it would not be immediately apparent that the site has been subdivided and the general appearance of the site would therefore be broadly consistent with the rhythm of development within the street scene.
- 8.2.8 The main rear elevation of the proposed dwellings would align with neighbouring properties. Whilst the single-storey element would extend further back this would be similar in character to a permitted development single-storey extension and it is noted that a number of nearby properties have single-storey extensions to the rear. Due to the modest height of the single-storey projection to the rear it is not considered that the sense of space maintained between development on Sancroft Road and the green space provided by the recreation ground to the rear would be eroded.
- 8.3 Impact of the proposed development on amenity of adjoining occupiers
- 8.3.1 The northern flank wall of the proposed dwelling would be similar to the existing flank wall in terms of position, height, depth and absence of openings. The southern flank wall would also be similar to the existing wall but would be positioned approx. 2 metres closer to the southern boundary, with a set-back of approx. 1 metre maintained. Neither of the neighbouring dwellings has any side facing windows that would be subject to unacceptable overbearing or overshadowing generated by the flank walls and the walls would not project ahead of either the front or rear elevations of the neighbouring dwellings.
- 8.3.2 Whilst the single-storey element of the development would project beyond the rear elevations of neighbouring dwellings it is considered that the impact towards them would be similar to that generated by a typical single-storey domestic extension. Indeed, the existing building could be extended by 4 metres to the rear at single-storey height without the need for planning permission.
- 8.3.3 Windows within the proposed dwellings would be concentrated to the front and rear elevations and it is considered views offered from them would be similar to those available from the windows of

existing dwelling. As such, it is not considered that any unacceptable overlooking impact would manifest. A condition will be used to ensure that the flat roof area over the rear ground floor projection is not used as a raised terrace at any time in order to preserve the privacy of neighbouring residents.

- 8.3.4 It is not considered that the intensification of the residential use of the site would be to a degree that results in unacceptable levels of disturbance towards neighbouring residents. The car parking areas are stepped away from site boundaries allowing for the use of landscaping and boundary treatment to provide a screen that would soften visual impact towards neighbouring dwellings and help prevent headlights from parking cars shining into neighbouring windows. A condition will be used to secure a comprehensive landscaping scheme for the site that would secure these mitigation measures.

8.4 Living Conditions for Future Occupants

- 8.4.1 Para. 134 of the NPPF states that ‘development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.’
- 8.4.2 Para. 126 of the National Design Guide (2019) states that ‘well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.’
- 8.4.3 The Technical housing standards – nationally described space standard (2015) defines minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the amount of bedrooms provided and level of occupancy. The GIA of 97.4 m² provided in each of the dwellings exceeds the minimum of 90 m² required for a three-storey 4 person dwelling as per the space standards.
- 8.4.4 All habitable rooms within the proposed dwellings would be served by clear glazed windows allowing access to good levels of natural light as well as providing natural ventilation to the dwelling interior. Although the internal split-level arrangement would introduce the need for steps to be provided at each level it is not considered that this would significantly impede circulation and allows the development to respond to the site topography. The rooms provided are considered to be of a good size and section drawing confirm that the rooms provided partially within the roof space would have a suitable ceiling height.
- 8.4.5 The main dwellings would be accessed from the front with their entrances engaging well with the street scene and benefitting from natural surveillance from surrounding properties, as would the car parking areas to the front of the dwellings.
- 8.4.6 The northernmost dwelling would be provided with a private rear garden space of approx. 80 m² whilst the neighbouring property

would have a marginally smaller garden of approx. 75 m². In both instances the garden space provided would exceed the footprint of the dwelling and therefore comply with guidance provided in section 12 of Building for Life 12. Secure and covered bin and bike stores would be provided in the rear garden areas. Use of the access path serving the rear gardens would be controlled by a gate and a condition will be used to ensure this feature complies with Secured by Design standards.

- 8.4.7 A condition would be added to remove householder permitted development rights in order to prevent any further extension of the building, or the provision of outbuildings. This restrictive condition would thereby prevent loss of garden space.

8.5 Landscape and Ecology

8.5.1 The Environment Act (2021) includes the provision to amend the Town and Country Planning Act (1990) in order to require biodiversity net gain to be delivered as a condition of a planning permission. The Act provides a two-year transition period (expiring 2023) before this mandatory requirement comes in to force. In the interim, the Council have adopted a Biodiversity Net Gain Technical Advice Note (TAN) to reflect the direction of travel and also provide clarification on NPPF requirements that 'planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity (para. 174) and that, when determining planning applications, local planning authorities should apply the principle that 'opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity' (para. 180).

8.5.2 Minor developments within the Borough are expected to deliver some biodiversity net gain. The footprint of the proposed development is larger than the existing footprint and, therefore, a proportion of the landscaped rear garden space would be lost. There is no significant planting within this garden space although there are ornamental trees and shrubs further to the rear. The landscaping for the site should retain as many of the trees as possible and compensate for the loss of garden space by enhancing the habitat provided by the landscaping within the retained garden. This can be achieved through the planting of native species and plants that provide a food source for wildlife or act as pollinators. It is noted that the ground floor projection would incorporate a green roof and biodiversity enhancement measures can therefore also be incorporated into this feature.

8.6 Highways and Access:

8.6.1 It is considered that the intensification introduced by the proposed development would not generate an increase in trip rates that would have the potential to cause disruption on the surrounding highway network.

- 8.6.2 Each dwelling is provided with a single car parking bay. ESCC Highways Standing Advice states that 3 and 4 bed dwellings should be served by a minimum of two car parking bays. However, this is a standardised level across the County, which includes many rural areas and small settlements. Interrogation of the ESCC Car Ownership Parking Demand Tool, which uses census data based on specific wards within East Sussex, suggests that each dwelling would generate demand for 1.46 x resident parking bays and an additional 0.2 of a space for visitor parking.
- 8.6.3 The proposed increase in the width in the existing crossover would result in the loss of an on street car parking space on Sancroft Road. However, it is noted that such works could be carried out under licence from ESCC Highways without the need to apply for planning permission, as has happened at a number of neighbouring sites, and it is not considered that the loss of on street parking would cause significant harm to pedestrian and highway safety or the movement of vehicles.
- 8.6.4 Whilst the parking provision represents a modest shortfall on the calculator projection it should be noted that part of the shortfall relates to visitor parking and that visitors could be reasonably expected to use the road and do not necessarily need to park directly to the front of the dwelling. The combined shortfall for permanent parking is 0.9 space and it is considered that the potential for the potential increase in demand for on street parking would therefore be minimal and unlikely to make a material contribution towards parking pressure on the surrounding highway network.
- 8.6.5 It is noted that a relatively frequent local bus route passes along Sancroft Road and that this would encourage use of public transport throughout the daytime. The local route connects with regional routes accessed from the town centre as well as main line rail services. It is considered therefore that the occupants of the development would not have a complete reliance on the use of private motor vehicles.
- 8.7 Flooding and Drainage:
- 8.7.1 The proposed development would introduce an enlarged building footprint and additional hard surfacing to the front and rear of the site, thereby reducing site permeability.
- 8.7.2 Environment Agency flood risk maps show the risk of tidal, fluvial or surface water flooding on the site and immediate surrounding area is very low. It is noted that the single-storey projection to the rear of the dwellings would be surfaced with a green roof which would provide a degree of drainage capacity. The hard surfaced parking area to the front of the dwellings could be surfaced in permeable materials to reduce surface water run-off. It is also noted that both dwellings would be provided with rainwater storage butts that would allow for a degree of attenuation of surface water.

8.7.3 The existing dwelling uses a connection to the public sewer for the discharge of surface water and it is intended for the proposed development to be serviced in the same way. This would require a connection agreement from Southern Water, which would include an agreed discharge rate. Final details of the drainage scheme would be secured by condition.

8.8 Sustainability:

8.8.1 Para. 152 of the NPPF states that the planning system should ...encourage the reuse of existing resources, including the conversion of existing buildings...’ This is echoed in para. 3.6 of the Sustainability in Development Technical Advice Note which identifies harm caused by demolition in terms of generation of waste and amenity impact and states a preference for existing buildings to be reused, repaired or refurbished rather than demolished. Para. 3.6 also states that any application involving the demolition of an existing building should include details on why it is not possible to reuse the building.

8.8.2 In this instance, it is considered that the proposed development offers significant benefits over the existing building in terms of sustainability by introducing a net gain of one dwelling in a sustainable location and, therefore, increasing the efficiency of the use of the land. It would be difficult to achieve this increase through extending the existing building due to the need to incorporate split levels to maximise space and a significant amount of building work would be involved to do this. Furthermore, the new building would be constructed in energy efficient materials/insulation and incorporate carbon reduction technology that would reduce the long-term carbon footprint of the building, improve its durability and therefore offer sustainability enhancements in the long term.

8.8.3 A waste minimisation has been provided with the application and includes details on how existing building materials would be reused on site as hardcore/sub-base whilst all other external and internal materials would be recycled where practicable. Topsoil would be retained for reuse in the garden areas and spoil generated by excavation would be minimised and reused on site where possible. In addition, it is stated that materials used would be locally manufactured and sourced where possible as a means to reduce embodied energy.

8.8.4 Other measures incorporated to improve sustainability include the provision of air source heat pumps and solar panels, green roofing over the ground floor projection to the rear of the dwelling, water saving devices and rainwater harvesting equipment. Electric vehicle charging apparatus would be provided as per the Council’s policy.

8.8.5 A condition will be used to secure further details of materials to be used and their performance in terms of energy efficiency, as well as details of how those materials could be removed and reused in the future when the building comes to the end of its operational life. This

is in accordance with the principles on embodied energy set out in R.2.i and R.2.ii of the National Model Design Code Part 2 Guidance Notes which indicates a preference for reuse of buildings but provides criteria/considerations to be applied in the event that a new building is to be provided on site.

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 It is recommended that the application is approved, subject to the conditions listed below.

10.2 **TIME LIMIT:** The development hereby permitted shall be commenced before the expiration of three years from the date of this 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).

10.3 **APPROVED PLANS:** The development hereby permitted shall be carried out in accordance with the following approved drawings: -

- 19SRE2022 001 - Proposed Site Plan
- 19SRE2022 002 - Proposed Floor Plans
- 19SRE2022 003 - Proposed Street Scene
- 19SRE2022 004 - Proposed Elevations
- 19SRE2022 005 – Proposed Section
- Waste Minimisation Statement.

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

10.4 **DRAINAGE:** No above ground works shall commence until a surface water drainage scheme and maintenance and management plan, together with a timetable for implementation, have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. Surface water run off to the surface water sewer network shall be limited to a rate agreed with Southern Water and shall incorporate any required mitigation measures. Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental

Management (CIWEM). The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Prior to submission of the scheme, the applicant shall first make contact with ESCC SuDS Team and Southern Water to ensure their agreement with the scheme.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats.

- 10.5 **DRAINAGE MAINTENANCE:** Following completion of the SuDS scheme, a Completion Statement by an accredited person, who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), which demonstrates that the development has been fully implemented in accordance with the approved SuDS scheme, including a photographic record of the works, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality.

- 10.6 **CONSTRUCTION MANAGEMENT PLAN (CMP):** No development shall take place, including any further site clearance, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- means of reusing or recycling any existing materials present on site for construction works;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- Works to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders if required);
- details of public engagement both prior to and during construction works;
- demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities;
- include details of the use of protective fences, exclusion barriers and warning signs;

- provide details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils and fuel;
- details of any external lighting.

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D9 of the Eastbourne Core Strategy and para. 174 of the NPPF.

- 10.7 **CAR PARKING:** The development shall not be occupied until all parking and turning areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: In the interests of highway safety and for the benefit and convenience of the public at large having regard to saved policy TR11 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 110 of the NPPF.

- 10.8 **ELECTRIC VEHICLE CHARGING POINTS:** Prior to the first occupation of any part of the development hereby permitted, a minimum of 1 x electric vehicle charging point shall be provided for each dwelling and shall be maintained in an operable condition thereafter for the lifetime of the development.

Reason: To encourage alternative, more sustainable modes of transport and to reduce local contributing causes of climate change in accordance with policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 112 of the NPPF.

- 10.9 **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS:** Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works (including the formation of new windows) as defined within Part 1 of Schedule 2, classes A-F inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in accordance with saved policies NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 130 of the NPPF.

- 10.10 **NO USE OF FLAT ROOF AS BALCONY/TERRACE:** The roof area over the single-storey flat roof projection shall be used as an ecological aid only and shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority. The roof shall only be accessed for maintenance purposes or in the case of an emergency.

Reason: To safeguard the amenities of the adjoining premises in accordance with saved policies UHT1 and HO20 of the Eastbourne Borough Plan and policies B2 and D1 of the Eastbourne Core Strategy.

10.11 **LANDSCAPING:** Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all hard surfacing;
- Details of all boundary treatments (including balcony screening);
- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
- Details of planting and long term maintenance of green roofing;
- Details of all trees to be retained and measures to ensure they are protected during construction;
- Ecological enhancements and Biodiversity Net Gain.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the development incorporates sympathetic landscaping that amalgamates with surrounding landscaping, is appropriately and sympathetically screened and provides a secure and safe environment for future occupants in accordance with saved policies UHT1, UHT4, UHT7, NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 174 of the NPPF.

10.12 **SUSTAINABILITY MEASURES:** The proposed development shall not be occupied until full details of all renewable/carbon saving/energy and water efficiency measures to be incorporated into the scheme have been submitted to and approved by the Local Planning Authority. All measures approved shall thereafter be provided prior to the occupation of any dwelling and maintained in place thereafter throughout the lifetime of the development.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 152 of the NPPF.

10.13 **LOW EMISSION BOILERS:** Details shall be submitted to and approved by the local planning authority prior to the first occupation of the development for the installation of Ultra-Low NO_x boilers with maximum NO_x emissions less than 40 mg/kWh (or a zero emission energy source). The details as

approved shall be implemented prior to the first occupation of the development and shall thereafter be permanently retained.

Reason: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site and to manage air quality in accordance with NPPF 181.

- 10.14 **BIN & CYCLE STORAGE:** Prior to the first occupation of any part of the development hereby approved, the bin and cycle storage facilities shown on the approved plans shall be installed in accordance with details to be submitted to and approved by the Local Planning Authority and maintained in place thereafter throughout the lifetime of the development.

Reason: In the interest of environmental amenity and in order to encourage the use of sustainable modes of transport in accordance with saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 112 of the NPPF.

- 10.15 **SECURED BY DESIGN:** Prior to the first use of the development hereby permitted, information shall be submitted to and approved in writing by the Local Planning Authority detailing how the development would adhere to the principles of Secured by Design. Particular consideration should be given to the control of access to the footpath that provides access to the rear gardens.

Reason: In order to provide a healthy and safe environment for future occupants of the development and the wider public in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 92 of the NPPF.

- 10.16 **EXTERNAL MATERIALS:** No external materials or finishes shall be applied until a schedule and specification of materials, to include sourcing, place of manufacture and energy efficiency performance have been submitted to and approved by the Local Planning Authority, The development shall thereafter be carried out in accordance with those details and maintained as such unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of visual amenity and sustainability in accordance with saved policies UHT1 and UHT4 of the Eastbourne Borough Plan, policies B2, D1 and D10a of the Eastbourne Core Strategy and para. 130 of the NPPF.

11. **Appeal**

- 11.1 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.

12. **Background Papers**

- 12.1 None.

Report to: Planning Committee
Date: 20th October 2020
Application No: 220265
Location: 49 St Philips Avenue, Eastbourne
Proposal: Conversion of loft space to include hip to gable roof extension, rear dormer and roof light to front elevation

Applicant : Mrs F Sims
Ward: St Anthony's

Recommendation: Approve subject to conditions

Contact Officer: **Name:** Melanie Bucknell
Post title: Caseworker
E-mail: melanie.bucknell@lewes-eastbourne.gov.uk
Telephone number: 01323 410000

Map Location:



1. Executive Summary

- 1.1 The application is being presented to planning committee due to a member of Council staff being the applicant, in the interest of transparency.
- 1.2 The proposed development would not have any negative impacts on the amenities of neighbouring occupiers or the surrounding area.
- 1.3 The application is considered to comply with national and local policy and both applications are recommended for approval subject to conditions.

2. Relevant Planning Policies

2.1 National Planning Policy Framework

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

C6 Roselands and Bridgemere Neighbourhood Policy

D5 Housing

D10a Design

2.3 Eastbourne Borough Plan 2001-2011:

HO20 Residential Amenity

UHT1 Design of New Development

UHT4 Visual Amenity

US4 Flood Protection and Surface Water

US5 Tidal Risk.

3. Site Description

- 3.1 The application site is located on the north side St Philips Avenue.
- 3.2 The site is a two-storey semi-detached dwelling house with block pave driveway to the front.
- 3.3 The front elevation is comprised of white render, painted brickwork and red tile hanging to the front.

4. Relevant Planning History

- 4.1 No relevant planning history.

5. Proposed Development

- 5.1 The application proposes a hip to gable extension with rear dormer.
- 5.2 The roof extension includes a roof light to the front roof slope, two obscurely glazed windows to the side and two windows to the rear.

6. Consultations

6.1 Environment Agency

- 6.1.1 No comment received.

7. Neighbour Representations

- 7.1 No comments have been received following neighbour consultation and display of a site notice.

8. Appraisal

8.1 Principle of Development

- 8.1.1 There is no conflict with adopted policy in principle, that 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 2021, policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

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

- 8.2.1 The proposed alterations to the existing building would not have any detrimental impact on the amenities of the adjoining occupiers or the surrounding area.
- 8.2.2 The works proposed are thought to have minimal impact within the wider street scene due to the materials being used matching the existing or being sympathetic to the character of the building.
- 8.2.3 The works propose roof light to the front, 2no obscurely glazed windows to the side and two windows to the rear. These windows would not provide an outlook that would detrimentally impact the privacy of the surrounding occupiers.

8.3 Design

- 8.3.1 The proposed alterations to the building are considered to be in keeping with the character of the existing building.
- 8.3.2 The proposed dormer will be tile hung with a felt roof and the fenestration will be uPVC. The facing materials will match the materials of the host property and is acceptable in terms of visual impact.
- 8.3.3 It is noted that a number of similar developments existing in the local area.

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 It is considered the proposal complies with local and national policy and is therefore recommended for approval subject to the following conditions:

10.2 **TIME LIMIT:** 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).

10.3 **DRAWINGS:** The development hereby approved shall be carried out in accordance with the following approved plans:

- 28019 04 – Site Location and Block Plan
- 28019 12 – Proposed Ground Floor
- 28019 13 – Proposed First Floor
- 28019 14 B – Proposed Second Floor
- 28019 15 B – Proposed Roof
- 28019 16 B – Proposed Elevations
- 2001-S4-P03 – Proposed Ground Floor Plan
- 2002-S4-P03 – Proposed First Floor Plan
- 2003-S4-P03 – Proposed Second Floor Plan

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

10.4 **WATER RUN-OFF:** Notwithstanding the plans here approved, all water run-off from the new roof shall be dealt with using rainwater goods installed at the host property and no surface water shall be discharged onto any adjoining property, nor shall the rainwater goods or downpipes encroach on the neighbouring property and thereafter shall be retained as such.

Reason: To ensure that surface water is dealt with appropriately within the application site and not affect adjoining properties by way of localised flooding.

11. Appeal

11.1 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.

12. Background Papers

12.1 None.