

# Planning Committee

## 27 February 2023



Working in partnership with **Eastbourne Homes**

### Time and venue:

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

### Membership:

**Councillor Jim Murray (Chair); Councillors Hugh Parker (Deputy-Chair) Jane Lamb, Md. Harun Miah, Amanda Morris, Colin Murdoch, Barry Taylor and Candy Vaughan**

### Quorum: 2

*Published: Friday, 17 February 2023*

## 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 23 January 2023 (Pages 5 - 8)

### 5 Urgent items of business.

The Chair 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 Chair 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 Officer Update

Where additional information has been received by Planning Officers subsequent to the publication of the agenda, a supplementary report will be added to this item and published on the Council's website the day before the meeting to update the main reports with any late information.

### 8 2 Denton Road. ID 220626 (Pages 9 - 26)

### 9 Date of next meeting

To note the next meeting of the Planning Committee is scheduled to be held on Monday, 20 March 2023.

# Information for the public

## Accessibility:

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

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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](mailto:committees@lewes-eastbourne.gov.uk) **by 12 noon on Thursday 23 February**. 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).

## Democratic Services

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

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## Planning Committee

**Minutes of meeting held in the Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 23 January 2023 at 6.00 pm.**

### **Present:**

Councillor Jim Murray (Chair).

Councillors Hugh Parker (Deputy-Chair), Penny di Cara, Jane Lamb, Md. Harun Miah, Amanda Morris, Barry Taylor and Candy Vaughan.

### **Officers in attendance:**

Neil Collins (Senior Specialist Advisor for Planning), Helen Monaghan (Lawyer, Planning), Leigh Palmer (Head of Planning First), and Emily Horne (Committee Officer)

### **48 Introductions**

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

### **49 Apologies for absence and notification of substitute members**

Apologies had been received from Councillor Colin Murdoch. Councillor di Cara confirmed that she was acting as substitute for Councillor Murdoch.

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

Councillor Parker declared a personal interest in item 55, Eastbourne District General Hospital, Kings Drive, as he is a Trustee of the Friends of Eastbourne Hospital.

### **51 Minutes of the meeting held on 14 November 2022.**

The minutes of the meeting held on 14 November were submitted and approved as a correct record, and the Chair was authorised to sign them.

### **52 Urgent items of business.**

There were no urgent items.

### **53 Officer Update (Addendum to the Planning Agenda of 23 January 2023)**

An officer addendum was circulated to the Committee prior to the start of the meeting, updating the report on the agenda with any late information (a copy of

which was published on the Council's website).

**54 Langney Service Station, Langney Rise. ID: 220726**

Erection of single storey rear extension to existing sales building – **LANGNEY.**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum that the submitted plans showed other development that was not part of the proposal and a revised recommendation to delegate the Head of Planning to obtain amended plans that omit development not being proposed by this application and then on receipt of the revised plans that are acceptable to Officers, to approve subject to conditions.

The Senior Specialist Advisor confirmed that revised plans had since been received that omitted the development that was not part of the proposal and the recommendation was amended to approve the application subject to conditions.

The Committee queried the hours of use and the potential for noise disturbance from the chiller unit and on-site bakery. The Senior Specialist Advisor confirmed that the Environmental Protection Officer had advised that the proposal is acceptable subject to a condition that any plant (for the chiller unit or any other part of the development) would require approval prior to implementation. This includes any required mitigation measures.

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

**RESOLVED: (Unanimously)** that planning permission be granted subject to the conditions set out in the officer's report and officer addendum.

**55 Eastbourne District General Hospital, Kings Drive. ID: 220862**

Removal of existing modular ward building erection of a three storey clinical extension with associated roof top plant located on an existing car park – **RATTON.**

The Senior Specialist Advisor (Planning) presented the report.

The Committee was advised by way of an Addendum of one further communication received since the publication of the report from the Council's Specialist Advisor (Environmental Protection) recommending a condition for a Construction and Environmental Management Plan (CEMP).

The Senior Specialist Advisor verbally added an additional condition to seek to protect water sources through construction.

The Committee sought clarification on the development, car parking spaces, EV charging points, archaeological works and green proposals.

The Senior Specialist Advisor confirmed the proposed development was an extension to the existing hospital and not part of a new hospital.. The development would allow for retention of 1073 parking spaces exclusively for staff. At Members' request Officers would negotiate with the applicant for the inclusion of EV charging points for incorporation into the revised travel plan. Archaeological works were secured by condition. Officers would negotiate with the applicant for the inclusion of renewable energy equipment, tree planters and bat and bird boxes, where possible.

Councillor Taylor proposed a motion to delegate to the Head of Planning First approval of the application in line with the officer's recommendation. This was seconded by Councillor Miah and was carried.

**RESOLVED: (Unanimously)** that delegated authority be provided to the Head of Planning First to, where possible, negotiate renewable energy equipment, tree planters, bat and bird boxes and EV charging facilities (secured by condition), liaise with East Sussex County Council Highways with regard to any proposed Heads of Terms for the S106 and any additional conditions; and on conclusion of the consultation process for planning permission to be approved subject to conditions set out in the officer's report, the CEMP condition in the addendum (with the addition of a stipulation to protect water sources through the construction period), and subject to a S106 Agreement to secure a Local Labour Agreement; Travel Plan; and any additional East Sussex County Council Highways requested Heads of Terms.

## **56 Date of next meeting**

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Monday, 27 February 2023.

The meeting ended at 6.37 pm

Councillor Jim Murray (Chair)

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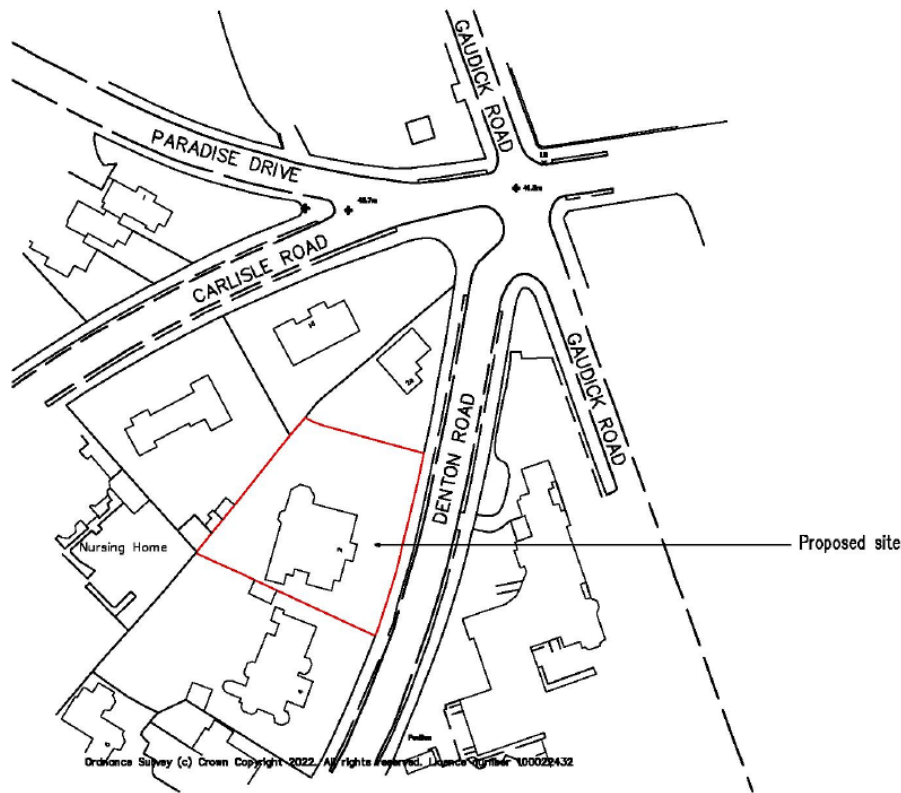
# Agenda Item 8

**Report to:** Planning Applications Committee  
**Date:** 27 February 2023  
**Application No:** 220626  
**Location:** 2 Denton Road, Eastbourne, East Sussex, BN20 7SU  
**Proposal:** Conversion of existing loft space to form 1no. three bed dwelling with installation of single storey infill extension to the western pitch roof, 6no dormers & 8no sky lights (amended description)  
**Applicant:** Geneva Investment Group Ltd  
**Ward:** Meads  
**Recommendation:**

1. Delegate to the Head of Planning to liaise with EBC Specialist Advisor (Ecology and Biodiversity) on receipt of further information relating to protected species; and on conclusion of this consultation process to:
2. Approve subject to conditions.

**Contact Officer:** **Name:** Emma Wachiuri  
**Post title:** Specialist Advisor - Planning  
**E-mail:** [Emma.Wachiuri@lewes-eastbourne.gov.uk](mailto:Emma.Wachiuri@lewes-eastbourne.gov.uk)  
**Telephone number:** 01323 410000

## Site Location Plan



<b>1.</b>	<b>Executive Summary</b>
1.1	The application is being presented to the Planning Committee due to the number of objections received.
1.2	The application seeks planning permission for the conversion and extension of the roof of the host building to form 1no. three bed dwelling. The extensions would involve infill of the valley in the existing roof form with an extension, together with the provision of six dormers and eight sky lights.
1.3	The application is considered to be acceptable in policy terms, subject to the consideration of further information to be considered by the Specialist Advisor (Ecology and Biodiversity) to confirm whether any mitigation measures are required relating to protect species.
1.4	The proposal would result in the net gain of one additional dwelling in a highly sustainable neighbourhood in line with adopted policy.

<b>2.</b>	<b>Relevant Planning Policies</b>
2.1	<p><u>National Planning Policy Framework</u></p> <p>Section 2. Achieving sustainable development  Section 4. Decision-making  Section 5. Delivering a sufficient supply of homes  Section 8. Promoting healthy and safe communities  Section 9. Promoting sustainable transport  Section 11. Making effective use of land  Section 12. Achieving well-designed places  Section 15. Conserving and enhancing the natural environment  Section 16. Conserving and enhancing the historic environment.</p>
2.2	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B1: Spatial Development Strategy and Distribution  B2: Creating Sustainable Neighbourhoods  C11: Meads Neighbourhood Policy  D1: Sustainable Development  D7: Community, Sport and Health  D8: Sustainable Travel</p>

	<p>D9: Natural Environment</p> <p>D10: Historic Environment</p> <p>D10A: Design.</p>
2.3	<p><u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u></p> <p>NE4: Sustainable Drainage Systems</p> <p>NE28: Environmental Amenity</p> <p>UHT1: Design of New Development</p> <p>UHT4: Visual Amenity</p> <p>UHT5: Protecting Walls/Landscape Features</p> <p>UHT7: Landscaping</p> <p>US4: Flood Protection and Surface Water Disposal</p> <p>US5 Tidal Risk</p> <p>TR2: Travel Demands</p> <p>TR4 Quality Bus Corridors</p> <p>TR6: Facilities for Cyclists</p> <p>TR11: Car Parking</p> <p>LCF21: Retention of Community Facilities.</p>
2.4	<p><u>Supplementary Planning Documents and other relevant guidance</u></p> <p>Sustainable Building Design SPD</p> <p>Trees and Development SPG</p> <p>Sustainability in Development TAN</p> <p>Meads Conservation Area Appraisal</p> <p>EBC Biodiversity Net Gain TAN.</p>

<b>3.</b>	<b>Site Description</b>
3.1	<p>The application site is a substantial plot located on the north western side of Denton Road. It comprises a large, formerly single household, residential building which has been divided into flats. The building was divided into six flats and further conversion was granted in 2005 to accommodate eight flats in total.</p>
3.2	<p>The building is of [very] late Victorian construction, having been built on the turn of the century and possesses an architectural style that is typical of the period, constructed in facing brick and tile, render, false half timbers and white painted timber sash windows. The building is highly characteristic of the special architectural qualities found throughout Meads.</p>

	<p>Its principal (east) facing elevation comprises two projecting asymmetrical gables, with canted bay windows at ground floor, and an ornate central porch between. The north elevation includes projecting canted double height bay, with hipped roof. The roofscape of the building is complicated, with hips and gables and a small central lower flat roof that comprises a central roof lantern that serves the communal internal vertical circulation space. There are multiple chimneys across the building that contribute to the character of the building.</p>
3.3	<p>The site is located within a designated Conservation Area, but the building is not statutorily listed.</p> <p>The building is noted within the Meads Conservation Area Character Appraisal as providing a positive contribution to the character of the area.</p>

<b>4.</b>	<b>Site Constraints:</b>
4.1	<p><u>TPO Trees</u> 045975 TPO65 13/03/2002 00:00:00 2 Denton Road.</p>
4.2	<p><u>Conservation Area</u> Meads Conservation Area.</p>
4.3	<p><u>Covenants</u> Trustees of The Chatsworth Settlement.</p>

<b>4.</b>	<b>Proposed Development</b>
4.1	<p>Planning permission is sought for the conversion and extension of roof of the existing building to form 1no. three bed dwelling, with associated alterations.</p> <p>The proposals seek to create a new three bedroom flat within an altered roof space in the building. It would involve infilling an area of roof between two hips on the west elevation and raising the central area of the roof to create a flat crown roof with a rooflight over the central staircase in place of the area of presently lowered flat roof lit by a roof lantern.</p> <p>Six dormers are also proposed, which has been reduced at Officer request from an originally proposed eight dormers. Dormers are now confined to two on each of the south, west and north roof slopes.</p> <p>The proposal formerly comprised a roof terrace at the front of the roof, accessed from one of the omitted dormers and completed with balustrade.</p>

	<p>This terrace and associated alterations have been omitted at Officer request.</p> <p>A total of eight roof lights are proposed, including to serve the central staircase. During the application, and at Officer Request, rooflights have been relocated to the flat roof from the pitched outer roof slopes. Only two rooflights would remain on the pitched roofs.</p> <p>The proposed dormers are flat roofed in their design, with timber casements, taking design references from the windows elsewhere on the building.</p>
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<b>5.</b>	<b>Relevant Planning History:</b>
5.1	<p><u>050268</u> Erection of a single storey extension at side and conversion of property from six flats to eight self-contained flats. Planning Permission Approved conditionally 22/06/2005.</p>
5.2	<p><u>141519</u> Reduction of 1no. Chestnut tree back from the building by 1-2m to suitable growth points, reduction of 1no. Holly tree back from the building by 1-2m to suitable growth points, reduction of 1no. Bay tree and 1no. Yew tree back from the building by 1-2m to suitable growth points, removal of 2no. Elm saplings, reduction of 1no. Chestnut tree back from the property by 1-2m and felling of 1no. Sycamore tree. Approved conditionally 27/03/2015.</p>
5.3	<p><u>150489</u> Holly T1, Chestnuts T2 &amp; T3, Bay T4, Yew T5 reduce by 1-2 metres to suitable growth points. Fell on sycamore T6. Approved conditionally 26/05/2015.</p>
5.4	<p><u>191019</u> No.1 - Oak T1 Reduce by 2-2.5m No.1 - Chestnut T2 Reduce back from building by 1m Approved conditionally 01/05/2020.</p>
5.5	<p><u>220956</u> Works to trees in a conservation area – T15 Ilex Aquifolium and T17 Quercus Ilex No objection raised 09/02/2023.</p>

6.	<b>Consultations:</b>
6.1	<p><u>Specialist Advisor (Ecology and Biodiversity):</u></p> <p>The Specialist Advisor (Ecology and Biodiversity) has confirmed that insufficient information has been submitted to confirm the presence of absence of bats and other protected species at the site.</p> <p>Three bat surveys are recommended, and the results of these surveys should further inform impact avoidance, mitigation and compensation measures, as well as biodiversity net gain.</p> <p>With respect to other protected and notable species (Birds, Badgers and other Terrestrial mammals) – a precautionary approach should be implemented to all onsite works. If nesting birds, such as eggs or a nest, individual badger, a sett entrance or evidence of badgers is found within the site during or prior to development, work must cease immediately and advice sought from Natural England and a suitably qualified and experienced ecologist – in accordance with separate legislation.</p> <p>Further information is required together with the above surveys to demonstrate biodiversity net gain at the site.</p>
6.2	<p><u>Specialist Advisor (Arboriculture):</u></p> <p>The submitted Arboricultural documentation is considered adequate.</p> <p>To ensure that the trees are protected prior to and during development a site supervision programme is to be submitted and agreed.</p>
6.3	<p><u>Specialist Advisor (Conservation):</u></p> <p>The heritage specialist had raised concerns about the originally proposed scheme. Following this, amended plans were submitted to address the concerns raised.</p> <p>The revised plans are considered an improvement over the previous scheme and address the majority of concerns raised with regard to the historic environment.</p> <p>A low level of harm would remain owing to the large crown roof proposed. This should now be balanced against the wider planning benefits associated with the proposals as required by NPPF paragraph 202.</p> <p>Conditions recommended.</p>
6.4	<u>CIL</u>

	Flats are not liable for CIL in Eastbourne Borough.
6.5	<p><u>Meads Community Association</u> Objection raised for the following summarised reasons:</p> <ul style="list-style-type: none"> <li>• The property is listed in the Meads Conservation Area Appraisal as a building that makes a positive contribution to the area and therefore the concept of the original building should be retained. The current application is defined as ‘conversion of an existing loft space’ but it is for additional storey to allow for a three bedroomed flat to be incorporated into the roof space.</li> <li>• Overlooking onto neighbouring properties in Denton and Carlisle Roads.</li> <li>• The extension to the existing building would be visible from public realm as the trees around the property are deciduous and lose their leaves in winter.</li> <li>• Lack of full bat survey.</li> <li>• Loss of existing natural light to the communal staircase and entrance hall.</li> <li>• Lack of off-street parking spaces for existing and the additional unit.</li> </ul>

<b>7.</b>	<b>Other Representations:</b>
7.1	<p><u>Notification</u></p> <p>Notification of this application has been undertaken in the form of:</p> <ol style="list-style-type: none"> <li>a. neighbour notification letters</li> <li>b. site notices displayed in roads neighbouring the site and</li> <li>c. a press advert in a locally distributed newspaper.</li> <li>d. consultation with the Meads Community Association.</li> </ol>
7.2	<p><u>Neighbour Representations:</u></p> <p>Ten letters of objection (from different addresses) have been received, which raise the following concerns based upon material planning grounds:</p> <ul style="list-style-type: none"> <li>• Over-development.</li> <li>• Loss of natural light</li> <li>• Loss of the original stairwell sky-light lantern</li> <li>• Loss of privacy and overlooking</li> <li>• Lack of parking provision</li> <li>• Lack of refuse bins storage area for the flat</li> <li>• Noise, dust and debris.</li> </ul>

	<p><i>Officer Response: Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. The applicant will be advised through an informative.</i></p> <ul style="list-style-type: none"> <li>• Destruction of the magnificent glass domed skylight/atrium at top of main internal staircase &amp; loss of light &amp; unrestricted access to existing tenants.</li> <li>• Presence of Bats in the roof &amp; trees outside the first floor flat.</li> </ul> <p><i>Officer Response: Further consultations ongoing with EBC Ecologist having requested further Bat Surveys.</i></p> <ul style="list-style-type: none"> <li>• Added fire risk but no proposal in plans for fire escape.</li> </ul> <p><i>Officer Response: This matter is covered by Building Regulations legislation.</i></p>
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<b>8.</b>	<b>Appraisal:</b>
8.1	<u>Key Considerations:</u>
8.2	<p><u>Principle of development:</u></p> <p>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.</p> <p>The most recently published Authority Monitoring Report shows that Eastbourne can only demonstrate a 1.8 year supply of housing land. The application site is not identified in the Council’s Strategic Housing and Employment Land Availability Assessment (SHELAA) or on a brownfield register. It therefore represents a windfall site that would boost housing land supply.</p> <p>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.</p> <p>It is noted that the site is within a Conservation Area, a designated heritage asset (NPPF Section 16). The potential impact upon this asset is therefore of particular relevance.</p>



	<p>There is no objection in principle to the erection of an upward extension to the building provided it is designed to a high standard, respects the established character of the area, would not have an adverse effect on neighbouring amenity and is in accordance with the policies of the National Planning Policy Framework (2021), the Core Strategy 2006-2027, and saved policies of the Borough Plan 2007.</p> <p>There is a need for new homes within Eastbourne Borough, emphasised by the current shortage of identified land for housing development, and development should be approved without delay 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 (para. 11 (d) (ii)). It is noted that para. 124 of the NPPF identifies the more efficient use of land as a means to meet housing demand.</p> <p>Core Strategy Policy C11 (Meads Neighbourhood Policy) states that <i>‘the vision for the Meads neighbourhood will be promoted by... providing new housing through redevelopments and conversions’</i>.</p>
8.3	<p><u>Amenity and living conditions for future occupiers:</u></p> <p>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.’</p> <p>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.</p> <p>3-bedroom, 5 person, 1 storey dwelling: Requirement = 86 square metres/<b>Proposed Flat = approximately 137 square metres.</b></p> <p>Para. 10 (i) of the space standards document requires the minimum floor to ceiling height to be at least 2.3 metres for at least 75% of the Gross Internal Area; the proposed height meets this requirement.</p> <p>The flat would-be dual aspect and all habitable rooms would be served by clear glazed windows. It is therefore considered that all habitable rooms will have access to good levels of natural light and ventilation. There would be no immediate obstructions to outlook from any of the proposed windows. The flat has a clear and uncluttered floor plan that avoids awkwardly shaped rooms and long corridors, thereby allowing for ease of navigation and ensuring rooms are functional and adaptable.</p> <p>Also, the site is within walking distance of public open spaces including the beach.</p>

	<p>The design of refuse and recycling storage provision would be controlled by condition.</p>
<p>8.4</p>	<p><u>Impact upon the amenity of neighbouring occupants:</u></p> <p>Relevant policy: Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.</p> <p>The proposed development involves the formation of side and rear dormer windows. The application building already has windows at first levels on all elevations that offer views similar to those that the proposed dormer windows and roof lights would afford. The proposal is thus not considered to create detrimental levels of overlooking over and beyond the existing and neighbour privacy would be protected.</p> <p>Based on the sitting and relationship with the adjoining properties the proposal would preserve light and outlook for neighbouring occupants. The proposed dormers would not increase the roof height and, due to their relatively small size in proportion to the overall mass of the roof, it is not considered that they would result in the building appearing overbearing towards neighbouring properties.</p>
<p>8.5</p>	<p><u>Design and impact upon character of the host building, street scene and the setting of the Meads Conservation Area:</u></p> <p>The application originally proposed a number of alterations to the roof of the existing building, some of which have been omitted or relocated at Officer request. These include a reduction in the number of dormer extensions, omission of a roof terrace and associated alterations, and relocation of roof lights from the pitched roof to the central flat roof to reduce their visibility.</p> <p>The proposed roof alterations to the building now comprise infilling of the western (rear) roof pitch, the installation of six dormer windows with timber sliding sash windows, and 8no sky lights which would be located on the flat (unseen) roof save for two conservation roof lights on the front gable.</p> <p>The site is located within the Meads Conservation Area, a designated Heritage Asset. The group of buildings on the northern side of Denton Road are noted within the Meads Conservation Area Character Appraisal as being some of the best examples architecturally within the Meads Conservation Area. The application site makes a positive contribution to the character of the area as a whole and is particularly indicative of the character of Meads.</p> <p>Para. 192 of the Revised NPPF instructs that, when determining planning applications, local planning authorities should take account of:</p>

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.

Para. 197 states that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The Heritage Officer has advised that the scheme as amended would have a low level of harm owing to the large crown roof proposed. Further amendments have been made to relocate the roof lights to the flat roof to reduce the impact upon the outward appearance of the building. This would be limited to the infilling of the portion of the rear roof slope, the dormers and the installation of two small roof lights either side of the front gable.

The rear and side elevations of the building do not appear prominently within public views and the tree cover at the site further screens views of the building. All other alterations, including the central infill would be screened from public view entirely.

Mature trees at the site would be retained to ensure the ongoing verdant appearance and this would continue to screen the building. In addition, similar flat roof dormers are noted in the neighbouring properties and thus these would not be out of character in the area.

The proposed low-level impacts of the alterations should be balanced against the wider planning benefits associated with the proposals as required by NPPF paragraph 202. Based on this they have raised no objection subject to conditions.

The scale of the proposed alterations would not dominate the host building and, on balance, would remain subordinate and sympathetic additions to the property. The character would not be significantly impacted, and the building would retain its presence in the street scene and continue to contribute towards the character of the Meads Conservation Area.

The proposed works would integrate well with the existing building and would not overwhelm either the roof form or the building as a whole. As such, the character of the building and of the wider Conservation Area would be preserved, whilst the creation of one additional residential unit would enable a positive contribution towards sustainable communities.

	<p>The exact design of facing elements, such as the dormers and roof lights would be controlled by condition. All joinery details would be submitted for agreement to ensure their quality, appearance and suitability for the host building.</p>
8.6	<p><u>Impact upon highway network, access and/or pedestrian/highway safety:</u></p> <p>East Sussex County Council (ESCC) highway standing advice recommends the provision of 2 car parking spaces to meet the demands of the proposed development. No parking provision has been made for the proposed flats and no on street parking exists for the property.</p> <p>Notwithstanding the above, there are also nearby connections to public transport with a train station and bus stops which are frequently served and on multiple routes.</p> <p>Given the highly sustainable location of the application site, the lack of on-street parking and cycle store for the second-floor flat is considered acceptable in this instance and not considered a justifiable reason for refusal on this ground alone.</p> <p>The design of cycle storage provision would be controlled by condition to ensure compliance with ESCC Highways adopted guidance.</p>
8.7	<p><u>Ecology and Biodiversity:</u></p> <p>A Preliminary Bat Roost Assessment was carried out at 2 Denton Road on 22nd November 2022 by David Archer Associates. The site was assessed as having high suitability for roosting bats during the active season and low suitability during the hibernation season.</p> <p>The Council's Ecology Officer has considered the application and has advised that further information regards Bats is required. They have recommended that three bat emergence surveys that are spaced at least two weeks apart between May and September (with at least two between May and August) are carried out in line with current guidance (Collins, 2016; BCT, 2022). A Mitigation Licence from Natural England will be required prior to any works affecting a roost, if found to be present.</p> <p>These surveys should be carried out prior to determination of this application, so that correct impact prevention, mitigation and enhancements can be established and fed into the design and construction methodology. Surveys should follow ecological best practice and should inform any required impact avoidance, mitigation, compensation, and enhancement measures.</p> <p>With regards to Biodiversity Net Gain the Preliminary Bat Roost Assessment report suggests the following mitigation and enhancements, Install two Schwegler IFF and/or 2F Bat Boxes onto retained suitably mature trees and or the building to enhance roosting opportunities within</p>

	<p>the development for bats. Further and more specific mitigation for roosting bats may be required following the advised surveys. It is recommended that works affecting the building should be avoided between November and February (inclusive).</p> <p>In summary, it is considered that at present insufficient information has been provided to be able to fully assess the ecological impacts of the proposed development. Three bat surveys are recommended and the results of these surveys should be submitted prior to the determination of this application. The results of these surveys should further inform impact avoidance, mitigation, and compensation measures, as well as biodiversity net gain and these measures would be agreed with the Specialist Advisor (Ecology and Biodiversity) ahead of permission being granted.</p> <p>The requested Bat survey and Biodiversity Net Gain details have not been received at the time of writing this report.</p>
8.8	<p><u>Impact upon existing trees and landscape features:</u></p> <p>A significant number of trees are located within the curtilage of the building and the proposals are for the retention and protection of all the existing trees on site.</p> <p>According to the submitted Arboricultural Impact Assessment and Method Statement, the proposed development would have the potential for adverse impact on the existing trees in removing them to facilitate the development, or in the future, by adversely affecting their potential for retention through disturbance in Root Protection Areas (RPAs) or through post development pressures to prune or remove.</p> <p>The Arboricultural Impact Assessment and Method Statement advises that the proposed dormer windows and skylights would exist c. 12m high and therefore would be above the majority of the crowns of trees on site. Any trees larger than this (i.e, mainly T12 and T13) are set back from the footprint of the property and would not result in an appreciable impacts in terms of shading. Therefore, further pruning works to the trees on site to ensure that sufficient day light reaches these windows would not be necessary. It is also noted that the building currently comprises windows on all sides of the building and that the development would not provide any further pressure on tree works than already exists, in the interest of the future amenity of occupants of the building.</p> <p>The Council's Arboricultural Officer has considered the submission and has advised that the submitted Arboricultural documentation is sufficient to prevent impact upon retained trees. To ensure that the trees are protected prior to and during development a site supervision programme is to be submitted and agreed. This can be secured via a condition.</p>
8.9	<p><u>Human Rights Implications:</u></p>

	<p>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.</p>
8.10	<p><b><u>Conclusions:</u></b></p> <p>The proposed development is acceptable in policy terms and would contribute towards housing supply whilst sustaining the character and setting of the building and the wider Meads Conservation Area.</p> <p>The Council is not able to demonstrate a 5-year supply of housing land. The proposed development would make a small contribution of 1 dwellings unit, which would have benefits in terms of boosting the supply of housing, contributing to a choice of homes, making use of a previously developed site in a location that has good access to a range of services and facilities.</p> <p>There would also be economic benefits associated with the construction phase and with regard to the future occupation of the properties.</p> <p>There would be no harm in relation to highway safety and it has been concluded that the proposed development would not result in material harm to the character and appearance of the area or to neighbours' living conditions.</p> <p>The scheme therefore would represent sustainable development and would comply with the Local Plan as a whole and the guidance in the NPPF and is recommended for approval.</p>

<b>9.</b>	<b>Recommendations</b>
9.1	<p>Delegate to the Head of Planning to liaise with EBC Specialist Advisor (Ecology and Biodiversity) on receipt of further information relating to protected species; and on conclusion of this consultation process to grant planning permission subject to the following conditions.</p>

<b>10.</b>	<b>Conditions:</b>
10.1	<p><b>TIME LIMIT:</b> The development hereby permitted shall be begun before the expiration of three years from the date of permission.</p> <p>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).</p>

10.2	<p><b>DRAWINGS:</b> The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 31/07/2022 and 09/09/2022:</p> <ul style="list-style-type: none"> <li>• 4032-02 - Existing Roof, Block &amp; Location Plans</li> <li>• 4032-04 - Proposed Ground &amp; First Floor Plans</li> <li>• 4032-5 - Rev C - Proposed Second &amp; Roof Plan (Amended)</li> <li>• 4032-06 - Rev C - Proposed Elevations (Amended).</li> </ul> <p>Tree Documents submitted on 12/12/2022:</p> <ul style="list-style-type: none"> <li>• LLD2792-ARB-DWG-002-00- Tree Retention and Protection Plan</li> <li>• LLD2792-ARB-DWG-001-00-Tree Constraints Plan</li> <li>• Existing Tree Schedule</li> <li>• Arboricultural Impact Assessment and Method Statement ref: LLD2792-ARB-REP-001-00 /CF / 15.11.22 by Lizard Landscape Design and Ecology.</li> </ul> <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>
10.3	<p><b>MATERIALS:</b> The external finishes of the development, hereby approved, shall match in material, colour, style, bonding and texture as those of the existing building.</p> <p>Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.</p>
10.4	<p><b>SOUNDPROOFING:</b> Prior to commencement of development, hereby approved, details of a scheme for the soundproofing between the approved and existing dwellings shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details prior to the first occupation of the development and shall be retained as such thereafter.</p> <p>Reason: To safeguard the amenity of future and existing occupiers at the application site.</p>
10.5	<p><b>CONSERVATION ROOFLIGHTS:</b> The rooflights, hereby approved, on the pitched roofs of the building shall have steel or cast metal frames, colour-finished black or dark grey, fitted flush with the adjoining roof surface and shall not project above the plane of the roof.</p> <p>Reason: To ensure the satisfactory preservation of the conservation area and to comply with policies D10, D10A and UHT15.</p>
10.6	<p><b>FULL DETAILS OF ALL EXTERNAL JOINERY:</b> Prior to commencement of the development, hereby approved, full details of all external joinery including windows and their reveals and cills (suggested 1:20 scale</p>

	<p>elevation drawings and sections and 1:1 scale joinery sections) shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter, the development shall be implemented in accordance with the approved details.</p> <p>Reason: As this matter is fundamental to the acceptable delivery of the permission to ensure a satisfactory appearance to the development and to comply with policies D10, D10A and UHT15.</p>
10.7	<p><b>RAINWATER GOODS, SOIL AND OTHER WASTE PIPES:</b> Prior to commencement of the development, hereby approved, details of all new and replacement rainwater goods, soil and other waste pipes shall be submitted to and approved in writing by the Local Planning Authority.</p> <p>Thereafter, the development shall be implemented in accordance with the approved details.</p> <p>Reason: To ensure a satisfactory appearance to the development and to comply with policies D10, D10A and UHT15.</p>
10.8	<p><b>TREE PROTECTION:</b> The development, hereby approved, shall be carried out in accordance with the approved Arboricultural Impact Assessment and Method Statement (Rev. 00 dated November 2022) and The Tree Retention and Protection Plan (LLD2792-ARB-DWG-002, dated 15/11/22) throughout the entire construction period.</p> <p>Reason: To protect trees and landscape features at the site from construction works.</p>
10.9	<p><b>TREES:</b> Prior to commencement of the development, hereby approved, a scheme of site supervision for the arboricultural protection measures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme of site supervision for the arboricultural protection measures throughout the construction period.</p> <p>Reason: To ensure protection during construction works of trees which are to be retained on or near the site in order to protect and enhance the appearance and character of the site and locality.</p>
10.10	<p><b>BAT BOXES:</b> Prior to commencement of the development, hereby approved, details showing the type, number, location and timescale for implementation of bird / bat boxes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented in accordance with the approved details and retained as such thereafter.</p> <p>Reason: To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features.</p>



10.11	<p><b>Additional Ecological Surveys</b> If the development, hereby approved, is not commenced within two years from the date of this decision, all ecological surveys shall be updated and where necessary outline any additional mitigation measures. Updated surveys and mitigation measures shall not conflict with the requirements of any requisite mitigation licence and shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development, hereby approved. Thereafter, the development shall be implemented in accordance with the approved surveys and mitigation measures.</p> <p>Reason: In the interest of safeguarding protected species.</p>
10.12	<p><b>Cycle storage provision</b> Prior to first occupation of the development, hereby approved, details of secure and covered cycle parking facilities in accordance with adopted guidance shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the facilities shall be retained solely for the parking of cycles, in accordance with the approved plans for the lifetime of the development.</p> <p>Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.</p>
10.13	<p><b>Refuse and Recycling storage provision</b> Prior to the first occupation of the development, hereby approved, details of refuse and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details prior to the first occupation of the development and retained as such thereafter.</p> <p>Reason: To ensure satisfactory refuse and recycling to the properties and to protect the amenity of the adjacent residential property.</p>

<b>11.</b>	<b>Appendices</b>
	None.

<b>12.</b>	<b>Background Papers</b>
	None.

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