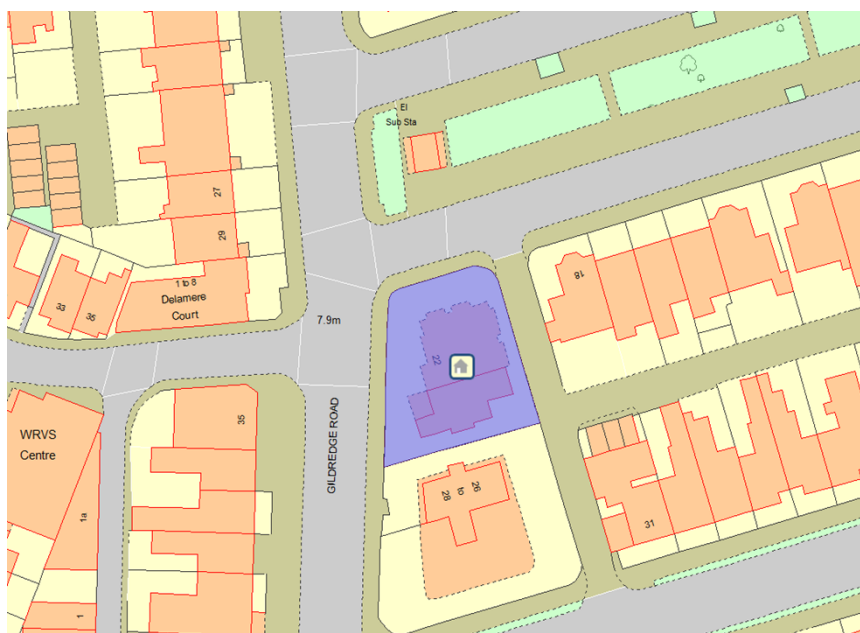


<b>App.No:</b> 181104	<b>Decision Due Date:</b> 23 April 2019	<b>Ward:</b> Meads
<b>Officer:</b> James Smith	<b>Site visit date:</b> 9 <sup>th</sup> January 2019	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 20 December 2018 <b>Neighbour Con Expiry:</b> 20 December 2018 <b>Press Notice(s):</b>		
<b>Over 8/13 week reason:</b> Additional reports required relating to highways and parking.		
<b>Location:</b> Eastbourne House, 22-24 Gildredge Road, Eastbourne		
<b>Proposal:</b> Extensions to existing building including enlarged floorplate and additional floor to allow Change of Use from B1 (offices) to C3 (residential) with the provision of 22 x individual residential units.		
<b>Applicant:</b> Mr Alec White		
<b>Recommendation:</b> Approve, Subject to conditions and Section 106 Agreement (Affordable Housing, Local Employment Agreement, Travel Plan) and to the conditions attached to this report.		

**Contact Officer(s):**      **Name:** James Smith  
**Post title:** Specialist Advisor (Planning)  
**E-mail:** james.smith@lewes-eastbourne.gov.uk  
**Telephone number:** 01323 415026



## **1 Executive Summary**

- 1.1 The proposed building, in terms of the design and external appearance, would make a positive contribution towards the Conservation Area, and would not adversely affect the amenities of the occupiers of the adjoining properties/flats.
- 1.2 The building would provide good quality living conditions for future occupants whilst not bring about any unacceptable degradation of the amenities of neighbouring residents.
- 1.3 The loss of office space is considered to be acceptable given the age and quality of the floor space provided and the amount of forthcoming office development that would be brought forward as part of the Eastbourne Town Centre Plan.
- 1.4 There are no other material objections to the redevelopment of this highly sustainable site.

## **2 Relevant Planning Policies**

### **2.1 Revised National Planning Policy Framework 2019**

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 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 2013**

- B1 Spatial Development Strategy and Distribution
- B2 Creating Sustainable Neighbourhoods
- C11 Meads Neighbourhood Policy
- D2 Economy
- D5 Housing
- D7 Community, Sport and Health
- D10 Historic Environment
- D10a Design

### **2.3 Town Centre Local Plan (2013):**

- TC2 Town Centre Structure
- TC6 Residential Development in the Town Centre
- TC9 Development Quality
- TC10 Building Frontages and Elevations
- TC11 Building Heights

2.4 Employment Land Local Plan (2016):

EL3 Town Centre

2.5 Eastbourne Borough Plan Saved Policies 2007

NE4 Sustainable Drainage Systems  
NE7 Waste Minimisation Measures in Residential Areas  
NE14 Source Protection Zone  
NE15 Protection of Water Quality  
NE18 Noise  
NE28 Environmental Amenity  
UHT1 Design of New Development  
UHT2 Height of Buildings  
UHT4 Visual Amenity  
UHT7 Landscaping  
UHT15 Protection of Conservation Areas  
UHT18 Buildings of Local Interest  
HO1 Residential Development Within the Existing Built-up Area  
HO7 Redevelopment  
HO9 Conversions and Change of Use  
HO20 Residential Amenity  
BI1 Retention of Class B1, B2 and B8 Sites and Premises  
TR6 Facilities for Cyclists  
TR11 Car Parking

**3 Site Description**

- 3.1 The site is occupied by a four-storey office block that was built in the 1970's. The building has a flat roof and is constructed in brown brick, with rendered sections above and below windows. A basement/undercroft parking area is provided beneath the building. A lift shaft projects above the main roof top level.
- 3.2 This site is accessed via a ramp from the service road to the rear of the site. The western elevation (facing onto Gildredge Road) has a staggered frontage and includes the primary access, which is made at ground floor level which is raised above street level and therefore requires steps and an external ramp.
- 3.3 The site is entirely hard surfaced and is surrounded by a low brick wall. It is located in a prominent position on a corner plot where Gildredge Road meets Hyde Gardens. The site and its surrounds fall within the Town Centre/Seafront Conservation Area. There are no Listed Buildings within the immediate surrounding area although the dwellings that line Hyde Gardens are registered as being of local interest.
- 3.4 The site is within Eastbourne Town Centre, outside of the primary and secondary shopping areas but within close proximity to them. Surrounding uses consist of a mix of residential, predominantly in the form of terraces of traditional townhouses, which are interspersed with larger, more modern commercial buildings, such as Eastbourne House itself and the neighbouring site, Berkeley House. Some of the older building stock has also been converted to office use.

- 3.5 Gildredge Road forms part of the A259. It falls within town centre parking zone G, which has parking restrictions in place between 08:00 and 18:00 Mondays to Saturdays.

#### **4 Relevant Planning History**

4.1 EB/1970/0520

Demolition, and the erection of a block of offices – Approved conditionally 5<sup>th</sup> November 1970.

4.2 EB/1972/ 0670

Demolition of existing building and erection of a five-storey plus penthouse block of offices, above a semi-basement carpark – Approved Conditionally 21<sup>st</sup> September 1972.

4.3 EB/1974/0414

Erection of a four-storey block of offices, above a semi-basement carpark – Approved Conditionally 24<sup>th</sup> September 1974.

#### **5 Proposed development**

- 5.1 The proposed scheme involves extending the existing four-storey office building by way of increasing the current floor plate to incorporate a larger proportion of the plot, and to provide an additional storey, which would be recessed from the edges of the main structure.

- 5.2 The extended building would be converted from its existing use as offices to residential, with 22 new units to be formed. Car parking at basement level would be maintained, as would the basement level plant / storage rooms, which would be utilised as a lobby and refuse storage area. The basement parking area would provide a total of 9 car parking spaces. A secure cycle parking area would also be provided adjacent to the access ramp, at ground floor level.

- 5.3 The increase in floor plate on each level, in terms of Gross Internal Area (GIA) would be as follows:-

Level	Current GIA	Increased GIA
Ground Floor	209.29 m <sup>2</sup>	318.43 m <sup>2</sup>
First Floor	244.37 m <sup>2</sup>	377.64 m <sup>2</sup>
Second Floor	244.37 m <sup>2</sup>	377.64 m <sup>2</sup>
Third Floor	244.37 m <sup>2</sup>	377.64 m <sup>2</sup>
Fourth Floor	0 m <sup>2</sup>	244.03 m <sup>2</sup>
<b>TOTAL</b>	<b>942.4 m<sup>2</sup></b>	<b>1695.38 m<sup>2</sup></b> <b>(752.98 m<sup>2</sup> increase)</b>

- 5.4 The lower GIA at ground floor level is explained by the need to provide space for the access ramp to the basement level parking. The floor above would be cantilevered over the ramped access.
- 5.5 The height of the building would increase from approximately 14 metres to approximately 16.85 metres as a result of additional storey being provided.
- 5.6 The extended building would accommodate 12 x 1 bedroom units and 10 x 2 bedroom units, distributed as follows:-

Building Level	Unit Size	Total Units on Level
Ground Floor	1 bed 2 person (55 m <sup>2</sup> )	4
	1 bed 2 person (62 m <sup>2</sup> )	
	1 bed 2 person (53 m <sup>2</sup> )	
	2 bed 4 person (89 m <sup>2</sup> )	
First Floor	1 bed 2 person (60 m <sup>2</sup> )	5
	1 bed 2 person (56 m <sup>2</sup> )	
	1 bed 2 person (62 m <sup>2</sup> )	
	2 bed 4 person (78 m <sup>2</sup> )	
	2 bed 4 person (78 m <sup>2</sup> )	
Second Floor	1 bed 2 person (63 m <sup>2</sup> )	5
	1 bed 2 person (55 m <sup>2</sup> )	
	1 bed 2 person (59 m <sup>2</sup> )	
	2 bed 4 person (78 m <sup>2</sup> )	
	2 bed 4 person (78 m <sup>2</sup> )	
Third Floor	1 bed 2 person (59 m <sup>2</sup> )	5
	1 bed 2 person (55 m <sup>2</sup> )	
	1 bed 2 person (63 m <sup>2</sup> )	
	2 bed 4 person (78 m <sup>2</sup> )	
	2 bed 4 person (78 m <sup>2</sup> )	
Fourth Floor	2 bed 3 person (61 m <sup>2</sup> )	3
	2 bed 4 person (70 m <sup>2</sup> )	
	2 bed 4 person (70 m <sup>2</sup> )	
		TOTAL = 22 Units

## 6 Consultations

### 6.1 Specialist Advisor (Planning Policy):

- 6.1.1 The Core Strategy states that the Town Centre Neighbourhood is one of the town's most sustainable neighbourhoods. It also states that "The Town Centre will make an important contribution to housing needs as a sustainable centre. Future residential development will be delivered through conversions and changes of use of existing buildings". Policy B1, as mentioned in the Spatial Development Strategy explains that higher residential densities will be supported in these neighbourhoods.

- 6.1.2 The development would be in contravention to Employment Land Local Plan Objective 5 – Promote Sustainable Employment Locations with the loss of the B1a Office floorspace in a sustainable location. However, as Eastbourne Borough cannot achieve a 5 year housing land supply, there is a presumption in favour of sustainable development, as stipulated in the NPPF. This complies with paragraph 121 of the NPPF, which states that “Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework...” As half of the building has been vacant for two years, it is highly unlikely that this development would ‘undermine key economic sectors’.
- 6.1.3 Planning Policy raises no objections against the proposal.
- 6.2 Specialist Advisor (Regeneration):
- 6.2.1 Older office accommodation does not offer the same benefits and adaptability as more modern buildings.
- 6.2.2 In accordance with the Thresholds for Development detailed on page 11 of the Local Employment and Training Supplementary Planning Document adopted on 16 November 2016, the above proposal qualifies under Residential as a major development – 10 or more gross units. Regeneration requests that should planning permission be granted it be subject to a local labour agreement.
- 6.3 SUDS:
- 6.3.1 The proposed extension will not result in an increase in the impermeable area or the discharge rate from the development. The current drainage strategy proposes to reuse the existing drainage system which discharges through the use of soakaways. As there is no increase in impermeable area, and the application re-uses the existing building, this is acceptable in principle subject to an investigation into the surface water drainage system.
- 6.3.2 BSG data indicates that the site is at risk of groundwater flooding occurring at the surface. As a result, the basement is intended for use for parking. The basement will manage any flows that exceed the design capacity of existing soakaways. This is acceptable provided no other uses are proposed for the basement.
- 6.3.3 The County Council has no objection to the proposal subject to the application of appropriately worded planning conditions.
- 6.4 ESCC Highways:
- 6.4.1 The provision of a travel plan was welcomed. Some concern has been raised in

regards to parking provision for the development. This is fully addressed in section 8.9 of this report.

**6.5**      Specialist Advisor (Conservation):

6.5.1      My overall assessment is that the proposal does not create an adverse impact on the integrity, character and appearance of the conservation area but that the incorporation of the full flank green wall would represent a major improvement that elevates it from the satisfactory to the inspirational. No objection.

**6.6**      Conservation Area Advisory Group (CAAG):

6.6.1      The Group expressed a range of opinions and did not come to a shared view.

**7**          **Neighbour Representations:**

7.1          Letters of objection have been received from 5 unique addresses. A summary of comments made is provided below:-

- Insufficient parking;
- Would increase on-street parking and make it harder for visitors to access nearby services;
- More levels of car parking should be provided;
- Resident parking permits should not be issued to future occupants;
- Building not in-keeping with the Conservation Area;
- Loss of business space;
- An overdevelopment of the site;

**8**          **Appraisal**

**8.1**          Principle:

8.1.1      Para. 11 of the revised Revised NPPF (2019) states that decision taking should be based on the approval of development plan proposals that accord with an up-to-date development plan without delay.

8.1.2      Where the policies that are most important for determining the application are out of date, which includes, for applications involving the provision of housing, situations where the local authority cannot demonstrate a five year supply of deliverable housing sites, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the Policies in the NPPF as a whole.

8.1.3      Currently, Eastbourne is only able to demonstrate a 1.57 year supply of land. This proposal, for 22 additional units, would make a contribution towards increasing the number of year's supply of housing land.

8.1.4      Para 85 (f) of the NPPF recognises that residential development often plays an important role in ensuring the vitality of town centres and encourages residential development on appropriate sites.

- 8.1.5 Para. 118 of the NPPF states 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.
- 8.1.6 Para. 123 of the NPPF states that, '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'. Part a) of the paragraph states that a significant uplift in residential densities within town centres is required. Policy B1 of the Eastbourne Core Strategy recognises the Town Centre Neighbourhood as a sustainable neighbourhood and Policy C1 suggests development of 180 dwellings per hectare as being an appropriate density.
- 8.1.7 It is therefore considered that the site represents an appropriate location for high density residential development, subject to accordance with relevant up-to-date policies within the Core Strategy and Eastbourne Borough Plan.

## 8.2 Loss of Office Floor Space:

- 8.2.1 The existing building currently provides office space although it is noted that, at present, only two of the floors are occupied. Policy B11 of the Eastbourne Borough Plan (saved policies) and Policy D2 of the Eastbourne Core Strategy both seek to prevent unnecessary loss business uses as a result of change of use development.
- 8.2.2 Notwithstanding this, it is important to note the contents of para. 4.1.9 of the Eastbourne Employment Land Local Plan (EELLP) which was adopted in 2016. In this paragraph it is recognised that:-
- 8.2.3 'The office market within Eastbourne is relatively static and is dominated by older, outmoded stock within the town centre. In its current state, much of the office stock in Eastbourne does not meet occupier demand as it would be difficult to accommodate the IT and servicing infrastructure needed by office occupiers, and is expensive to refurbish to meet modern standards.'
- 8.2.4 As such, land has been allocated for new office development within the town centre which would provide more adaptable and functional premises. This approach is confirmed through Policy EL3 of the EELLP.
- 8.2.5 It is also noted that the building could be converted from offices to residential use under prior approval rights and that this may result in residential accommodation of a lesser standard due to the constraints of having to utilise the existing, dated building.
- 8.2.6 Given that the existing building is not fully occupied, is somewhat dated - with more land already allocated for more modern facilities and could likely be converted under prior approval rights, it is considered that the principle of providing residential properties on site is acceptable.



8.2.7 Furthermore, Currently, Eastbourne is only able to demonstrate a 1.57 year supply of housing land and, given this falls below the requirement for a 5 year supply, local plan policies are of limited weight, as per para. 11 of the Revised National Planning Policy Framework (2019).

### 8.3 Density of the Proposed Development:

8.3.1 The overall site area is approximately 595 m<sup>2</sup> (0.06 hectares). As such, the provision of 22 residential units would result in a density of approximately 367 dwellings per hectare, which is considerably higher than the suggested upper threshold for residential density within the Town Centre Neighbourhood Zone, as specified by Policy B1 of the Core Strategy, which is 180 dwellings per hectare.

8.3.2 In this situation, it is considered that the nature of the site would allow for development at a higher density due to a number of factors. The site is located within the inner town centre where there are high levels of access to public transport, shops and other services as well as public amenity space. The propose building would be occupied by small residential units which means that, in terms of habitable rooms per hectare, the intensity of the development is not as great. These small units do not attract the same requirements for on-site amenity space and level of car parking as larger units would and, as a result, there is a lower requirement for additional space on site other than that occupied by the proposed building. The site is also in an area of the town centre where buildings taller, multi-storey buildings are more commonplace and this allows for the development of larger volume buildings on smaller footprints by way of increased height, without compromising the character of the area.

### 8.4 Affordable Housing:

8.4.1 As the development would result in a net increase of over 10 dwellings, there would be a requirement for provision of affordable housing as per Eastbourne Borough Council's Affordable Housing SPD (2017). The Town Centre neighbourhood is identified as a low value market neighbourhood and, as such, the ratio of affordable housing required would be 30% of the overall development, amounting to 6.6 units. The tenure mix should be 70% rented, 30% Shared Ownership. Although the SPD requires a dwelling mix that includes a proportion of 3 and 4 bedroom units, it is considered that the constraints of the site and the environment in which it is located would mean that it is best suited for provision of smaller units.

8.4.2 The applicant has offered to provide 2.93 affordable units (2 units within the development and a commuted sum for 0.93 units). However, given the development is within an area identified as a low value market neighbourhood, and consists of one and two bed units, there is no requirement for the commuted sum to be paid as one and two bedroom units within low value neighbourhoods are identified as having negative viability within the Affordable Housing SPD. This would also be the case for the 0.6 of the unit if the full 6.6 unit provision was brought forward.

8.4.3 The stated reason for the reduced provision of affordable housing is the parts of

the building that are currently not in use qualify for a vacant building credit, which means the requirement for affordable housing provision would only be applied to the additional floorspace being created and parts of the building already in use. On this basis, the proposed development meets the requirements to provide a 30% provision/contribution for affordable housing. This would be fully assessed as part of the Section 106 process, ensuring that the legal agreement made for affordable housing secures the maximum provision of affordable housing.

## 8.5 Design & Impact on Visual Amenity:

- 8.5.1 The existing building, at four-storeys in height, is one of the taller structures on Gildredge Road, along with the adjacent building to the south, Berkeley House, which is a five-storey office block. The building is prominent due to its height as well as its positioning on a corner plot at the junction between Hyde Gardens and Gildredge Road. However, it does not possess any particular architectural merit and it is not considered that its loss would have a detrimental impact on the character and appearance of the surrounding area.
- 8.5.2 The expansion of the floor plate of the building would increase the proportion of the site that is built upon and would also bring elevation walls closer to Gildredge Road, Hyde Gardens and the service road to the rear of the site. Gildredge Road does not have any formal building line as plots have been developed and redeveloped over a period of time. However, there is a general trend for building frontages to be close to the pavement and the extension to the floor plate of the building would be consistent with this pattern.
- 8.5.3 The density of development on Gildredge Road is high and it is common for a large proportion of an individual plot to have been developed. Hyde Gardens has a more rigid building line. The properties on the southern side of the road, which are all designated as Buildings of Local Interest, project further towards the road than the existing Eastbourne House building. The northern elevation of the proposed structure would align with these buildings. It is therefore considered that, in spatial terms, the proposed building would be in keeping with the scale and pattern of surrounding development and would not appear disruptive or disconnected from its surroundings.
- 8.5.4 It is noted that vertical extensions to buildings are encouraged by para. 118 (e) of the revised NPPF. However, this is with the caveat that the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene. Policy TC11 of the Town Centre Local Plan (2013) recognises the importance of limiting building height within the town centre to between 3 and 5 storeys in height in order to preserve the character and identity of the town centre.
- 8.5.5 It is considered that the proposed extended building would be visually consistent with taller buildings within the surrounding area, including the neighbouring 5-storey building at Berkley House. It is therefore considered that the building would not appear incongruous or overly dominant within the street scene by reason of being of excessive height.

8.5.6 The main access to the building would remain to the front, facing onto Gildredge Road, ensuring that it continues to fully engage within the surrounding street scene.

8.6 Impact Upon Conservation Area:

8.6.1 The site is located within the Eastbourne Town Centre and Seafront Conservation Area, which features a number of historic buildings. On Gildredge Road, these are interspersed with more modern structures of varying architectural merit and, due to this, there is an established character of diversity in building designs within this part of the Conservation Area. The general appearance of the proposed building as a multi-storey flat roof structure is compatible with the more recent buildings within the surrounding area and the modern design is considered to provide a pleasing juxtaposition with the more historic buildings nearby, which include buildings of local interest. This relation is preferred to a 'pastiche' scheme that would attempt to mimic these buildings. It is crucial that high quality materials that are sympathetic towards the character and appearance of the surrounding buildings are utilised.

8.6.2 Due to the relatively modest size of the site, combines with the amount of building and hard surface coverage, it is considered that a certain level of landscaping should be incorporated into the scheme in order to provide urban greening and to create a sympathetic relationship towards Hyde Gardens, which provides an important sense of relief within this highly urban area and is a valuable amenity feature within the context of the Conservation Area. The submitted scheme shows a green wall stretching around parts of the northern and western elevations. It is considered that this would have the potential to strengthen visual integration of the building within the surrounding Conservation Area. Full details of the green wall and any other suitable planting would be secured through the use of a planning condition.

8.7 Impact on Amenities of Nearby Residents:

8.7.1 The presence of a sizeable building on the site is an established feature. The adjacent building to the south, Berkeley House, is a former office block which is currently undergoing conversion to residential use following the grant of prior approval for this change of use. It should be noted that prior approval has been granted for the conversion of this building to residential use. Windows on the southern elevation of the proposed development would generally be secondary, with a single bedroom window on each floor. The final layout for the Berkeley House conversion has not been confirmed but of the three windows on each floor on the northern elevation, one per floor would serve the stairwell and others serve flats with other aspects available.

8.7.2 Windows on the eastern elevation of the building would look towards the flank elevation of 19 Hyde Gardens, which does not contain primary windows and, in any case, accommodates offices rather than residential dwellings. These windows would also look towards parking and servicing areas to the rear of properties on Hyde Gardens and Lushington Road. Other windows would look out towards Hyde Gardens and Gildredge Road, with a sufficient distance maintained between them and residential windows at neighbouring properties to

prevent intrusive views from arising.

8.7.3 The increased floor plate would bring the built area of the site closer to the eastern site boundary. The nearest property to the east is 18-19 Hyde Gardens which is also occupied by offices and, again, in any case the relationship between the proposed building and the property in terms of amenity impact would not be significantly different. The extension of the building towards the east would also bring the building closer to the rear of properties on Lushington Road, the majority of which are either wholly or partially within residential use. Given the distance of separation that would be maintained between the proposed building and these properties, the relatively modest increase in the site coverage of the building, and the minimal increase in its height, it is not considered it would appear significantly more imposing towards these properties than the current building.

8.7.4 It is not considered that the proposed balconies would allow for undue levels of overlooking and they are also not of sufficient size to allow for sustained use by large congregations of people. As such, it is not considered their presence would result in adverse impacts upon the amenities of neighbouring occupants, subject to the installation of relevant screening, which can be secured by planning condition.

## 8.8 Living Conditions for Future Occupants:

8.8.1 The proposed development complies with the DCLG's Technical housing standards – nationally described space standard as is demonstrated below.

Building Level	Unit Type	Unit Size	Required GIA
Ground Floor	1 bed 2 person	55 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	62 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	53 m <sup>2</sup>	50 m <sup>2</sup>
	2 bed 4 person	89 m <sup>2</sup>	70 m <sup>2</sup>
First Floor	1 bed 2 person	60 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	56 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	62 m <sup>2</sup>	50 m <sup>2</sup>
	2 bed 4 person	78 m <sup>2</sup>	70 m <sup>2</sup>
	2 bed 4 person	78 m <sup>2</sup>	70 m <sup>2</sup>
Second Floor	1 bed 2 person	63 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	55 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	59 m <sup>2</sup>	50 m <sup>2</sup>
	2 bed 4 person	78 m <sup>2</sup>	70 m <sup>2</sup>
	2 bed 4 person	78 m <sup>2</sup>	70 m <sup>2</sup>
Third Floor	1 bed 2 person	59 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	55 m <sup>2</sup>	50 m <sup>2</sup>
	1 bed 2 person	63 m <sup>2</sup>	50 m <sup>2</sup>

Fourth Floor	2 bed 4 person	78 m <sup>2</sup>	70 m <sup>2</sup>
	2 bed 4 person	78 m <sup>2</sup>	70 m <sup>2</sup>
	2 bed 3 person	61 m <sup>2</sup>	61 m <sup>2</sup>
	2 bed 4 person	70 m <sup>2</sup>	70 m <sup>2</sup>
	2 bed 4 person	70 m <sup>2</sup>	70 m <sup>2</sup>

8.8.2 Each unit has an uncomplicated layout that avoids long, narrow corridors and awkwardly shaped rooms. Habitable rooms within units are well served by clear glazed windows which would allow suitable access to natural light and ventilation and would also provide an acceptable level of outlook for occupants. Whilst there is no communal amenity space, the majority of the proposed flats, including all of the larger 2 bedroom units, would have access to private balcony space. It is considered that this arrangement is acceptable in this instance due to expected tenure of the smaller units proposed, which are unlikely to be occupied by families, as well as the proximity of the site to public open spaces, the seafront and the town centre.

8.8.3 The application is accompanied by a noise assessment which recommends a number of mitigation measures, including use of external materials, provision of insulation and ventilation measures that would ensure that future occupants are not subjected to excessive levels of noise generated outside of the building. A planning condition would be used to secure these measures.

8.8.4 All levels of the proposed building would be served by a lift and the main entrance to the building, which is at basement level, would be served by ramped access as well as a platform lift.

## 8.9 Highways:

8.9.1 The site is located beside Gildredge Road, which forms a section of the A259. There is existing vehicular access to the site provided via a service road which runs to the rear of the building, also serving Berkeley House and the rear of buildings on Hyde Gardens and Lushington Road. The service road can be accessed from Lushington Road, Hyde Gardens and Connaught Road. The building is served by an existing basement level car park which is accessed via a ramp. There is adequate room for turning within the parking area to enable vehicles to enter and leave the site in forward gear. The access and car park arrangements are to be maintained for use by the proposed development, with a total of 9 car parking spaces being provided within the basement.

8.9.2 It should be noted that the existing office space, which provides approximately 942 m<sup>2</sup> Gross Internal Area (GIA) would be anticipated to generate a demand for 31 car parking spaces, as per ESCC Guidance for Parking at Non-Residential Development (1 space required per 30 m<sup>2</sup> GIA). The proposed development would represent a reduction in demand.

8.9.3 Whilst the predicted demand for parking generated by the proposed scheme would be 13 spaces (based on the ESCC car parking demand toolkit), this figure is based on an aggregate taken from the entire Meads Ward, which includes areas a significant distance from the town centre and with reduced accessibility

to public transport and services. In this instance, the site is within 200 metres of Eastbourne Railway Station as well as bus stops which are frequently served and Eastbourne Town Centre with its wide amount of shops and facilities.

- 8.9.4 As a result of the highly sustainable nature of the site, it is considered that the provision of 9 off-street car parking spaces is adequate to serve the proposed development. This is consistent with other development permitted within, and close to, the town centre by the Local Planning Authority. It is also noted that car parking spaces in the immediate surrounding area are controlled between 08:00 and 18:00 Monday to Saturday. Permits would not be issued for future residents if there was insufficient capacity and this would help discourage car ownership and prevent unacceptable parking stress on surrounding streets.
- 8.9.5 A covered, secure parking area for 22 cycles would be provided within the basement parking area, providing suitable facilities for cyclists and encouraging the use of this form of transport.
- 8.9.6 The application also includes a Travel Plan which makes a commitment to provide a Travel Plan Co-Ordinator for the development whose role would be to monitor the way in which occupants travel to and from the site and promote sustainable travel, public transport, local services and car sharing. The implementation of this plan and the provision of a Travel Plan Co-Ordinator would be secured by way of a Section 106 legal agreement.
- 8.10 Drainage:
- 8.10.1 Whilst the size of the building floorplate would increase as a result of the proposed development, the impermeable area of the site would not as it is currently hard surfaced in its entirety. The applicant has stated that the existing drainage system would be utilised to dispose of surface water and the Lead Local Flood Authority have raised no objections to this arrangement, subject to the submission of a survey of the condition of the drainage system and the provision of management and maintenance details for site drainage.
- 8.11 Landscaping:
- 8.11.1 The site does not currently possess any significant landscape features. The proposed development provides the opportunity for landscaping, primarily in the form of a green wall, to be provided that would assist visual integration towards the landscaped area on Hyde Gardens, provide an important and viable contribution towards urban greening and would also soften the visual impact of the building. The provision of the green wall, as well as other suitable landscaping, would be secured by way of a planning condition.
- 8.12 Prior Approval Rights:
- 8.12.1 As an office block, the current building would benefit from prior approval rights to convert the existing building to residential, as is the case with the neighbouring building, Berkeley House, which is currently undergoing conversion. It is considered that the submitted scheme, which is subject to the full scrutiny of the planning process, represents an opportunity to improve the appearance of the

building and provide better quality living accommodation than would necessarily be provided if the prior approval route is followed.

## **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 and the signing of a Section 106 Legal Agreement to secure Affordable Housing, Local Labour Agreement and the adoption of a Travel Plan.

1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2) The development hereby permitted shall be carried out in accordance with the following approved drawings:-

A-TP-(00)-002 Rev P2 – Site Block Plan;  
17755 GA (10)000 Rev 6 – Basement Area Plan;  
17755 GA (10)001 Rev 5 – Ground Floor Plan;  
17755 GA (10)002 Rev 5 – First Floor Plan;  
17755 GA (10)005 Rev 2 – Roof Plan;  
17755 GA (10)0007 Rev 2 – Basement Floor Plan;  
17755 GA (10)008 Rev 2 – Ground Floor Plan;  
17755 GA (10)0010 Rev 2 – Second Floor Plan;  
17755 GA (10)0011 Rev 2 – Third Floor Plan;  
17755 GA (10)0012 Rev 2 – Fourth Floor Plan;  
17755 GA (10)0013 Rev 2 – Second Floor Plan;  
17755 GA (10)0014 Rev 2 – Third Floor Plan;  
17755 AS (11)010 Rev 1 – Fire Strategy Basement;  
17755 AS (11)011 Rev 1 – Fire Strategy Ground Floor;  
17755 AS (11)012 Rev 1 – Fire Strategy First Floor;  
17755 AS (11)013 Rev 1 – Fire Strategy Second Floor;  
17755 AS (11)014 Rev 1 – Fire Strategy Third Floor;  
17755 AS (11)015 Rev 1 – Fire Strategy Fourth Floor;  
17755 AS (11)016 Rev 1 – Fire Strategy Roof;  
17755 AM (10)0001 Rev P3 – Basement Level GIA Comparison;  
17755 AM (10)0002 Rev P3 – Ground Floor GIA Comparison;  
17755 AM (10)0003 Rev P3 – Level 01 GIA Comparison;  
17755 AM (10)0004 Rev P3 – Level 02 GIA Comparison;

17755 AM (10)0005 Rev P3 – Level 03 GIA Comparison;  
17755 AM (10)0006 Rev P3 – Level 04 GIA Comparison;  
17755 AS (11)001 Rev 5 – Elevation A;  
17755 AS (11)002 Rev 3 – Elevation B;  
17755 AS (11)003 Rev 3 – Elevation C;  
17755 AS (11)004 Rev 3 – Elevation D;  
17755 A-GA (12)-001 Rev 1 – Section A-A;  
17755 A-GA (12)-002 Rev 1 – Section 20;  
Noise Impact Assessment – SHF.1610.001.NO.R.001;

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

3) No external finishes shall be applied to the development hereby approved until a schedule of all materials to be utilised for external walls, roofing, window and door frames and balcony screening have been submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with these details and maintained in that condition unless agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the surrounding Conservation Area in accordance with policies D10 and D10a of the Eastbourne Core Strategy (2013) and saved policies UHT1 and UHT15 of the Eastbourne Borough Plan.

4) No part of the development shall be occupied/brought into use until the car parking has been constructed and provided in accordance with the approved basement plan drawing 17755 GA (10)000 Rev 6 unless agreed in writing by the Local Planning Authority. The areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To provide suitable car-parking space for the development in accordance with saved policy TR11 of the Eastbourne Borough Plan.

5) No part of the development shall be occupied/brought into use until at least four of the car parking spaces have been provide with electric vehicle charging apparatus, which shall be retained for use thereafter.

Reason: In order to encourage the use of more sustainable forms of transport in accordance with policy B2 of the Eastbourne Core Strategy and Chapter 2 of the Revised NPPF.

6) The development hereby approved shall not be occupied until full details of hard and soft site landscaping including:

- (i) hard surfacing materials;
- (ii) planting plans (including green walling);
- (iii) written specifications (including cultivation and other operations associated with plant and grass establishment);
- (iv) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- (v) refuse and recycling collection facilities;



(vi) implementation timetables.

Have been submitted to and approved by the Local Planning Authority.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to first occupation of the development.

7) All works shall be to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with saved policies UHT1 and UHT7 of the Eastbourne Borough Plan.

8) No development shall take place, including any ground works or works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:-

- The estimated amount of spoil to be removed from the site and the anticipated number, frequency and types of vehicles used during construction,
- The method of access and egress and routeing 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.

Reason: In the interests of highway safety and the amenities of the area in accordance with saved policy NE28 of the Eastbourne Borough Plan.

9) The development hereby approved shall incorporate the range of mitigation measures set out in the Noise Impact Assessment (ref: SHF.1610.NO.R.001).

Reason: In the interests of the amenities of future occupants in accordance with saved policy NE28 of the Eastbourne Borough Plan.

10) Prior to first occupation of the development, the condition of the existing drainage system shall be investigated and improvements should be implemented if required. Details of maintenance shall be submitted to the Local

Planning Authority, to include the following:-

- Clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains;
- Evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

Reason: In order to ensure the site is adequately drained and to minimise risk of surface water flooding in accordance with saved policy US4 of the Eastbourne Borough Plan.

## **11 Appeal**

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