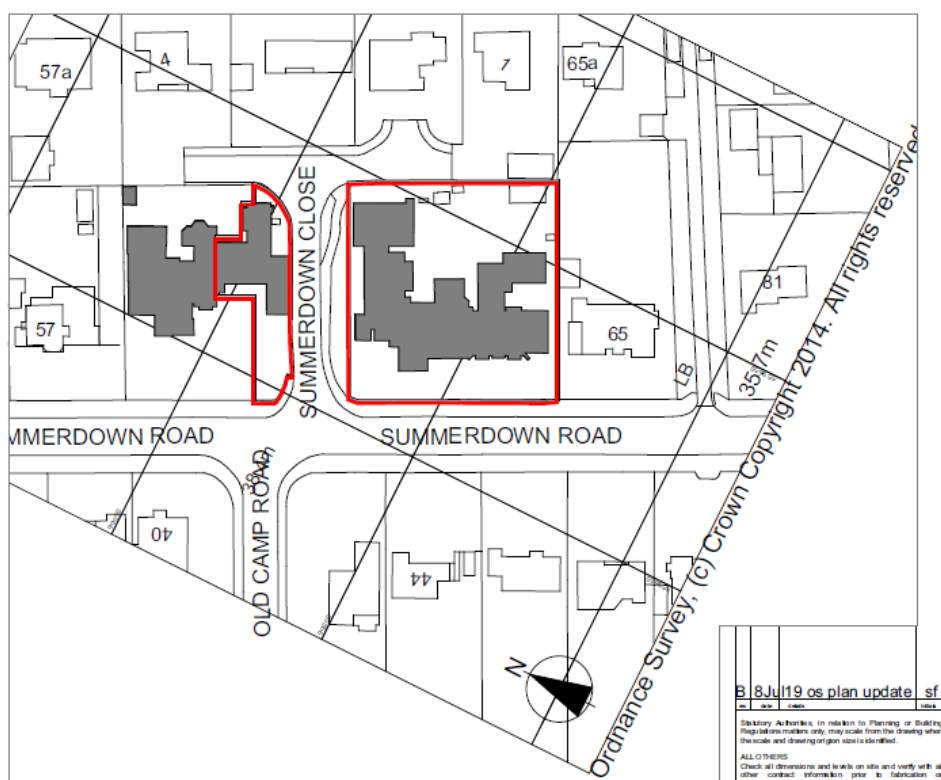


App.No: 190019	Decision Due Date: 24 July 2019	Ward: Old Town
Officer: James Smith	Site visit date:	Type: Outline (all reserved)
Site Notice(s) Expiry date: 14 March 2019		
Neighbour Con Expiry:		
Press Notice(s):		
Over 8/13 week reason: Revisions made to scheme.		
Location: 61-63 Summerdown Road, Eastbourne		
Proposal: : Outline application for new 64 bed nursing home (Amended description following removal of new building housing residential flats from proposal)		
Applicant: Mr Brian Cooney		
Recommendation: Approve subject to conditions and submission of acceptable details relating to reserved matters (access, landscape, layout, design and scale)		

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 Whilst the indicative layout and design submitted with the application would not be acceptable, due to detrimental impacts upon the amenities of neighbouring residents, it is considered that the site does have the capacity to accommodate a new care home providing up to 64 bedrooms, as well as associated facilities (parking, delivery and servicing areas, amenity space). This is due to the site being within an accessible and sustainable location where there is an established care home use and being of a size that would enable the construction of a 3½-storey building that could visually integrate with the surrounding environment, with necessary design, management and mitigation measures taken to prevent adverse impact upon neighbouring residents.
- 1.2 As the application is outline only, the applicant is required to submit layout, scale, design and landscape details at the reserved matters stage and these can be assessed without prejudice. Conditions would be attached to any approval to set parameters in regards of design, scale and layout in order to steer the applicant towards an acceptable development and to allowing clear grounds for excessive schemes to be assessed at the reserved matters stage.
- 1.3 The principle of the construction of a new, purpose built care home to replace the existing converted building, which is difficult to adapt to meet modern standards, is considered to be acceptable and is supported by national and local planning policies and objectives by way of providing improved care facilities that would contribute towards a healthy, mixed and inclusive community whilst also securing local jobs.

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
- C10 Summerdown & Saffrons Neighbourhood Policy
- D2 Economy
- D7 Community, Sport and Health
- D10a Design

2.3 Eastbourne Borough Plan Saved Policies 2007

NE4 Sustainable Drainage Systems
NE7 Waste Minimisation Measures in Residential Areas
NE18 Noise
NE28 Environmental Amenity
UHT1 Design of New Development
UHT2 Height of Buildings
UHT3 Setting of the AONB
UHT4 Visual Amenity
UHT7 Landscaping
HO20 Residential Amenity
HO17 Supported and Special Needs Housing
TR6 Facilities for Cyclists
TR11 Car Parking

3 Site Description

- 3.1 The site is occupied by a care home that is accommodated within two former detached residential dwellings that have been connected and extended to the rear. The main building is 2½-storeys in height, the top floor being accommodated within the roof slope, and various single-storey extensions have been added to the rear over time.
- 3.2 The original buildings both have hipped roofing with the eaves line broken in places by modestly sized gable ends, with the link between the two buildings having a shallow pitched crown roof, with a clear step down in ridge height. A hard surfaced parking/turning/servicing area is provided directly to the front of the buildings, which are set back from the road. This area is served by separate entrance and exit points. An approximately 1.2 metre high flint and brick wall runs along the site frontage whilst the rear of the site is enclosed by timber fencing. Site landscaping provides additional screening.
- 3.3 The site is located on a predominantly residential road which is characterised by large, detached dwellings which are set back from the road and are generally 2 or 2½ storeys in height, with the top floors being accommodated within roof slopes.
- 3.4 The site backs on to Summerdown Close which is a more modern (1970's) development consisting of detached two-storey properties. These dwellings occupy land that is at a slightly lower level than that of the site which, itself, slopes gently downwards from the east to the west.
- 3.5 The presence of mature landscaping in the form of street trees and garden landscaping contributes towards the character and appearance of the surrounding area.

4 Relevant Planning History

- 4.1 EB/1972/0380
Demolition of 59-63 Summerdown Road & erection 19 houses

Refused
8th June 1972

EB/1972/0451
Demolition of 59-63 Summerdown Road & erection 12 houses & construction service road
Refused
22nd June 1972

EB/1972/0464
Demolition of 59-63 Summerdown Road & erection 20 houses
Refused
6th July 1972

EB/1972/0506
Demolition of existing houses 59-63 Summerdown Road & erect 8 detached houses
Refused
3rd August 1972

EB/1973/0802
Single-storey link and change of use from 2 single private dwellings to nursing home and formation of parking area at front
Approved Conditionally
15th November 1973

EB/1986/0028
First floor addition above existing single-storey link
Refused
20th February 1986
Appeal Allowed

EB/1986/0552
3 storey extension at rear.
Refused
23rd December 1986

EB/1987/0118
Single-storey rear and side extension
Approved conditional
29th April 1987

EB/1989/0097
Single storey extension at rear to provide dining and office space
Refused
6th April 1989
Appeal allowed

EB/1989/0217
Provision of porch and conservatory at front of nursing home
Approved Conditionally

25th May 1989

EB/1990/0127

Single storey extension at rear of nursing home

Approved Conditionally

24th April 1990

EB/1991/0229

Conservatory at rear

Approved

17th June 1991

980516

Erection of conservatory at rear to increase residents' amenity area.

Approved Conditionally

18th February 1998

090551

Erection of single-storey extension and raised decking area in association with removal of existing conservatory

Approved Conditionally

6th November 2009

5 Proposed development

- 5.1 The proposal seeks outline permission for the demolition of the existing care home occupying the site, which is housed within a converted and extended residential building, and replacement with a purpose built care home. All matters are reserved although indicative layout and elevation plans have been submitted in order to demonstrate that a development of the size described could be accommodated within the site envelope.
- 5.2 The illustrative plans indicate that the development would be in the form of a three and half - storey structure with parking provided within a forecourt to the front (accessed via Summerdown Road) as well as bay parking to the rear and on part of the neighbouring site (59 Summerdown Road) which would be partially demolished to accommodate the parking. In total 22 x car parking spaces would be provided (5 for use by staff, 17 for use by visitors). One of the visitor spaces would be larger in order to allow for use by ambulances and delivery vehicles.
- 5.3 The development would provide a total of 64 rooms for residents of the care home, with additional space for treatment rooms, offices and staff facilities. Space would also be retained to the rear of the site for use as a landscaped garden.
- 5.4 The Design & Access Statement maintains that the development of the site would allow for a consolidation of the current care home occupying the site and the facility at the neighbouring property, 59 Summerdown Road.
- 5.5 Should the application be approved, full details of design; scale, access,

landscaping and layout would need to be submitted to and approved by the Local Planning Authority as Reserved Matters. It is possible to attach conditions setting parameters for the development (such as height and footprint) in order to steer certain aspects of the development, in the interest of visual, environmental and residential amenities.

6 Consultations

6.1 Specialist Advisor (Policy):

- 6.1.1 There are no policy implications for the redevelopment of the nursing home, which is supported.

6.2 Specialist Advisor (Economic Development):

- 6.2.1 The Pentlow/Summerdown nursing home is an established care provider in Eastbourne, providing sustainable employment opportunities. The proposals for the site would continue to secure employment and enhance the care offer for local people.
- 6.2.2 Regeneration requests that should outline planning permission be granted it be subject to a local labour agreement covering the construction of the residential units and operational workforce for the nursing home.

6.3 ESCC Highways:

- 6.3.1 The proposed development comprises a 64-bed nursing home at Nos 61 & 63 Summerdown Road, an increase of 12 bedrooms, and 14 residential units at 59 Summerdown Road. The Design and Access Statement states that the residential element of the proposed development will be a mix of 1-bed and 2-bed units. The application form submitted by the applicant states that the proposed nursing home will have 62 FTE employees and that the existing two nursing homes also have a combined 62 FTE employees.
- 6.3.2 The site is located within a 500m walk of existing bus stops on the A259 Church Street, outside the recommended distance of 400m. These bus stops are served by routes into the town centre and run approximately every 10-15 minutes. The town centre is also approximately a 23-minute walk or 6-minute cycle from the site. The site is therefore considered to be in a moderately sustainable location. Given these longer walking distances, the applicant should carefully consider a good level of cycle parking for residents, staff and visitors of the site at reserved matters stage.
- 6.3.3 In the outline proposals, more formal car parking is accessed from Summerdown Close than is currently the case, leading to some intensification of use of the road further eastwards. However, as the site's layout is a reserved matter, the detail on this will be handled at a later stage. The principle of access is considered acceptable.
- 6.3.4 The applicant has not submitted a trip generation assessment as part of this application. However, I have undertaken my own trip generation assessment

which estimates that the proposed nursing home would generate approximately 110 vehicle trips on a daily basis, of which 6-7 trips in each peak period. It is considered to be unlikely that this would have a significant effect on the local highway network.

- 6.3.5 The applicant will need to provide details on car and cycle parking as part of any reserved matters application for the proposed development. For a nursing home use, the County Council's parking standards set out a likely car parking demand of 1 space per 2-3 beds for staff and visitors, plus 1 space per resident proprietor, plus an ambulance bay. To be in accordance with the County Council's standards, the proposed nursing home would therefore need to provide between 21 and 32 parking spaces for staff and visitors, as well as an ambulance bay. The applicant is proposing 21 spaces plus an ambulance bay
- 6.3.6 It should be noted that the County Council has set out car and cycle parking design guidance in its 'Guidance for Parking at Non-Residential Development' and 'Guidance for Parking at New Residential Development'. The County Council will expect any layout proposals at reserved matters stage to comply with the design guidance set out in these documents. Currently, the proposed bays appear to be narrower than the 2.5m width required.
- 6.3.7 A Construction Traffic Management Plan in line with the County Council's guidance will need to be provided with details to be agreed. This would need to include management of contractor parking and compound for plant/machinery and materials clear of the public highway. Hours of delivery/ collection should avoid peak traffic flow times. This should be secured through a condition of any planning permission.
- 6.4 SUDS:
 - 6.4.1 We note that no information has been submitted with regard to the management of surface water runoff. We would expect any application for major development to include a surface water management strategy (including hydraulic calculations) to demonstrate that the proposed development would not increase flood risk on or off site. The surface water management strategy proposals should take into account requirements of those who will be responsible for maintenance of all aspects of the system. This is to ensure that the approved plans can be implemented without major changes to accommodate adopting authorities, which will most likely change the flood risk impacts of the proposed drainage system.
 - 6.4.2 We note that the British Geological Survey data indicates that the site is underlain by Holywell Nodular Chalk Formation and therefore infiltration may be possible. It should be noted that any proposals for the use of infiltration to manage surface water runoff should be supported by findings of infiltration testing in accordance with BRE365 and groundwater monitoring.
- 6.5 Pevensey and Cuckmere Water Level Management Board (PCWLMB):
 - 6.5.1 If the surface water drainage strategy were to propose to discharge into the Pevensey and Cuckmere Water Level Management Board (PCWLMB) area, the

PCWLMB might require surface water discharge contribution based on the surface water runoff volume from the development, which the applicant should discuss with the Board. The Board can adopt some surface water drainage systems, if it is requested and its design standards are met. The applicant should discuss this with the Board during the detailed design stage, if he would prefer to offer the system or part of it for adoption by the Board.

6.6 County Archaeologist:

- 6.6.1 Although this application is situated on the edge of an Archaeological Notification Area, based on the information supplied I do not believe that any significant archaeological remains are likely to be affected by these proposals. For this reason I have no further recommendations to make in this instance.

6.7 South Downs National Park Authority:

- 6.7.1 No comment provided.

6.8 Steven Lloyd MP:

- 6.8.1 In relation the scheme as originally submitted Stephen Lloyd MP objected on the following grounds:

- 6.8.2 *I believe the proposed development of both sites, by both their height and mass, are entirely out of keeping with the surrounding area. If outline planning is granted then the existing buildings will be demolished without knowing what they will be replaced with.*

- 6.8.3 *The outline site proposal will also have a negative impact on surrounding properties and will, without doubt, set a precedent in the immediate area.*

6.9 The Eastbourne Society:

- 6.9.1 Representing the Eastbourne Society as Planning Advisor I herewith present my objection to the above outline Planning Application for a new 64 bed nursing home at 61-63 Summerdown Road and a residential development of land for up to 14 units at 59 Summerdown Road. Despite this being an outline application, with not much information as to the eventual designs, it is clear that the height and shape of the two proposed buildings would be completely out of proportion, and stylistically inappropriate, alongside those in the rest of the road.

- 6.9.2 Summerdown Road is not only an important thoroughfare linking the Old Town with the town centre and Meads, but also a road of domestic architectural and historic significance: the properties on the eastern side, built in the early 1900's, are very fine examples of grand Edwardian design, many in the arts and crafts style, whilst those on the western side – just as grand – were built in the 1920's/30s on the site of Summerdown Camp. Both Nos 61 and 63 Summerdown Road have in recent years been unattractively linked to form a larger footprint, but No. 63 itself has more architectural merit of the two as it is arts and crafts influenced. The neighbouring property to No. 63 was the former headmaster's house of St Cyprian's School from 1906-39 that included Cecil

Beaton, Cyril Connolly, Gavin Maxwell and George Orwell amongst its pupils.

- 6.9.3 The loss of these properties, and the construction of the new building, would make a profound difference to this main thoroughfare, which remains as one of the most individual and complete in terms of architectural integrity in the town.

7 Neighbour Representations

- 7.1 There have been two rounds of public consultation resulting in letters of objection were received from a total of 77 individual addresses. Matters raised in the letters are summarised below:-

- Would result in a road safety hazard due to increased traffic and on street car parking;
- Would increase parking pressure on surrounding roads;
- Would result in intensification of the existing use;
- Not enough information provided to assess the scheme;
- Would not harmonise with the street scene and would conflict with planning policies relating to visual amenity and building height;
- Flat roofing would not be compatible with surrounding area;
- Would result in overshadowing of neighbouring properties;
- Insufficient parking provided;
- Would result in noise and light pollution over 24 hour period;
- Planning Statement presents opinions as facts;
- No attempt has been made to qualify the need for the care home;
- Would appear obtrusive;
- The historic environment should be defended;
- Would be overdevelopment, the size of a small hospital;
- Would set a worrying precedent for similar development in surrounding area;
- Covenants prevent this form of development;
- The quality of care provided would be reduced due to the cramped nature of the development;
- Support the improvement of the care home but not in this way;
- Will negatively impact upon the South Downs National Park;
- Previous extensions to the building have been of poor quality and do not inspire confidence;
- Outline approval would give carte blanche to architects;
- Would result in loss of privacy;
- Would result in a negative impact upon the skyline and long distance views;
- Would be overbearing towards neighbouring properties;
- Would hamper access by emergency services;
- Would result in an increased risk of flooding;
- Construction work would be disruptive;
- The density of the development is out of keeping with the surrounding area;
- Existing use already causes significant traffic issues;
- There are better ways to develop the business;

- Parking provided at 59 Summerdown Road would further impact on access to Summerdown Close;
- Consultee comments have not been made available online;
- Removal of flats from the scheme has not overcome overall objections;
- There has been no community engagement;
- Would result in the loss of landscape and trees;
- Would result in a negative impact on tourism as site is in a gateway area;
- Focus should be to improve the existing care homes;
- Building should be positioned further from the boundary with 65 Summerdown Road;
- As plans are not marked as indicative they have to be considered as part of the application;
- Information provided does not comply with local validation checklist;
- It is nearly 400 metres to the nearest bus stop, this is not suitable for elderly people;
- Removal of hedges will expose neighbouring properties to gusts of wind;
- No sustainability or energy saving measures have been included;
- Would negatively impact upon wildlife in neighbouring gardens;
- Will detract from outlook from neighbouring properties;
- The scheme is being put forward for financial benefit.

8 Appraisal

8.1 Principle:

- 8.1.1 The Revised National Planning Policy Framework (NPPF) directs Local Planning Authorities to adopt a presumption in favour of sustainable development. One of the three overarching objectives, that form the components of sustainable development, is a social objective (para. 8 b). The social objective requires the support of ‘strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’ The retention of care facilities at the site is considered to support the continued presence of a mixed community in the surrounding area, promoting cohesion and interaction between different elements of the community and, thereby, improving community well-being.
- 8.1.2 This social objective is recognised by Policy D7 of the Eastbourne Core Strategy, which states that ‘The Council will work with other relevant organisations to ensure that appropriate health care facilities, including new provision and enhancements to existing facilities, are provided in the most appropriate locations to meet existing and anticipated local needs.’
- 8.1.3 Para. 61 of the NPPF provides further context, stating that ‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including... older people...and... people with disabilities). This social objective is recognised by Policy D7 of the Eastbourne Core Strategy, which states that ‘The Council will work with other

relevant organisations to ensure that appropriate health care facilities, including new provision and enhancements to existing facilities, are provided in the most appropriate locations to meet existing and anticipated local needs.'

- 8.1.4 The principle of sustainable development requires the aims of the social objective to be balanced against the economic objective and the environmental objective. By maintaining a significant employment use within the area, it is considered that the proposed development would support the economic objective. The wider implications on the environmental objective, in terms of impacts upon environmental, residential and visual amenities will be assessed in the main body of this report, along with other relevant criteria.
- 8.1.5 The benefits offered by the proposed scheme in terms of providing a modern, purpose built care facility will therefore need to be balanced against any potential for negative environmental impacts. However, the principle of locating a care home in this area is supported by the fact that the site is currently occupied by such a facility and that its retention and expansion would contribute towards the mixed needs of the community.
- 8.2 Impact of proposed development on amenity of adjoining occupiers and surrounding area:
 - 8.2.1 The footprint of the building would not be significantly increased from that of the existing structure, although there would be (as demonstrated by the illustrative elevations an increase in mass as the bulk of the structure projecting to the rear of the site is currently at single-storey only. This raises concerns in terms of the relationship maintained between the proposed building and the property immediately adjacent to the south, 65 Summerdown Road, as well as properties to the rear of the site on Summerdown Close.
 - 8.2.2 The proposed care home would replace a similar existing facility, but with the use intensified as a result of the increase in rooms provided. It is considered that a residential care home use is compatible with the surrounding residential environment provided appropriate management and mitigation plans are in place to control noise and light emissions, travel matters (visiting hours, shift changeover times etc) and co-ordination of deliveries. This can be secured by way of a planning condition, should the application be approved.
 - 8.2.3 The proximity of the site to the South Downs National Park is noted. The park authority were consulted on the application but have provided no comments at this stage. Should the application be approved then they would be consulted again at reserved matters stage to ensure the scale and design of the development, as well as the materials used, would not compromise the status of the national park by way of impacting on views from the park towards the coast.
 - 8.2.4 The southern wing of the building would project a significant distance towards the rear of the site, flanking the majority of the rear garden of 65 Summerdown Close. Indicative plans suggest that the southern wing of the building would have a two-storey high elevation wall with the second and third floor areas accommodated within the roof, which pitches away from the side boundary. Plans also show that the wing would accommodate a corridor on the southern

side, allowing for the possibility of obscure glazed windows although poorly lit corridors are generally discouraged. However, this would not overcome concerns relating to the proximity of the southern wing, combined with its height, and the negative impact that this would impose upon the occupants of 65 Summerdown Road by way of an unacceptable sense of overbearing and over-dominance, particularly when viewed from the rear garden.

8.2.5 The site is also on higher ground than properties on Summerdown Close to the east. However, it is considered that it would be possible to incorporate a building of increased size without it appearing overbearing towards these properties provided the taller parts of the building are pulled back from the rear boundary and the majority of the rear of the site is used for external amenity space as would be expected. If this is the case, it is considered that the relationship between the proposed building and properties on Summerdown Road would be similar to those generated by a typical arrangement of buildings on opposing sides of a street.

8.2.6 Notwithstanding the comments provided above, it is considered that the site does have the capacity to accommodate a new residential care home providing up to 64 bedrooms for use by residents and associated parking, servicing and amenity space, provided the layout, design and scale of the development addresses the concerns raised above and mitigates against unacceptable overlooking, overshadowing or overbearing impact upon neighbouring residents.

8.3 Design Issues:

8.3.1 It is not considered that the existing buildings occupying the site possess any particular architectural merit and, as such, there are no objections raised against the loss of these structures.

8.3.2 The proposed development would seek to consolidate the services provided by the care home occupying 59 Summerdown Road (20 rooms) and the building currently occupying the site (32 rooms), within a single building, as well as providing an uplift of a further 12 rooms to provide 64 rooms in total. In order to achieve this within the existing site envelope, and also provide adequate parking and amenity space, the applicant is seeking permission to provide an enlarged building on-site, some parts of which would be 3½-storey.

8.3.3 Whilst the design, scale and layout of the scheme are reserved matters, an indicative layout plan has been provided as it would not be possible to make an informed decision on the application without it being demonstrated that there is capacity within the site envelope to accommodate the new building, as well as the required parking, servicing and amenity areas.

8.3.4 Indicative plans show that the third floor would not occupy the full footprint of the building and would be housed entirely within the roof void. The second floor would also be predominantly above eaves height, with gable ends utilised to allow for windows and openings. If a pitched roof is utilised in this way, it is considered that 3½-storey elements could be incorporated into the building without detracting from the character and appearance of the surrounding area or appearing unduly incongruous within the street scene, where substantial three-

storey buildings (with the upper floor contained within the roof space) are prevalent. As such, a 3½-storey structure would not represent a significant and unwarranted increase in height, particularly on the northern side of the building which is not directly adjacent to neighbouring properties and is also in a street corner location, such areas being traditionally associated with more prominent buildings.

- 8.3.5 Although the design of the proposed scheme is a reserved matter, it is not considered that a flat roof building, providing floorspace distributed over three and half storeys would be compatible with the surrounding area, where traditional pitched roofing is a universally present feature on surrounding buildings. The eaves height of roofing on buildings within the street is also at a consistent level, above first floor window heads. As such, it is considered that a condition should be attached to any given approval to require the use of pitched roofing and to prohibit the eaves height be set below second floor level. This would secure a design similar to that presented on the indicative drawings provided on the application and ensure that the appearance of the roof form would be visually consistent within the surrounding area, whilst minimising the risk of the presence of unbroken sections of excessively high elevation walling, which would appear overbearing and oppressive towards neighbouring properties and inconsistent with the general character of the street scene.
- 8.3.6 It is considered that the wide frontage of the proposed building would be consistent with the general pattern of the built form on Summerdown Road, where buildings generally extend across the majority of the width of their respective plots. As space would need to be provided for parking and servicing to the front of the building, it would remain stepped back from the highway, respecting the informal building line that is maintained on the street.
- 8.3.7 A number of extensions have been made to the existing building and, as a result, the footprint of the proposed building would not be significantly greater than the current footprint albeit the current extensions are predominantly single-storey height. The amount of extensions added to the existing building over time has resulted in a somewhat cluttered appearance that detracts from the visual quality of the site as well as the surrounding area. The proposed development would provide the opportunity to remove this cluttered appearance and accommodate the care facility in a single, cogent unit.
- 8.3.8 In order to meet approval at reserved matters stage, a site layout would need to be revised that retains the maximum amount of the landscaped space to the rear of the site that is currently available. This is in order to preserve the spatial characteristics of the surrounding area as well as to ensure the site continues to contribute towards the verdant character and appearance of the surrounding area. The submission of reserved matters in regards to landscaping would also need to take this into account.
- 8.4 Quality of Accommodation:
- 8.4.1 The proposed scheme would allow for the existing care home operation, which is distributed across two adjacent sites, to be amalgamated into a more efficient, purpose built care home. This would improve the ongoing viability of the care

home use which is currently subject to a degree of uncertainty due to the practical difficulties and costs of adapting the existing building to meet required standards. The stock of care homes within Eastbourne has been reduced as a result of similar experiences where difficulties involved in adapting buildings has resulted in facilities closing down or relocating.

8.4.2 The size of the asset would allow for a suitable provision of landscaped outdoor amenity space, to be secured at reserved matters stage, and it is considered an appropriate layout could be devised that would allow for provision of natural light and ventilation to rooms without any unacceptable overlooking of neighbouring residential properties.

8.4.3 It is therefore considered that the proposed building would provide improved facilities, better quality living conditions and a more adaptable environment that would be supported by the social objective of sustainable development as defined in the Revised NPPF as well as policy D7 of the Eastbourne Core Strategy. The retention of the use in this residential setting would enable it to remain part of the local community, ensuring that the principle of promoting mixed communities, inclusiveness and cohesion is adhered to.

8.5 Impact on Highway Network and Access:

8.5.1 The proposed development would incorporate a total of 22 parking bays, one of which would be allocated for ambulances and servicing/delivery vehicles. The application form has stated that there would be no increase in staff numbers. However, it is assumed there would be an increase in staff based on the uplift in rooms. The comments provided by ESCC Highways are based on the amount of rooms provided within the proposed development rather than the staff numbers stated on the application form.

8.5.2 ESCC Highways are satisfied with the quantum of parking included within the scheme. The provision of bay parking adjacent to 59 Summerdown Road would not result in the loss of on-street car parking capacity as the width of the road currently only allows for parking on one side. However, should outline permission be granted, details would need to be submitted at the reserved matters stage to show that vehicles could safely manoeuvre into and out of the parking spaces without causing an unacceptable hazard to pedestrians and motorists. The proposed bay parking to the rear of the property would be opposite driveways serving properties on Summerdown Close and, as such, further details would also need to be included at reserved matters stage to show that these spaces could be used in a safe way and not impede access to property.

8.5.3 The proposed parking would not cross over the main footpath serving Summerdown Close and, as such, it is not considered that accessibility by pedestrians would be impeded by the development.

8.5.4 Should the application be approved, the subsequent application for reserved matters would need to demonstrate that parking spaces provided conform with all relevant ESCC standards in terms of dimensions. Details would also need to be included in a Transport Report that would demonstrate how parking for staff

and visitors would be managed and how the use of public transport and sustainable transport would be encouraged.

- 8.5.5 No objections have been raised against the access/egress arrangements, which would maintain the current in/out system.

8.6 Landscaping:

- 8.6.1 The rear gardens of the original dwellings occupying the site (61 and 63 Summerdown Road) previously extended further back to the east. Part of the gardens, along with that of No. 59, were developed in the mid 1970's to form Summerdown Close. As a response to the potential development, a number of trees within the gardens were afforded protection by way of a Tree Preservation Order. The remaining protected trees include those on the verge to the north of the site. The proposed building would be positioned within relatively close proximity of these trees and, should the application be approved, the reserved matters relating to landscaping would need to include details on how these trees would be protected during, and after construction, ensuring they continue to play their important role in generating a verdant sense to the character of the surrounding area.

- 8.6.2 The leylandii type hedging which demarcates the rear site boundary is not subject of any protection order but does contribute to the amenity of the area. This hedging would need to be removed to accommodate parking spaces and, should the application be approved, the landscaping scheme submitted as a reserved matter would be expected to incorporate mitigation planting that would be provided in a similar area in order to provide a sympathetic screen to the main development, when viewed from Summerdown Close.

- 8.6.3 There are also three TPO trees to the rear of the existing building. The submitted plans show these trees to be retained although it would appear that crown reductions would be required in order to incorporate the proposed buildings. These trees are not as prominent as those adjacent to the northern site boundary but do play an important role in providing urban greenery and sympathetic site screening. If the application is approved, a greater level of detail would be required to ascertain if the development can be carried out without damaging the long term health of these trees. If it cannot, then it is considered that their loss may be acceptable provided suitable mitigation planting is carried out in a similar position. Any trees planted would be expected to be of a level of maturity to ensure that they would immediately contribute to site screening and have a clear visual presence within the street scene.

8.7 Drainage:

- 8.7.1 The proposed development would result in an increase in impermeable coverage within the site as a result of the enlarged building size and the provision of hard surfaced parking area.
- 8.7.2 As the proposed development is in outline form, there is not sufficient detail on layout, design and scale for a surface water drainage strategy to be confirmed at this stage. However, any application for approval of reserved matters would be

required to include a comprehensive surface water drainage strategy that would need to meet the approval of the Lead Local Flood Authority. Failure to provide this would give rise to significant concerns over the potential for increased risk of surface water flooding of the site as well as neighbouring properties and the public highway.

8.8 Employment:

- 8.8.1 The proposed development would secure a modern, purpose built care home facility within the Borough that provides a significant level of employment and has the potential to offer new employment opportunities. In this regard, the proposed development responds positively to policy D2 of the Eastbourne Core Strategy which seeks to support job growth and economic prosperity.

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 outline permission be granted subject to the conditions listed below and the submission of satisfactory details in regards to all reserved matters (access, landscaping, layout, design and scale).

1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

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) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (i) layout;
- (ii) scale;
- (iii) design;
- (iv) access; and
- (v) landscaping.

The reserved matters shall be carried out as approved.

3) Approval of all reserved matters shall be obtained from the Local Planning

Authority in writing before any development is commenced.

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

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

SY 11 Revision A – Site Location & Block.

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

5) In addition to Reserved Matters for the layout and scale of the development, full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land and buildings neighbouring the site on Summerdown Road and Summerdown Close by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

In addition to Reserved Matters for the layout and access of the development, details including swept path analysis of how parking would be accessed and how a suitable level of access for vehicles (including servicing and emergency vehicles) would be maintained on surrounding roads.

In addition to Reserved Matters for landscaping, an arboricultural survey for all existing trees within the site shall be provided along with details of how TPO trees would be protected during any development and how they would be maintained thereafter.

Reason: To ensure the proposed development is satisfactory as regards layout, access, appearance, landscape provision and in all other detailed respects.

6) The development hereby approved is to provide a maximum of 64 bedrooms for use by care home residents.

Reason: In order to prevent an over-intensive development of the site that would be harmful to environmental, visual and residential amenities, in conflict with saved policies NE28, HO20 and UHT1 of the Eastbourne Borough Plan.

7) The development hereby approved is to be a maximum of 3½-storeys in height. The height of the eaves of the roof of the building shall not be higher than first floor level of the building.

Reason: In order to control the height of the development and ensure it would not appear overly dominant or incongruous within the context of the street scene, in accordance with saved policies UHT1 and UHT2 of the Eastbourne Borough Plan.

8) Prior to the first occupation of the development hereby approved a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries will take place and the frequency of deliveries shall be submitted to and approved in writing by the Local Planning Authority. All deliveries shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the development is properly managed and does not result in any unacceptable hazard to highway safety or damage to residential amenity in accordance with saved policies HO20 and TR11 of the Eastbourne Borough Plan.

9) Prior to first occupation of the development hereby permitted, details of disabled car parking provision for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: In order to ensure that the development is accessible in accordance with the requirements of chapter 8 of the Revised NPPF.

10) No occupation of the building shall commence until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify the methods to be used to discourage the use of the private motor vehicle and the arrangements to encourage use of alternative sustainable travel arrangements such as public transport, car sharing, cycling and walking. The Travel Plan shall be implemented as approved upon the occupation of the development and monitored in accordance with details to be agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the development is properly managed and does not result in any unacceptable hazard to highway safety or damage to residential amenity in accordance with saved policies HO20 and TR11 of the Eastbourne Borough Plan.

11) No occupation of the building shall commence until a management plan relating to noise, light and air emissions generated by the proposed development has been submitted to and approved by the Local Planning Authority, including, but not limited to, the following information:-

- Details of the amount of external lighting to be installed and the specifications of the lighting to be installed;
- Details to restrict light spill from interior lights to the exterior of the building;
- Details of any plant and machinery to be installed, including full specifications;
- Management of use of external amenity areas including hours of use and numbers of people using external amenity areas at any given time;

The use shall thereafter be carried out in accordance with these approved details.

Reason: In the interests of environmental and residential amenity in accordance with saved policies HO20 and NE28 of the Eastbourne Borough Plan.

12) Prior to the commencement of development, a scheme to manage surface water shall be submitted to, and approved in writing by, the local planning authority.

The surface water drainage scheme should be based on the sustainable drainage principles and include:-

- a) Confirmation of the surface water drainage techniques to be used. (Following on-site testing of ground conditions, contamination and infiltration rates)
- b) Confirmation of dimensions and location of specific drainage features (e.g. green roofs, permeable paving, soakaways, ponds etc.)
- c) Specific details in relation to how the drainage system will be maintained over its development life.

The scheme shall be fully implemented and subsequently maintained, in accordance with the details approved.

Reason: In order to minimise risk of surface water flooding in accordance with saved policy US4 of the Eastbourne Borough Plan.

13) No part of the development shall be occupied until the car parking spaces have been constructed and provided in accordance with plans and details to be submitted to and approved 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 sufficient car-parking space for the development in accordance with saved policy TR11 of the Eastbourne Borough Plan.

14) No part of the development shall be occupied until cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. The area[s] shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

15) No part of the development shall be occupied until vehicle turning space has been constructed within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This space shall thereafter be retained at all times for this use and shall not be obstructed.

Reason: In the interests of road safety

16) 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 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,
- the erection and maintenance of security hoarding,
- the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

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.