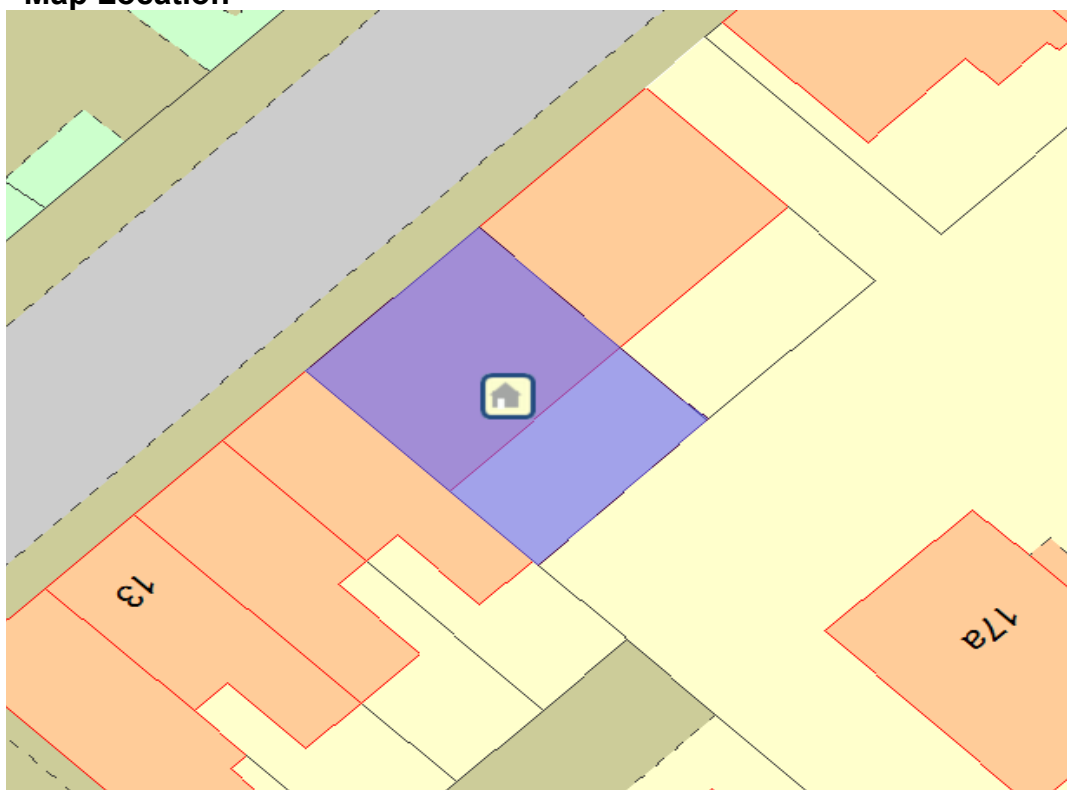


App.No: 190772	Decision Due Date: 27 January 2020	Ward: Upperton
Officer: William De Haviland-Reid	Site visit date: 12 November 2019	Type: Planning Permission
Site Notice(s) Expiry date: 21 November 2019		
Neighbour Con Expiry: 21 November 2019		
Press Notice(s): N/A		
Over 8/13 week reason: Committee required.		
Location: Ground Floor Flat, 16 Commercial Road, Eastbourne		
Proposal: Proposed removal of existing timber framed front door and replace with Eclat arch style composite door with pvc top light		
Applicant: Ms N Houghton		
Recommendation: Approve subject to conditions contained within this report.		

Contact Officer(s) **Name:** William De Haviland-Reid
Post title: Senior Customer Caseworker
E-mail: William.dehaviland-reid@lewes-eastbourne.gov.uk
Telephone number: 01323 415696

Map Location



1 Executive Summary

- 1.1 Application was called in due to the applicant being an employee of Eastbourne Borough Council.
- 1.2 Application is recommended for approval based on the information provided.

2 Relevant Planning Policies

2.1 National Planning Policy Framework 2019

- 2. Achieving sustainable development
- 4. Decision making
- 11. Making effective use of land
- 12. Achieving well-designed places

2.2 Eastbourne Core Strategy Local Plan Policies 2013

- B1 Spatial Development Strategy and Distribution Sustainable Centre
- B1 Spatial Development Strategy and Distribution Sustainable Neighbourhood
- B2 Creating Sustainable Neighbourhoods
- C1 Town Centre Neighbourhood Policy
- D5 Housing
- D10a Design

2.3 Eastbourne Borough Plan Saved Policies 2007

- HO20 Residential Amenity
- NE14 Source Protection Zone
- TC10 Areas for Business use
- UHT1 Design of New Development
- UHT4 Visual Amenity
- US5 Tidal Flood Risk

3.0 Site Description

- 3.1 A flat located within a residential area of Eastbourne, not a listed building and not located within a conservation area.
- 3.2 The host terraced building has been separated into flats with no front garden space, the front door opens onto the high street.
- 3.3 The front elevation of the host dwelling consists of brick face of varying colours and there is a black coloured front door and the windows on ground and first floor level consist of UPVC casement windows.

4 Relevant Planning History

- 4.1 No planning history relevant to this application.

5 Proposed development

- 5.1 It is proposed to replace the existing black timber wood front door with a composite door with uPVC top-light and including coloured glass on the door itself.

6 Consultations

6.1 No statutory consultations required.

7 Neighbour Representations

7.1 No representations received.

8 Appraisal

8.1 There is no objection in principle to the proposed development to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the policies of the National Planning Policy Framework (2019), the Core Strategy 2006-2027, and saved policies of the Borough Plan 2007.

8.2 It is considered that the proposed design of the replacement front door would not adversely affect the character of the host dwelling or amenity of the local street scene by virtue of the materials used and the resulting aesthetic.

9 Human Rights Implications

9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10 Recommendation.

10.1 Grant planning permission subject to the following conditions:

- 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 approved drawings submitted on 30 September 2019:

Drawing No. "Proposed Door Replacement"
Drawing No. 1:100 "Proposed + Existing Front Elevation"

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

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.

