

App.No: 131026 (HHH)	Decision Due Date: 5 March 2014	Ward: Langney
Officer: Katherine Gardner	Site visit date: 21 January 2014	Type: Householder
Site Notice(s) Expiry date: 28 January 2014		
Neighbour Con Expiry: 27 January 2014		
Weekly list Expiry:		
Press Notice(s): N/A		
Over 8/13 week reason: This application has been referred to Committee from Delegated.		
Location: 55 Friday Street, Eastbourne		
Proposal: Construction of hard-standing for two car parking spaces and new private access.		
Applicant: Mr Steve Reeves		
Recommendation: Approved conditionally		

Constraints:

Willingdon Levels Catchment Area

Eastbourne Core Strategy Local Plan 2006-2027

C9 Shinewater & North Langney Neighbourhood Policy

Eastbourne Borough Plan 2001-2011

HO2 Predominantly Residential Areas

US4 Flood Protection and Surface Water

Relevant Planning Policies:

UHT1: Design of New Development

HO20: Residential Amenity

US4: Flood Protection and Surface Water Disposal

C9: Shinewater & North Langney Neighbourhood Policy

Site Description:

The site is a modern detached bungalow with rear dormer and natural screening from Friday Street and pedestrian access only from this road. It is on the South Western side of Friday Street and the site is opposite a bus stop. Vehicular access is currently via the rear from Shinewater Lane. The site is between the turnings for Shinewater Lane and Helvellyn Drive on the opposite side of the road. It is a 40mph road and other residential premises have vehicle crossovers and driveway access from this road. There is also a pedestrian island near the site to aid crossing Friday Street on foot.

Relevant Planning History:

None relevant.

Proposed development:

The applicant proposes the installation of hardstanding at the front of the property to house 2 car parking spaces and provision for a new private access off Friday Street.

The applicant proposes a 3m wide access from the road, with the approved installation of a vehicle crossover over the existing pavement, in consultation with ESCC.

The driveway extends 11.9m to the front of the house and is 9m wide at its widest point, joining the existing footpath which leads to the front door, with the installation of steps to the top of the footpath to aid access.

This creates an L-shaped hardstanding to the right hand side of the garden and the remaining garden is the same.

On advice from ESCC Highways, the driveway access is situated no less than 1.5m from the existing telegraph post at the front of property.

The addition of the parking area is to replace lost space at the rear due to a remodelling of the rear garden.

The materials used are to be tarmac and concrete kerbing as approved by ESCC Highways for the vehicle crossover and surfacing material for the main driveway is hot rolled asphalt to BS 594:2003.

Consultations:Internal:

Planning Policy Manager – In an area where a flood storage contribution is required, however given the sum is below £1,000 it is considered not viable to secure this contribution.

External:

Highways Dept. – consent subject to conditions and highways licence.

Pre-application advice was sought from East Sussex Highways. Despite the historic resistance of accesses installed in this area due to substandard visibility. This individual case is also hindered by the traffic island nearby. Despite this, when measured, the splay to the South was just over the minimum requirement set out in national guidance, and the road width is sufficient even with the inclusion of the pedestrian island. Stopping distances were also analysed due to the gradient of the road but the gradient is minimal and caused almost no difference. Accident records for this road were also analysed with the result being that there were no grounds for refusal that could have been defended, as there have been no incidents in the last 3 years.

Neighbour Representations:

Objections have been received and cover the following points:

- Road safety/visibility.
- Difficulty in pulling out into Friday Street.

- Close to pedestrian crossing.
- Safer access is already in existence.
- Loss of trees at front.
- Residents likely to back out of driveway due to lack of turning space.
- Drainage and stability of garden at 57 Friday Street.
- Setting a precedent for further development.

Appraisal:

The development has a neutral effect on residential amenity and road safety of neighbouring properties and other road users has been considered.

There is no highways objection to the proposal on highway safety terms and given the character of the site and wider area there is no objection to the proposal in street scene/townscape terms.

The driveway is a sufficient distance from the pedestrian island not to cause obstruction or awkward access when entering/exiting the driveway and although the bus stop is almost directly opposite, the straight road means that visibility in turning in or out of the driveway is not hindered. This view is supported by East Sussex Highways Department.

There is no loss or gain of parking space as the development is to replace parking space that is already in use at the rear of the property, accessible from Shinewater Lane, therefore provision for parking is maintained.

The design is appropriate in terms of materials, scale and layout and does not detract from the surrounding area.

Human Rights Implications:

N/A

Conclusion:

The proposal is deemed acceptable subject to conditions by virtue that highway access from residential properties is prevalent along Friday Street and there are no concerns from ESCC in regard to highway safety of this proposal in particular.

This is subject to conditions but the proposal accords with Eastbourne Borough Local Plan (Saved policies, 2007), Eastbourne Core Strategy Local Plan (2007-2027) and the National Planning Policy Framework (2012).

Recommendation: Approved conditionally

Conditions:

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

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

2. The new access shall be in the position shown on the submitted plan and laid out and constructed in accordance with the attached HT407 form/diagram and all works undertaken shall be executed and completed by the applicant to the satisfaction of the Local Planning Authority within 3 months of commencement of development.

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

3. The development hereby permitted shall be carried out in accordance with the approved drawings no. SGR-FRI-120913 Rev B submitted on 11 January 2014.

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

Informative

The applicants attention is drawn to the need for a S184 Licence for the construction of the access. The applicant should contact ESCC on 01273 335443 prior to commencement of development to complete the agreement and pay the necessary fee.

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.**