

App.No: 140071 (PPP)	Decision Due Date: 28 March 2014	Ward: Upperton
Officer: Anna Clare	Site visit date: 10 March 2014	Type: Planning Permission
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 26 February 2014		
Weekly list Expiry: 7 March 2014		
Press Notice(s): N/A		
Over 8/13 week reason: Brought to planning committee within statutory timeframe.		
Location: Land At Rear And To Side Of No. 2, Ringwood Road, Eastbourne		
Proposal: PROPOSED RESIDENTIAL DEVELOPMENT OF 7 THREE BEDROOM HOUSES TOGETHERWITH GARAGE/CAR PARKING SPACES AND ACCESS ROAD, AT REAR AND TO THESIDE OF 2 RINGWOOD ROAD, EASTBOURNE (FORMERLY KNOWN AS THE SWAN LAUNDRY).		
Applicant: Mr J. AND B. ADAMS		
Recommendation: Grant planning permission with conditions.		

Executive Summary

The application proposes the redevelopment of the redundant site for the provision of 7 family dwellinghouses with associated garages and parking. The site has been formally identified for development within the Council's Strategic Housing Land Availability Assessment and the proposed development will assist in the high housing delivery target for the Roselands and Bridgemere neighbourhood. The design and layout of the dwellings is considered acceptable, and it is not considered the development will result in any significant impacts on highway safety or parking in the surrounding area; therefore it is recommended that planning permission is granted subject to conditions.

Relevant Planning Policies:

National Planning Policy Framework 2012

- 4.Promoting sustainable transport
- 6.Delivering a wide choice of high quality homes
- 7.Requiring good design

Core Strategy Local Plan 2013 Policies

- B2 – Creating sustainable neighbourhoods
- C6 – Roselands and Bridgemere Neighbourhood Policy
- D5 - Housing

D10A - Design

Eastbourne Borough Plan Saved Policies 2007

UHT1 – Design of new development

UHT4 – Visual amenity

UHT7 – Landscaping

HO1 – Residential development within the existing built-up area

HO2 – Predominantly residential areas

HO7 – Redevelopment

HO20 – Residential amenity

TR6 – Facilities for cycling

TR11 – Car parking

US3 – Infrastructure services for foul sewerage and surface water disposal

US4 – Flood protection and surface water disposal

Site Description:

The site is a currently vacant plot of land between Ringwood Road and Woodgate Road, which was previously the Swan Laundry site. The previous use ceased and the buildings on site were demolished. There is an existing pedestrian and vehicular access for the site from Ringwood Road which is to remain.

The site is surrounded by pairs of two storey, semi detached single family dwelling houses with various extensions and finishing materials, and rear gardens adjoining the application site.

To the east of the site is an existing garage court, which is part two storey but appears the majority unused and in a state of disrepair, with access adjacent to the application site access onto Ringwood Road.

Relevant Planning History:

No relevant planning history.

Proposed development:

The application relates to the redevelopment of the site for housing, comprising 7 three bedroom, two storey dwelling houses, 5 with garages and each with its own parking spaces giving a parking density of 200% + 2 visitors spaces. Access is provided by the existing pedestrian and vehicular access from Ringwood Road, with the access widened by the inclusion of part of the front garden of No.2 Ringwood Road.

Applicant's Points:

- The site is on previous developed land in a sustainable urban location where the principle of development should be considered acceptable.
- The proposals constitute good design which respects the grain and functioning of the surrounding area.
- The dwellings are of a simple design but care has been taken regarding the form, scale, street scene, outlook and orientation.
- Design criteria has been adopted to avoid any overlooking from habitable rooms situated at first floor towards adjoining properties.
- The proposals will make good use of vacant residential building land.

Consultations:

Internal:

Cleansing Contracts Manager

The access and turning head are considered sufficient to provide adequate servicing of the site.

Estate Manager

No objection raised.

Head of Environmental Health

No objections raised. Conditions advised in relation to working methods during construction given confines of the site.

Planning Policy Manager

No objections raised. Positive contribution to housing delivery in the Roselands and Bridgemere Neighbourhood.

External:

Local Highway Manager

No objection raised, conditions suggested.

Neighbour Representations:

6 Objections have been received from the following properties;

27 and 33 Woodgate Road,

3, 4 and 9 Ringwood Road,

and 1 with no address supplied

Objections cover the following points:

- Overlooking
- Impacts on privacy
- Loss of light
- Increased traffic
- Highway safety from access
- Impact on parking on Ringwood Road
- Flooding
- Size of access and limited room for pedestrians and cars to pass
- Overly dominant due to close proximity to properties on Woodgate Road.

Comments were received in relation to the construction of the dwellings which were not planning considerations and therefore cannot be assessed.

Appraisal:

Principle of development:

The National Planning Policy Framework is clear that sustainable residential development should be granted planning permission to ensure greater choice of housing in the local market and to meet local and national housing needs. The site has been formally identified for development within the Council's Strategic Housing Land Availability

Assessment, being previously assessed as having the potential to deliver 11 net units. The proposal would therefore provide a reduced amount of residential development, but would provide the opportunity to deliver larger family housing within the local neighbourhood.

The application results in the net gain of 7 dwellings. In line with Policy D5: Housing of the Eastbourne Core Strategy Local Plan (2013) and the requirements of the Affordable Housing Implementation Technical Note, 30% should be affordable. This equates to a contribution of 2.1 units which result in a requirement for 2 affordable units on site and a commuted sum contribution of £818.91 for 0.1 of a unit. The applicant has agreed to deliver this. The Council will secure this on-site delivery and commuted sum payment through a condition requiring a Section 106 agreement being agreed prior to commencement.

The size and type of residential units proposed is considered appropriate for its neighbourhood location and conforms to the Council's Strategic Housing Market Assessment, providing larger family accommodation in a sustainable location. The proposed contribution of 2 three-bedroom houses as affordable housing units, each 104.2 sq. m in size, meets affordable housing local space standards identified in the Affordable Housing Implementation Technical Note and would help meet local need.

The application provides the positive gain of 7 net residential dwellings on an identified site within the Roselands and Bridgemere neighbourhood, contributing positively to the Council's spatial development strategy (Policy B2 of the Core Strategy). The proposed development will assist in the high housing delivery target for the neighbourhood. The development would conform to the Roselands and Bridgemere Neighbourhood Policy (Policy C6 of the Core Strategy) in 'delivering additional housing through making more efficient use of land' and is therefore considered sustainable development.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The site is situated between Ringwood Road and Woodgate Road with the proposed dwellings sited approximately 12m from the rear of properties on Woodgate Road, and 15m from the rear of properties on Ringwood Road.

The proposed dwellings have been set out so as to minimise any issues of overlooking or privacy impacts to the surrounding residential properties.

The dwellings proposed to plots 4 and 5 are proposed approximately 1m from the northern boundary of the site with the rear gardens of properties on Woodgate Road, and approximately 12m from the properties themselves. The layout is such to ensure parking and turning spaces are appropriate for the proposed development. The properties are two storey with pitched roofs which is considered minimises the visual impact and sense of overbearing on the adjacent residential properties. An obscurely glazed window to serve the stairwell is proposed to either property at first floor level in the northern elevation facing the rear of properties on Woodgate Road. The window is proposed to be obscurely glazed which would alleviate actual and perceived overlooking; in addition to this we can by condition require the windows are fixed shut.

The proposed garages for plots 4 and 5 will abut the rear boundaries of 23 and 21 Woodgate Road however given the garages are single storey it is not considered this will result in any significant impacts on these properties in terms of overbearing impact or loss of light and/or outlook.

Plot 1 is sited approximately 1m from the southern boundary, 15m from the actual property and again is proposed with a first floor obscurely glazed window to serve the stairwell. Given the distance and as the window is obscurely glazed, and by condition will be required to be fixed shut the location is considered acceptable on balance.

It is considered that that scale and number of dwellings is acceptable for the size of plot without having any significant impacts on visual amenity, outlook, light, privacy or sense of overbearing on surrounding residential properties.

It is considered given the confines of the site and the potential impact on surrounding properties that permitted development rights in relation to roof extensions, and the installation of additional windows, are removed as so any proposed extension or window would require planning permission and can be assessed on its individual merits.

Design issues:

The new dwellings are proposed to be constructed with stock brick at ground floor with two proposed with the first floor rendered and others with vertical weatherboard cladding.

The properties will only be partially visible along the access road from Ringwood Road. The site is surrounded by pairs of semi-detached two storey dwellings, with a variety of materials and existing extensions. As such the proposed dwellings, materials and scale are considered appropriate for the residential setting and will not result in any significant impacts on visual amenity.

Impacts on trees/landscaping:

There are no trees or hedges on the site for retention. To ensure suitable landscaping a condition will be added for the submission of a soft and hard landscaping scheme to be agreed.

Impacts on highway network or access:

The site is accessed from Ringwood Road via an existing vehicular and pedestrian access 3.5m in width, which was previously used during the occupation of the site by the laundry. In order to improve visibility the access is widened to 4.6m at the junction with Ringwood Road incorporating part of the front garden of No.2 Ringwood Road, this would allow for two vehicles to pass each other without having to reverse onto the local highway network. East Sussex County Council Highways were consulted on the application and raised no objection to the access.

Each proposed property has parking provided, 5 of the dwellings have garages, and there are an additional two visitor parking spaces, making a total provision of 16 parking spaces, which is in line with East Sussex County Council's adopted parking guidelines. A condition is proposed removing permitted development rights to convert the garages into habitable rooms as this would result in the loss of parking provision.

The layout has been designed to allow vehicles to enter and turn within the site without being disrupted by parked vehicles. It is considered for the size of dwellings proposed that there is sufficient parking provision on the site so as to not increase the demand for parking on Ringwood Road.

In addition to vehicular parking, sheds to provide cycle parking are proposed within each rear garden area.

The site is considered a sustainable location, close to amenities and public transport on Seaside. The level of parking is considered acceptable, therefore it is unlikely that the proposed development will result in additional on street parking on Ringwood Road. East Sussex County Council Highways have raised no objection to the access to the site which is existing.

Planning obligations:

In line with Core Strategy Policy D5: Housing, of the Eastbourne Core Strategy Local Plan (2013), and the requirements of the Affordable Housing Implementation Technical Note, 30% of the dwellings proposed should be affordable. This equates to a contribution of 2.1 units which result in a requirement for 2 affordable units on site and a commuted sum contribution of £818.91 for 0.1 of a unit. The applicant has agreed to this delivery and this will be secured by condition.

Human Rights Implications:

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.

Conclusion on planning issues:

The application seeks the redevelopment of a vacant site which is identified by the Strategic Housing Land Availability Assessment. Careful consideration has been given to the impact on the amenity of the surrounding residential properties which on balance is considered acceptable; the number, size and materials of the proposed dwellings is considered acceptable for this residential area. It is not considered that the proposed development would have any significant impacts in terms of highway safety and/or parking in the surrounding area and therefore it is recommended that planning permission is granted subject to conditions.

Recommendation: Grant planning permission subject to conditions.

Conditions:

- 1) Time limit for commencement.
- 2) In accordance with plans.
- 3) Submit samples of external materials.
- 4) Removal of permitted development rights garages shall remain for parking of motor vehicle.

- 5) Removal of permitted development rights no roof extensions or additional windows in any elevation or roof slope.
- 6) Submission of detailed of cycle parking sheds, installed prior to occupation and maintained thereafter.
- 7) Details of boundary treatments.
- 8) Construction method statement.
- 9) Construction working hours.
- 10) Details of surface water drainage.
- 11) Windows in side (northern) elevation of properties on plots 4 and 5, and side elevation (southern) elevation of property on plot 1 shall be obscurely glazed and fixed shut and remain as such thereafter.
- 12) Prior to commencement submission of details of the layout of the reconstructed access and the use shall not commence until the construction of the access has been completed in accordance.
- 13) Prior to commencement a scheme to secure the provision of on-site affordable housing, commuted sum and appropriate mechanism for delivery to be approved.

Informatives:

The applicant's 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.
