

| | | |
|---|---|--|
| App.No: 140155 | Decision Due Date: 18 April 2014 | Ward: Old Town |
| Officer: Leigh Palmer | Site visit date: 14 April 2014 | Type: APC Approval of Conditions |
| Site Notice(s) Expiry date: N/A | | |
| Neighbour Con Expiry: N/A | | |
| Weekly list Expiry: 21 March 2014 | | |
| Press Notice(s): NA | | |
| Over 8/13 week reason: Outside of determination period by referred from delegated to committee. | | |
| Location: 2 Upwick Road, Eastbourne. | | |
| <p>140155 Proposal: Application for approval of details reserved by condition of original permission (EB/2011/0193(FP)). Condition 3: Samples of external materials; Condition 8: Protective fencing for trees; Condition 9: Details of wheel washing for construction traffic; Condition 11: Details of access road and turning area (including details of: finished surfacing materials, gradient and drainage).</p> <p>140156 Proposal :Application for approval of details reserved by condition of original permission(EB/2012/0753(FP)). Condition 3:samples of external materials; Condition 7:Protective fencing for trees; Condition 8:Facilities for cleaning wheels of construction traffic; Condition 10:Details of access road and turning area (including: finished surfacing materials, gradient, kerb radii, drainage, stepped access toNo. 2 Upwick Road).</p> | | |
| Applicant: Mr Henry Goacher | | |
| Recommendation: Agree the Details | | |

Executive Summary:

These applications have been reported to Planning Committee at the request of the Chair so that the decision can be made in the public forum of Planning Committee.

The applications relate to the issues controlled via planning condition attached to two schemes granted planning permission on appeal.

Planning Status:

- Predominantly Residential Area

Relevant Planning Policies:

Core Strategy

- B1 – Spatial, Development, Strategy and Distribution
- B2 – Creating Sustainable Neighbourhoods
- C4 – Old Town Neighbourhood Policy
- D5 - Housing

Eastbourne Borough Plan:-

- NE27 – Environmental Amenity
- UHT1 – Design of New Development
- UHT2 – Height of Buildings
- UHT4 – Visual Amenity
- UHT8 – Landscaping
- HO1 – Residential Development within the Existing Built-Up Area
- HO2 – Predominantly Residential Areas
- HO6 – Infill Development
- HO8 – Redevelopment of Garage Courts
- HO20 – Residential Amenity
- TR2 – Travel Demands
- TR11 – Car Parking

Site Description:

The application site comprises a semi-detached building containing two flats (2 and 4 Upwick Road) and the service road, garages and land at the rear of the building. The site contains a garage court with access Upwick Road. The northern part of the site is un-made ground and with grass and shrubs. All four sides of the application are bounded by two-storey detached and semi-detached dwellings in Upwick Road, Longland Road, Dacre Road and Dillingburgh Road (the properties in Upwick Road and Dacre Road divided into flats).

Planning History:

| | |
|---------------------------------|---|
| App Ref: EB/2012/0753 | Description: Demolition of the garages at the rear of 2-8 Upwick Road and the erection of 2 No. 3 bedroom detached houses and garages, parking spaces and access road from Upwick Road. |
| Decision: Approved at Appeal | This application essentially remodelled two of the dwellings agreed under reference EB/2011/0193. Site will accommodate 6 dwellings in total. 11/12/2013 |
| App Ref: EB/2011/0193 | Description: Demolition of the garages at the rear of 2-8 Upwick Road and the erection of 6 houses , car parking, landscaping and amendments to vehicular access from Upwick Road, and external alterations to 2/4 Upwick Road to remove entrance door at side and form new entrance door at front. |
| Decision: | Date: |

| | |
|--------------------|---|
| Approved at Appeal | 07/03/12 |
| App Ref: | Description: |
| EB/2010/0176 | Demolition of the garages at the rear of 2-8 Upwick Road and the erection of 8 houses, car parking, landscaping and amendments to vehicular access from Upwick Road, and external alterations to 2/4 Upwick Road to remove entrance door at side and form new entrance door at front. |
| Decision: | Date: |
| Refuse | 20/05/10 |
| App Ref: | Description: |
| EB/2002/0199 | Erection of a detached dwellinghouse. |
| Decision: | Date: |
| Refused | 12/12/2002 |
| App Ref: | Description: |
| EB/1964/0011 | Erection of 43 lock-up concrete garages with access from Upwick Road. |
| Decision: | Date: |
| Granted | 05/02/1964 |

Proposed development:

As is evident from the Planning History section above the principle of the redevelopment of the site has been established by way of two appeal decisions. This report outlines and seeks approval for the further details required by planning condition attached to previous approvals

The site has the benefit of two planning permissions 140155 & 140156 together they have given consent for site to be redeveloped into a 6 dwelling houses with garages/parking spaces utilizing access off Upwick Road.

140155 Proposal: Application for approval of details reserved by condition of original permission (EB/2011/0193(FP)).

Condition 3: Samples of external materials; *Marley and Acme Antique Brown and red plain tiles for the roof and tile hanging and red stock bricks and white render elements to the main walls of the dwellings*

Condition 8: Protective fencing for trees; *2m High Herras fencing providing protection to the existing trees that are located around the southern and eastern boundary of the site.*

Condition 9: Details of wheel washing for construction traffic; *A designated area at the exit of the site is to be prepared and signed for wheel washing; a hand held pressure washer and suitably sized generator will be set up daily and be fed from the sites temporary water supply; the site manager will be responsible for all vehicles leaving the site to be checked and if necessary be subject to thorough wheel washing*

Condition 11: Details of access road and turning area (including details of: finished surfacing materials, gradient and drainage). *Marshalls Tegula Brindle Coloured paving blocks to driveways and to denote pathway adjacent to No 2 Upwick Road, Marshalls keyblock (Charcoal coloured) paving blocks to main accessway. Grid profile paving at the vehicle cross over onto Upwick Road, surface water drainage around property to a soak away below new accessway level, foul water to main*

drain in Upwick Road via Kingspan Environmental Sewage Pump sited beneath new accessway level.

140156 Proposal :Application for approval of details reserved by condition of original permission(EB/2012/0753(FP)).

Condition 3: Samples of external materials; *Marley and Acme Antique Brown and red plain tiles for the roof and tile hanging and red stock bricks and white render elements to the main walls of the dwellings*

Condition 7:Protective fencing for trees; *2m High Herras fencing providing protection to the existing trees that are located around the southern and eastern boundary of the site.*

Condition 8:Facilities for cleaning wheels of construction traffic; *A designated area at the exit of the site is to be prepared and signed for wheel washing; a hand held pressure washer and suitably sized generator will be set up daily and be fed from the sites temporary water supply; the site manager will be responsible for all vehicles leaving the site to be checked and if necessary be subject to thorough wheel washing*

Condition 10:Details of access road and turning area (including: finished surfacing materials, gradient, kerb radii, drainage, stepped access to No. 2 Upwick Road). : *Marshalls Tegula Brindle Coloured paving blocks to driveways and to denote pathway adjacent to No 2 Upwick Road, Marshalls keyblock (Charcoal coloured) paving blocks to main accessway. Grid profile paving at the vehicle cross over onto Upwick Road, surface water drainage around property to a soak away below new accessway level, foul water to main drain in Upwick Road via Kingspan Environmental Sewage Pump sited beneath new accessway level.*

Consultations:

East Sussex Highways Dept. Have been consulted on these applications and at the time of drafting no response had been received. Notwithstanding this at the main application stage no objections were received.

Neighbour Representations:

No representations have been received. However at the main application stage some residents raised issues over the principle of the development, access, highway/pedestrian safety issues and the accuracy of some of the submitted drawings/material.

Appraisal:

Principle of Developing the Site

The principle of developing the site has accepted by earlier consents and as such no objections can be raised on this issue.

These applications relate to issues controlled via the conditions attached to the main permissions.

Character of surrounding area

This area of Old Town is a suburban development dating broadly from the 1930s.

The buildings in the vicinity are typically semi-detached and detached houses, with pitched and hipped roofs. As is evident by the approved schemes the location and form of the proposed dwellings are consistent with the wider area. Similarly it is considered that the proposed external materials to both the dwellings, accessway and parking areas is appropriate for the site and surrounding area.

Neighbouring Residential Amenity

As with any redevelopment scheme there will some be residential amenity issues during the construction phase of the development one such issue is the transposition of mud onto the road from construction vehicles. The applicant has proposed one method of controlling this and this is considered acceptable.

Accuracy of Drawings.

It is considered that the submitted information is accurate and of sufficient quality to evaluate the content of the submission.

The significant area of concern at the main application stage for some of the residents related to the width of the accessway serving the site and whether the width as indicated on the drawings could actually be accommodated at the site. For the sake of clarification the Appeal Inspector at the most recent appeal decision took their own independent site measurements and made their determination based on them. The submitted details accord with the measurements taken on site at the appeal stage.

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:

The details as submitted are considered to be acceptable and consistent with the existing properties that form the predominant character of the site and surrounding area and more over the constructional information is common/similar to a number of other development sites around the town.

Recommendation:

Approve the details