

**Report to:** Planning Committee  
**Date:** 10<sup>th</sup> March 2022  
**Application No:** 220120  
**Location:** Greenpoint, 38 Upper Avenue, Eastbourne  
**Proposal:** External alterations to existing cladding, balconies, windows and doors to improve fire safety

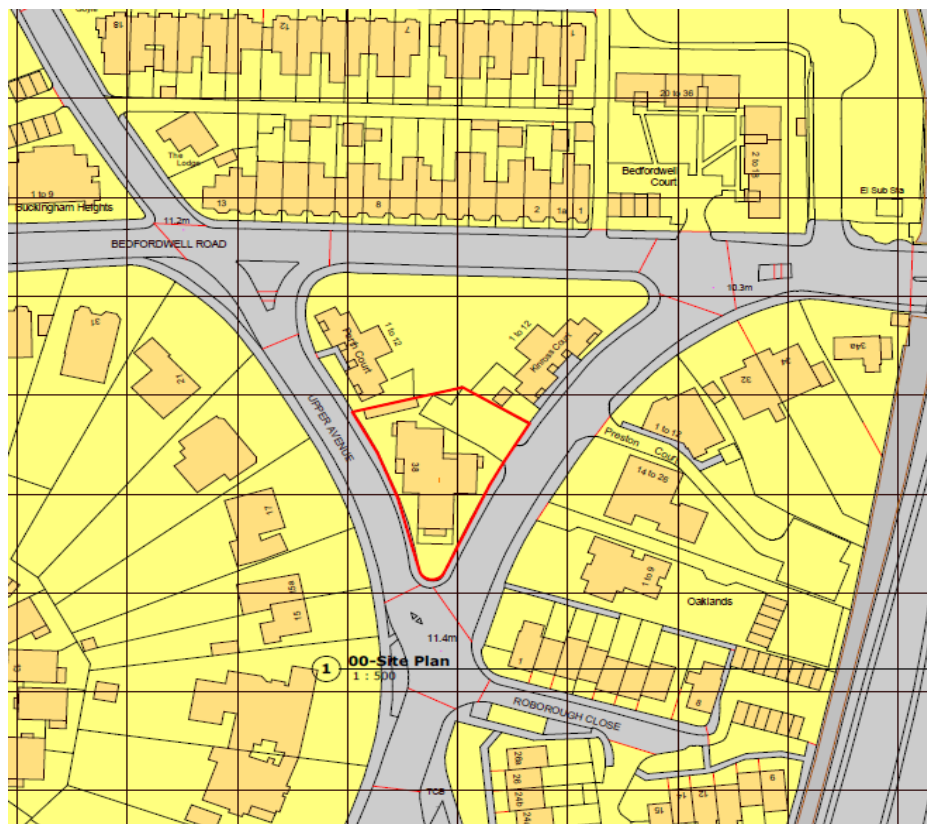
**Applicant :** Mr Nishal Maunick  
**Ward:** Upperton

**Recommendation:** Approve Subject to Condition

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**Map Location:**



## 1. **Executive Summary**

- 1.1 The application is being presented at planning committee due to Eastbourne Borough Council being the applicant.
- 1.2 At the time of writing the report the application consultation has yet to expire and details of the consultation responses will be provided by addendum. The report is being finalised ahead of the expiry of the consultation period to keep to the committee schedule given the importance of the world for fire safety and their implementation.
- 1.3 The proposed development will improve the fire safety of the building with alterations proposed to existing cladding, balconies, windows and door.
- 1.4 The application is considered to comply with national and local policy and is recommended for approval subject to condition.

## 2. **Relevant Planning Policies**

### 2.1 National Planning Policy Framework:

- 2: Achieving Sustainable Development
- 4: Decision Making
- 8: Promoting Healthy and Safe Communities
- 12: Achieving Well Designed Places.

### 2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1: Spatial Development Strategy and Distribution
- B2: Creating Sustainable Neighbourhoods
- C2: Upperton Neighbourhood Policy
- D5: Housing
- D10a Design.

### 2.3 Eastbourne Borough Plan 2001-2011:

- HO2: Predominantly Residential Areas
- HO20: Residential Amenity
- NE14 Source Protection Zone
- UHT1 Design of New Development
- UHT4 Visual Amenity.

## 3. **Site Description**

- 3.1 The application site is located on the southern tip of a triangle of land bounded by Upper Avenue on the east and west sides and Bedfordwell Road to the North.
- 3.2 The site is a modern three storey purpose-built block of 12 residential flats with facing materials of red brick, white render and aluminium doors and windows.

#### 4. **Relevant Planning History**

- 4.1 **090729** Demolition of existing two storey building and erection of a three-storey block of 12 apartments, together with associated parking, refuse and cycle stores. Planning Permission, Approved Conditionally 08 January 2010.

#### 5. **Proposed Development**

- 5.1 The application is seeking permission for external alterations to the existing building to improve fire safety of the building.
- 5.2 Alterations to the site include new doors, spandrel panels, timber decking to first and second floor balconies, coping, ventilation louver and bicycle and refuse stores.

#### 6. **Consultations**

- 6.1 At the time of writing the report the application consultation has yet to expire and details of the consultation responses will be provided by addendum. The report is being finalised ahead of the expiry of the consultation period to keep to the committee schedule given the importance of the world for fire safety and their implementation.

#### 7. **Neighbour Representations**

- 7.1 At the time of writing the report the application consultation has yet to expire and details of the consultation responses will be provided by addendum. The report is being finalised ahead of the expiry of the consultation period to keep to the committee schedule given the importance of the world for fire safety and their implementation.

#### 8. **Appraisal**

##### 8.1 Principle of Development:

- 8.1.1 There is no conflict with adopted policy in principle, that would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework 2021, policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.

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

- 8.2.1 The proposed alterations to the existing building and the cycle/bin store are not thought to have a detrimental impact on the amenities of the adjoining occupiers or the surrounding area.
- 8.2.2 The works proposed are thought to have minimal impact within the wider street scene due to the materials being used matching the existing or being sympathetic to the character of the building.

8.2.3 There are no alterations to the existing fenestration and no extensions to existing structures within the site therefore there are not thought to be any issues concerning impacts of outlook or privacy to those surrounding the site.

### 8.3 Design

8.3.1 The proposed alterations to the building are considered to be in keeping with the character of the existing building.

8.3.2 Facing materials are proposed to be matching the existing for doors, windows and spandrel panels. Where alternative materials are being used, (balcony flooring, brick for the bin/cycle storage, ventilation louver) these materials are considered to be in keeping with the character of the host building.

## 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 considered the proposal complies with local and national policy and is therefore recommended for approval subject to the following conditions:

10.2 TIME LIMIT: 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).

10.3 DRAWINGS: The development hereby approved shall be carried out in accordance with the following approved plans:

- 1000-S4-P02 – Block Plan
- 1001-S4-P02 – Location Plan/Site Plan
- 2001-S4-P03 – Proposed Ground Floor Plan
- 2002-S4-P03 – Proposed First Floor Plan
- 2003-S4-P03 – Proposed Second Floor Plan
- 2004-S4-P02 – Proposed Roof Plan
- 2010-S4-P03 – Bin and Cycle Stores
- 2024-S4-P02 – North and South Elevations Proposed
- 2025-S4-P03 – East and West Elevations Proposed
- 2201-S4-P03 – Proposed North Elevation
- 2202-S4-P03 – Proposed South Elevation
- 2203-S4-P03 – Proposed West Elevation
- 2204-S4-P03 – Proposed East Elevation
- 2301-S4-P03 – Proposed Sections

- 2302-S4-P03 – Proposed Sections
- 2303-S4-P03 – Proposed Sections
- 2310-S4-P02 – Section Through Bin Store
- 2401-S4-P03 – Wall Details – Plans Details 01
- 2402-S4-P03 – Electrical Services Rise
- 2403-S4-P03 – Wall Details – Plans Details 03
- 2404-S4-P03 – Wall Junctions – Plans Details 04
- 2405-S4-P03 – External Wall Junctions – Section Details 01
- 2406-S4-P03 – Kitchen and Bathroom Details
- 2411-S4-P03 – Bin/Bicycle Stores Enclosure Walls Details
- 2427-S4-P03 – Proposed New Brick Enclosure Wall Junction Details
- 2428-S4-P03 – Bin/Bicycle Stores New Metal Flush Fire Doors Threshold Details
- 2429-S4-P03 – Electrical Shaft (Section Details) & Typical Socket/Switch Putty Pad
- 2430-S4-P03 – Electrical Service Riser Section.

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

11. **Appeal**

11.1 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.

12. **Background Papers**

12.1 None.