

Report to: Planning Committee
Date: 30th May 2022
Application No: 211032
Location: The Tiled House, Chesterfield Road, Eastbourne, BN20 7NT
Proposal: Demolition of existing dwelling and erection of 4no. bedroom single storey detached dwelling

Applicant : Tonkin Liu Architects
Ward: Meads

Recommendation: Grant permission, pursuant to conditions.

Contact Officer: **Name: Neil Collins**
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Map Location:



1. Executive Summary

- 1.1 This application was reported to Planning Committee in March 2022 where Members resolved to grant planning permission subject to conditions.
- 1.2 Following that resolution, Officers received challenges to the accuracy of the drawings presented to Committee. The architects have responded by supplying additional drawings clarifying the relationship of the proposal to the immediate neighbouring property, Early Dene.
- 1.3 For completeness and for transparency the application is reported back to Committee to establish if the additional drawings had been received at the time of the March committee whether an alternative decision would have been made.
- 1.4 The neighbours have been given a copy of these additional drawings and have confirmed that wish to sustain their objections to the proposal.
- 1.5 The neighbours objections to the additional information is summarised below:-
 - 1.5.1 The additional information confirms the relationship to the neighbouring property
 - 1.5.2 The development would have an adverse and overbearing effect on Earley Dene's rear garden and ground floor living spaces; lounge, dining room, and conservatory.
 - 1.5.3 Would create an oppressive living environment for the existing and future occupiers of Earley Dene
- 1.6 This application is brought before the Planning Committee due to the significant number of objections received. There are 72 indexed representations on the case file. It should be acknowledged that these include multiple representations from the same address and also multiple from the adjoining neighbour and also from the Meads Community Association. These representations are summarised within the main body of the report.
- 1.7 The proposal involves the demolition of the existing two storey single family dwelling and redevelopment of the site to provide a replacement single-family dwelling with associated parking and landscaping.
- 1.8 The proposal considered by the Committee was subject to initial amendments following officer concerns regarding the scale and the impact upon the amenity of neighbouring occupants. The additional information provided since Committee consideration, whilst providing some clarity over the relationship, does not alter the previous officer recommendation for approval.
- 1.9 The resulting scheme is high in design quality and would contribute to the varied mix of architecture in the vicinity, whilst retaining the 'open' character of the site and, in turn, preserve the character and appearance of the Meads Conservation Area. Neighbour amenity would be protected to an acceptable degree.

- 1.10 The application is considered to comply with national and local policies and is therefore recommended for approval subject to conditions.
- 1.11 The report below remains as presented at the March Planning Committee with the addition of the views of the Specialist Advisor (Conservation), whose comments are detailed at paragraphs 6.11 – 6.22.

2. Relevant Planning Policies

2.1 National Planning Policy Framework 2021:

- 2. Achieving sustainable development
- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places

2.2 Eastbourne Core Strategy Local Plan 2006-2027:

- B1 Spatial Development Strategy and Distribution
- B2 Creating Sustainable Neighbourhoods
- C11 Meads Neighbourhood Policy
- D1 Sustainable Development
- D5 Housing
- D10 Historic Environment
- D10a Design

2.3 Eastbourne Borough Plan 2001-2011:

- NE4: Sustainable Drainage Systems
- NE7 Waste Minimisation Measures in Residential Areas
- NE28 Environmental Amenity
- UHT1 Design of New Development
- UHT4 Visual Amenity
- UHT7 Landscaping
- UHT15 Conservation Area
- UHT16: Protection of Areas of High Townscape Value
- HO1 Residential Development within the Existing Built-up Area
- HO2 Predominantly Residential Areas

HO7: Redevelopment
HO8 Redevelopment of Garage Courts
HO20 Residential Amenity
TR6 Facilities for Cyclists
TR11 Car Parking
US4: Flood Protection and Surface Water Disposal.

3. Site Description

- 3.1 The application site is a triangular shaped plot forming a 'peninsula' of land betwixt Chesterfield Road, to the east, and Milnthorpe Road, to the west, which converge at the northern point of the site.
- 3.2 The topography of the site is relatively flat within but is set on land that slopes from north west to south east. Milnthorpe Road comprises a gentle slope along its contiguous boundary with the site, whilst Chesterfield Road comprises a steeper gradient, such that land within the site is significantly higher than the adjacent highway level at its south eastern corner.
- 3.3 The boundary treatment comprises a brick wall with timber fence behind. Access is provided via a vehicular access from Milnthorpe Road.
- 3.4 The site comprises a two-storey single-family dwelling of 1950s construction, which is constructed in brick walls, that are clad on the upper storey with clay tiles, known as 'The Tiled House'. The land around the house is landscaped with mature gardens, comprising mainly shrubs and small ornamental trees, the most significant of which is a Monterey Cypress adjacent to the access on Milnthorpe Road.
- 3.5 The site is bounded on its southern side by the curtilage shared with 'Earley Dene' a two-storey single family dwelling of similar construction to The Tiled House, but of noticeably different appearance. Earley Dene fronts Chesterfield Road, such that the side elevation faces the application site and its rear towards Milnthorpe Road. The land undulates in height on the neighbour side of the shared boundary, but is generally 0.5m to 1m lower than land within the application site, with the greatest difference being at the point where it meets Chesterfield Road.
- 3.6 The site is located within a Predominantly Residential Area, the Meads Conservation Area and an Area of High Townscape Value, as defined by the adopted Policies Map. The site is not located within an Archaeological Notification Area.
- 3.7 The site is located in the Environment Agency's Flood Zone 1, which is at low risk of flooding.

4. Relevant Planning History

- 4.1 The site has been the subject of bomb damage during WWII and the existing building stands as a result of redevelopment following the period.
- 4.2 **EB/1955/0201**

Erection of detached house, with garage.
Granted - 1955-05-19.

4.3 **EB/1955/0059**

Erection of 3 detached dwelling houses, with domestic garages.
Granted, subject to conditions.
1955-02-24.

4.4 **EB/1951/0146**

Conversion of war-damaged dwelling house into 2 semi-detached houses.
Granted - 1951-04-26.

4.5 **EB/1949/0525**

Re-building of war-damaged premises as a detached private dwelling house,
with private garage.
Granted - 1949-12-22.

4.6 **EB/1949/0216**

Re- building of war-damaged house as 2 detached houses.
Granted - 1949-05-19.

5. Proposed Development

- 5.1 Full planning permission is sought for the demolition of the existing two storey dwelling and redevelopment of the site to provide a replacement dwelling with associated parking and cycle storage and landscaping.
- 5.2 The proposed dwelling would be single-storey and adopts a contemporary design, which is distinctive insofar as it is arranged with an inwardly facing aspect. The built form occupies the outer parts of the site, with central circular open landscaped areas, enclosed by the building and providing an outlook from the building. The outer elevations would be set in from the curtilage, with a soft-landscaped buffer between. The building would comprise a 'green roof' across the entirety of the roof, which would be mostly flat with vaulted elements.
- 5.3 There would be no outward facing aspect, other than an oriel window roughly centrally placed on the Chesterfield Road elevation. The elevations would be faced in terracotta clay tiles.
- 5.4 The scheme comprises 4 bedrooms open-plan lounge/kitchen/dining, bathroom, library, 'snug', utility and treatment room.
- 5.5 Parking would be provided at the south western corner adjacent to an enlarged access, together with cycle and refuse/recycling storage facilities. Pedestrian access would be made available from the Chesterfield Road frontage.

6. Consultations

6.1 External

6.2 ESCC Highways:

6.3 No comments to make regarding the proposal.

- 6.4 County Ecologist:
- 6.5 No response received.
- 6.6 Internal
- 6.6 Specialist Advisor (Conservation):
- 6.7 No comments received.
- 6.8 Specialist Advisor (Arboriculture):
- 6.9 No comments received.
- 6.10 Conservation Area Advisory Group (CAAG):
- 6.11 In agreement with the Chair, the scheme was presented to CAAG for pre-application advice, with a summary of the initial comments, below:
- 6.12 The Group warmly welcomed the opportunity to consider this innovative design and thanked the agent for sharing details and inviting feedback at such an early stage. There was a strong receptivity to the general approach, which was felt to be an improvement on the existing building, with the potential to be an outstanding local development. Members would welcome more detail on the palette of materials being used, recommending that choices should be in keeping with the local area (e.g. a softer hue of brick/pre-used bricks for the wall) and hope that they would be kept informed of progress moving the pre application to formal application stage.
- 6.13 The CAAG met again on Tuesday 8th March and a summary of the discussion is shown below.
- 6.14 The Group welcomed the innovative design of the proposed new property as an opportunity to create a distinctive new dwelling in this protected conservation area setting. Recent modification of the tabled scheme invited commendation, and its green credentials were applauded. The Group also focused on a number of specific points linked to the external presentation of the site, and invited the applicant to think carefully about the detail of the development, especially as regards planting (e.g. use of native species; practicalities of maintenance) and the external finishing of the tiled exterior.
- 6.15 Conservation Officer
- 6.16 PROPOSAL: This application seeks permission to demolish a residential property within the Meads Conservation Area erected in the late 1950s and to replace it with a single storey, new-build four- bedroom home.
- 6.17 This type of proposal is a rarity in the borough- the first in my time with the authority- and it has been the subject of extensive discussion over the past few months as it has been developed, designs having been shared with community representatives in the Meads Community Association and Eastbourne Society, considered at pre-application stage at CAAG and, following its submission, as a formal application at its last meeting in March 2022, where it attracted positive feedback.

- 6.18 **EXISTING PROPERTY & POLICY CONTEXT:** The existing property was constructed in the late 1950s on a bomb- damaged site. It is brick built, tile hung and, though pleasing, does not demonstrate any significant individual distinctiveness or special architectural or historic value.
- 6.19 It has, however, been identified as making a positive contribution to Character Area 3 of the conservation area in its most recent appraisal in 2012, though no reason for this assessment is provided.
- 6.20 The wider listings within the appraisal are mainly made up of late Victorian and Edwardian properties seen as good examples of the architecture of these periods, which span the period when the Meads estate was being developed, and many of those features that are identified in the appraisal as conferring local distinctiveness and value are absent at the Tiled House. The property has also been subject to modification over time, and its original windows have been replaced.
- 6.21 The existing property is not felt to demonstrate those characteristics seen in Meads that confer distinction, and the comprehensive design and access statement and statement of significance furnished as part of the application make a compelling case that it falls beneath the bar of both statutory and local listing; and is better assessed as making a neutral rather than a positive contribution to the wider conservation area. It does benefit from retaining the remnant wall of its predecessor property, though, and encouragingly, this feature will be retained as part of the current application.
- 6.22 **APPLICATION PROPOSAL:** It is acknowledged that the proposed new design is distinctive and might, at first glance, appear to sit uncomfortably in its protected conservation area setting. Conservation areas were not, however, conceived as museums permitting of no change, or as entirely homogeneous spaces, but rather as protected spaces requiring sensitive development able to respect the overall character and appearance underpinning designation.
- 6.23 In this case, the architects opt for a single storey design that creates a unique, free-flowing substantial new home centred around open garden areas within the enclosed site, with an external presentation that references a dominant local form softened by planting. Indeed, the proposal is to re-use tiles from the existing property behind the retained boundary wall. This maintains the plot line and traditional definition of the site, lessening the impact on the streetscape and privileging a historic local connection whilst also creating an original and conspicuously C21st property that respects and complements its wider setting.
- 6.24 **CONCLUSIONS:** Meads, though defined by its late Victorian origins, reflects a diversity of styles. The existing Tiled House is an example of a more recent development, as are the various town houses and contemporary apartment blocks that punctuate the area. These vary in quality and style, and will divide opinion, but form part of a reasonably eclectic modern Meads.

6.25 A thoughtful new building that can respond to its environment has a place in a protected setting, and, on balance, I believe that this application satisfies this requirement. It respects its verdant setting, works with its established plot line and understands local materiality. It proposes to create a unique, architect- designed home that subscribes to Passive House principles and high levels of environmental awareness.

6.26 For all these reasons, I do not wish to register an objection but would suggest conditions are applied to ensure the suitability of materials and planting.

7. Neighbour Representations

7.1 A significant number of representations have been received in respect of this proposal.

7.2 The following is a summary of the main issues raised by objectors in relation to the original submission:

- Design of the building
- Impact upon the Meads Conservation Area
- Scale of the building
- Neighbour amenity
- Issues from parking
- Highway Safety.

8. Appraisal

8.1 Principle of Development:

8.2 Paragraph 11 of the NPPF states that there should be a presumption in favour of sustainable development. The proposal must therefore take into account the balance between the 3 overarching objectives of sustainable development, (these being social, economic and environmental benefits), together with other material considerations.

8.3 Policy HO2 within the Eastbourne Borough plan identifies the area of Meads as being predominantly residential, thus the proposal is consistent with this policy. The Core Strategy also states that Meads is one of Eastbourne's most sustainable neighbourhoods.

8.4 This proposal is predicated on the redevelopment of a brownfield site with a highly sustainable building constructed with a Fabric First approach, that offers biodiversity net gains and landscape value with low reliance on external energy demands and exceptional accessibility and residential quality.

8.5 Taking account of the above policy position, the proposal is accepted in principle, and aligns with the objectives of the Development Plan for the Neighbourhood and is acceptable in principle.

8.6 Design and impacts upon the Meads Conservation Area:

- 8.7 In terms of existing heritage assets, the applicant has supplemented the application with a Statement of Significance from Orion Heritage, which suggests that The Tiled House does not warrant a local heritage listing and that it lacks any architectural individuality, such that it has a neutral presence in the Meads Conservation Area.
- 8.8 Officers agree with this summation of the existing heritage significance. As such, its loss is not opposed in principle, subject to consideration of the redevelopment scheme.
- 8.9 Turning to the redevelopment proposals, the content of section 12 of the Revised NPPF, 'Achieving well-designed places', is of particular relevance in determining this application. The guidance provided in NPPF para. 130 requires development to be functional, visually attractive and effectively landscaped, to respect the surrounding built environment and landscape, whilst not discouraging innovation or change such as increased density, to possess a strong sense of space and to be safe, inclusive and accessible. It is also required that a high standard of amenity is provided both for existing residents as well as the future occupants of the development.
- 8.10 The contemporary design approach of the proposed building is supported in principle and would result in a high quality and innovative building, which would contribute to the rich tapestry of architectural designs in the Meads Conservation Area. The building would comprise traditional clay tiles on its outermost elevation, which would be sympathetic to the character of the conservation area, in an understated, minimal built form.
- 8.11 The existing site is characterised by its openness and soft landscaping. The proposed building has been designed to respond to these character features. The proposal would retain a degree of openness taking account of its single storey built form. The revised scheme would comprise a height that would not be significantly different to a boundary enclosure around the perimeter of the site. It is noted that a number of boundary enclosures existing within the Meads area that are of a similar scale to the proposed elevations on the majority of the site boundary.
- 8.12 It is noted that the height would vary when viewed from different perspectives and would be more dominant in the Chesterfield street scene than the Milnthorpe street scene due to higher land levels within the south eastern corner of the site. Land within this portion of the site is at a significantly elevated height when compared to street level.
- 8.13 Coupled with the above, the building would comprise a significant degree of soft landscaping that would contribute to the verdant character of the area, including a landscaped 'buffer' around the perimeter of the site, an undulating wildflower green roof and trees within the central courtyards.
- 8.14 The proposed building would possess a contemporary visual appearance but would generally be sympathetic to the traditional form of neighbouring buildings, being two storey buildings with pitched roofs or larger flatted developments. This design approach is considered to be acceptable and would deliver a high quality development that is sympathetic to the surrounding built form.

- 8.15 In summary, whilst the proposal is a distinct from other building types in the vicinity, it is considered to be sensitive to the wider context, whilst being high in design quality and contributing to the diversity of architecture in the area.
- 8.16 The successful implementation of high quality architecture relies largely on the finish of the external envelope. This is particularly the case with this scheme, given that the external elevations would be the most apparent element when viewed from neighbouring public areas. For this reason, it is considered necessary to attach a condition of permission requiring the submission of the materials to be used in the external surfaces and window, together with the eaves detail.
- 8.17 Taking account of the above considerations, the proposal is considered to meet the requirements of adopted design policy.
- 8.18 Impact of proposed development on amenity of adjoining occupiers and surrounding area:
- 8.19 The key consideration regarding neighbour amenity is the impact upon the adjoining neighbour at Earley Dene. All other neighbouring dwellings would be unaffected by the proposal from an amenity perspective, given their street facing relationship.
- 8.20 Earley Dene is set at a lower level than the application site. This is most significant at the front, neighbouring Chesterfield Road. Following amendment of the application, the proposal has sought two changes relating to Earley Dene; setting the building away from the shared boundary by 1.5m, a reduction in the height of the elevation facing neighbours (which would vary but be most significant at the south eastern corner).
- 8.21 The revised scheme is considered to overcome previous officer concerns with regard to the impact upon light and outlook on neighbouring residents at Earley Dene, particularly the rear facing windows and garden area. It is noted that Earley Dene comprises a window on the side elevation and that this window would retain suitable levels of light, but is also a non-habitable room, such that officer are unable to assess the impact upon this window.
- 8.22 It is therefore considered that the proposed development would not generate unacceptable adverse impact upon the amenities of neighbouring residents, in compliance with with adopted policy.
- 8.23 Living Conditions for Future Occupants:
- 8.24 Para. 126 of the National Design Guide (2019), which is a companion to the Revised National Planning Policy Framework, states that *'well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation.'*
- 8.25 Nationally described space standard define the minimum levels of Gross Internal Area (GIA) that should be provided for new residential development, based on the amount of bedrooms provided and level of occupancy. The proposed building would significantly exceed the required internal floor space requirements.

- 8.26 All primary habitable rooms across the development are served by clear glazed openings that would provide sufficient daylight/sunlight and a high quality outlook towards centrally arranged landscaped areas.
- 8.27 The dwelling has been specifically designed to be accessible in all areas by wheelchair.
- 8.28 The dwelling would be high in residential quality, providing an exceptional living environment for future occupants and would therefore meet the requirements of adopted policy.
- 8.29 Impacts on highway network or access:
- 8.30 Policy TR2 of the Eastbourne Borough Plan states that development proposals should provide for the travel demands they create and shall be met by a balanced provision for access by public transport, cycling and walking. Additionally, Policy D8 of the Core Strategy recognises the importance of high-quality transport networks and seeks to reduce the town's dependency on the private car.
- 8.31 The scheme proposes two car parking spaces for the development within a designated parking area. The site would be accessed by vehicles in a similar location to the existing on Milnthorpe Road. The access would be wider than the existing and would incorporate a turning space to allow for turning within the site for access and egress in a forward gear.
- 8.32 Pedestrian access would be made available on the Chesterfield Road frontage, as is the existing.
- 8.33 The application includes the provision of cycle storage facilities in a secure covered facilities, in accordance with adopted standards.
- 8.34 The quantum of parking provided is considered acceptable to serve the development without resulting in unacceptable additional parking pressure on the surrounding highway network.
- 8.35 Electric vehicle charging facilities would be provided as part of the scheme.
- 8.36 Landscaping, Trees and Biodiversity:
- 8.37 The application is accompanied by a Tree Survey, which identifies 11 individual trees, 2 groups of trees, 2 hedgerows and a number of shrubs. No trees on site are protected by virtue of a Tree Preservation Order.
- 8.38 Of the trees identified, the majority classed as Category C – low quality – and have a limited lifespan. 5 trees were identified as Category B, with a life expectancy of at least 20 years. Most notable of these are a Monterey Cypress (T10) and Golden Robinia (T04). The Golden Robinia has been identified as suffering from die back.
- 8.39 A formal Landscape Plan has not been submitted with the application, but the application provides indicative information regarding the layout of planting, including on the boundary, with the central open areas across the entirety of the roof of the building. As such, it is considered that the landscaping could provide a suitable amount of soft landscaping features on the site and that the exact planting specification could be controlled by

condition in the interest of ensuring native species implementation and biodiversity net gains.

8.40 Sustainability and Drainage:

8.41 The application is not accompanied by a detailed drainage scheme. However, the design of the dwelling is intended to manage surface water disposal sustainably through attenuation measure including the green roof.

8.42 It is considered that the imposition of a condition would be sufficient to ensure that a SuDS scheme is approved and implemented at the site and any discharge rates to the public sewer are first agreed with Southern Water.

8.43 As well as a detailed drainage scheme, a planning condition requiring a management and maintenance plan for any site drainage features would also be applied to any approval in order to ensure the site drainage continues to function effectively throughout the lifetime of the development.

8.44 Ecology:

8.45 The application is supported by a Preliminary Ecological Appraisal (PEA) and Bat Emergence Survey.

8.46 The PEA concludes there were no notable habits, plants, invasive/non-native species, reptiles and amphibians at the site. However, it has been highlighted that the trees present on site provided areas of nesting habitat for birds and that hedgehogs could be present on site around vegetated boundaries.

8.47 The PEA recommends that the nesting season (March-August) should be avoided for free felling or dense shrub removal. If this is not possible, the PEA recommends that a nesting bird check is carried out by a suitably qualified ecologist within 48 hours of the start of work. If any nests are identified they must be left in situ until the young have fledged.

8.48 The Bat Emergence Survey concluded that a day roost of common pipistrelle has been identified in the hanging tiles on the south west facing elevation of the existing building. This was confirmed by the presence of droppings on the flat roof under the hanging tiles and by the dusk and dawn re-entry surveys.

8.49 The report recommends that, as part of the (European protected species mitigation licence (EPSML), a suitable bat box will be installed on the site prior to the start of work either on a tree or on a purpose built bat box attached. The report stated that the removal of hanging tiles will be carried out by hand under ecological supervision and any bats found will be moved by hand to the bat box.

8.50 Taking account of the above, it is considered that, with the imposition of suitably worded conditions, protected species would be safeguarded from construction works.

8.51 Other Matters:

8.52 Construction Management.

8.53 A Demolition, Construction and Environmental Management Plan would be required by condition to ensure that construction related traffic would be

suitably managed in relation to the site, including methodology for demolition, the delivery times, parking, types of vehicles and construction traffic movement required for demolition/construction, together with mitigation of the environmental impacts, such as dust suppression and wheel washing, etc.

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 permission, pursuant to the following conditions:

- 10.2 **TIME LIMIT:** The development hereby permitted shall be commenced before the expiration of three years from the date of this 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 **APPROVED PLANS:** The development hereby permitted shall be carried out in accordance with the following approved drawings:

- 2102/01 Rev A – Site Location Plan
- 2102/12 Rev N – Proposed Site Plan
- 2012/03 Rev E – Plot 1 Ground Floor Plan
- 2102/04 Rev D – Plot 1 First Floor Plan
- 2102/05 Rev D – Plot 1 Roof Plan
- 2102/06 Rev E – Plot 1 Elevations (1 of 2)
- 2102/07 Rev E – Plot 1 Elevations (2 of 2)
- 2102/08 Rev E – Plot 2 Bungalow Details
- 2102/09 Rev F – Plot 3 Bungalow Details
- 21/08a – Preliminary Ecological Appraisal
- 2348 Rev-02 – Arboricultural Impact Assessment and Method Statement.

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

- 10.4 **DRAINAGE:** No above ground works shall commence until a surface water drainage scheme and maintenance and management plan, together with a timetable for implementation, have been submitted to and agreed in writing by the local planning authority. The surface water drainage scheme should be supported by an assessment of the site's potential for disposing of surface water by means of a sustainable drainage system. Surface water run

off to the surface water sewer network shall be limited to a rate agreed with Southern Water and shall incorporate any required mitigation measures. Thereafter, the approved scheme shall be carried out or supervised by an accredited person. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the dwelling hereby approved.

Prior to submission of the scheme, the applicant shall first make contact with Southern Water to ensure their agreement with any surface water discharge rates into the public sewer.

Reason: To reduce the risk of flooding, both on and off site, to improve and protect the water quality and improve existing habitats.

- 10.5 **SUDS COMPLETION:** Following completion of the SuDS scheme, a Completion Statement by an accredited person, who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), which demonstrates that the development has been fully implemented in accordance with the approved SuDS scheme, including a photographic record of the works, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality.

- 10.6 **CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (CEMP):** No development shall take place, including demolition or site clearance, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- means of reusing any existing materials present on site for construction works;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;
- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;

- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);
- details of public engagement both prior to and during construction works;
- address noise impacts arising out of the construction;
- demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities;
- include details of the use of protective fences, exclusion barriers and warning signs;
- provide details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils and fuel; and
- details of any external lighting.

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D9 of the Eastbourne Core Strategy and para. 174 of the NPPF.

10.7 **LANDSCAPING:** Prior to first occupation of the development hereby permitted, a scheme for landscaping shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- Details of all hard surfacing;
- Details of all boundary treatments;
- Details of all proposed planting, including numbers and species of plant, and details of size and planting method of any trees;
- Ecological enhancements and Biodiversity Net Gain.

All hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 30 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the development incorporates sympathetic landscaping that amalgamates with surrounding landscaping, is appropriately and sympathetically screened and provides a secure and safe environment for future occupants in accordance with saved policies UHT1, UHT4, UHT7,

NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 174 of the NPPF.

- 10.8 **CAR PARKING:** The development shall not be occupied until all parking and turning areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles

Reason: In the interests of highway safety and for the benefit and convenience of the public at large having regard to saved policy TR11 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 110 of the NPPF.

- 10.9 **ELECTRIC VEHICLE CHARGING POINT:** Prior to the first occupation of any part of the development hereby permitted, a minimum of 1 x electric vehicle charging point shall be provided for the development, hereby approved, and shall be maintained in an operable condition thereafter for the lifetime of the development.

Reason: To encourage alternative, more sustainable modes of transport and to reduce local contributing causes of climate change in accordance with policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 112 of the NPPF.

- 10.10 **SUSTAINABILITY MEASURES:** The proposed development shall not be occupied until full details of all renewable/carbon saving/energy and water efficiency measures to be incorporated into the scheme have been submitted to and approved by the Local Planning Authority. All measures approved shall thereafter be provided prior to the occupation of the dwelling and maintained in place thereafter throughout the lifetime of the development.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with policies B2 and D1 of the Eastbourne Core Strategy and para. 152 of the NPPF.

- 10.11 **BIN & CYCLE STORAGE:** Prior to the first occupation of any part of the development hereby approved, the bin and cycle storage facilities shown on the approved plans shall be installed in accordance with those details and maintained in place thereafter throughout the lifetime of the development.

Reason: In the interest of environmental amenity and in order to encourage the use of sustainable modes of transport in accordance with saved policies UHT1, NE28 and HO20 of the Eastbourne Borough Plan, policies B2, D1 and D8 of the Eastbourne Core Strategy and para. 112 of the NPPF.

- 10.12 **REMOVAL OF PERMITTED DEVELOPMENT RIGHTS:** Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, structures or works (including the formation of new windows) as defined within Part 1 of Schedule 2, classes A-F inclusive of that Order, shall be erected or undertaken on the site unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.

Reason: To enable the Local Planning Authority to regulate and control the development of land in the interest of visual and residential amenity in accordance with saved policies NE28 and HO20 of the Eastbourne Borough Plan, policies B2 and D1 of the Eastbourne Core Strategy and para. 130 of the NPPF.

- 10.13 **EXTERNAL MATERIALS:** No external materials or finishes shall be implemented until a schedule of materials and samples have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interest of visual amenity and sustainability in accordance with saved policies UHT1 and UHT4 of the Eastbourne Borough Plan, policies B2, D1 and D10a of the Eastbourne Core Strategy and para. 130 of the NPPF.

- 10.14 **EXTERNAL DETAILING:** No external materials or finishes shall be implemented until cross-section and elevation drawings at a scale no smaller than 1:20 showing the finish of the eaves and window have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with those details and maintained as such.

Reason: In the interest of visual amenity and sustainability in accordance with saved policies UHT1 and UHT4 of the Eastbourne Borough Plan, policies B2, D1 and D10 and D10a of the Eastbourne Core Strategy and para. 130 of the NPPF.

- 10.15 **BAT BOXES:** Details of a scheme for provision of bat boxes shall be submitted to and approved in writing. Thereafter, the scheme shall be implemented in accordance with the approved details prior to commencement of the demolition of development and retained in accordance with the scheme thereafter.

Reason: In the interest of protecting bat species at the site.

- 10.16 **TREE WORKS SCHEDULE:** No tree works shall take place until a schedule for tree works has been submitted to and approved in writing by the Local Planning Authority. The schedule will avoid tree works during the bird nesting season (March-August) unless otherwise agreed. All works shall be implemented in accordance with the agreed schedule.

Reason: In the interest of protecting nesting birds.

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.