

App.No: 140756	Decision Due Date: 29 October 2014	Ward: Hampden Park
Officer: Anna Clare	Site visit date: 1 July 2014	Type: Planning Permission
Site Notice(s) Expiry date: 04/07/2014 Neighbour Con Expiry: 04/07/2104 Weekly list Expiry: N/A Press Notice(s): N/A		
Over 8/13 week reason: Brought to Planning Committee within statutory timeframe		
Location: 1 Glynde Avenue, Eastbourne.		
Proposal: The erection of a detached, self-contained two bedroom bungalow with wheelchair access to the rear of No.1 Glynde Road.		
Applicant: Mr Andrew Garrett Housing and Economic Development Partnership (EHL Ltd)		
Recommendation: Approve conditionally		

Executive Summary:

Scheme is promoted by EHL and seeks approval for a detached bungalow to the rear of the No1 Glynde Avenue

The proposed bungalow has private side garden and dedicated parking space to the front of the bungalow and accessed via the existing accessway to the side of No 1 Glynde Avenue.

There are no objection to the principle of the location design or layout of the property, however concerns are raised that its location does impact upon the available car parking for the scheme under reference 140756.

This scheme is conditionally approved restricting the development so that only one permission can be implemented. Either 140755 or this application is implemented but not both.

Planning Status:

Site is located in a predominantly residential area

Relevant Planning Policies:

National Planning Policy Framework 2012

The following sections are deemed to be appropriate

1. Building a strong, competitive economy
5. Supporting high quality communications infrastructure.
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities

Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution
B2: Creating Sustainable Neighbourhoods
C7: Hampden Park Neighbourhood Policy
D1: Sustainable Development
D5: Housing
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

NE4: Sustainable Drainage Systems
NE5: Minimisation of Construction Industry Waste
NE6: Recycling Facilities
NE7: Waste Minimisation Measures in Residential Areas
UHT1: Design of New Development
UHT2: Height of Buildings
UHT4: Visual Amenity
UHT7: Landscaping
UHT8: Protection of Amenity Space
HO1: Residential Development Within the Existing Built-up Area
HO2: Predominantly Residential Areas
HO3: Retaining Residential Use
HO6: Infill Development
HO7: Redevelopment
HO20: Residential Amenity

Site Description:

The application site relates to No 1 Glynde Avenue, a detached property located on the western side of Glynde Avenue close to its junction with Brassey Avenue. The property currently contains 6 self contained one bedroom flats and there is a side access-way to the a rear parking court.

The building and the plot is showing some signs of disrepair and lack of maintenance and is currently vacant. The building itself comprises a number of external materials (Brick, hanging tiles, render and plain tiles to the roof). The property is two storey in height under a pitched roof.

The levels across the site are generally consistent with a modest fall from the front to the rear of the plot.

Relevant Planning History:

EB/1969/0468 Conversion of dwelling house and extension to form 6 flats, and erection of a block of 5 garages with parking spaces at rear. Granted, subject to conditions.1969-11-06

990571 Erection of a single storey extension at side to provide a bedroom, kitchen and lounge. Planning Permission Approved conditionally 23/07/1999

Proposed development:

This application relates to the erection of a detached bungalow at the rear of the plot at No 1 Glynde Avenue.

The proposed bungalow measure 9.19, wide and 7.24m deep and a maximum height to the ridge of the pitched roof of 5.5m. The building has full disabled accessibility and a footprint of 53sqm accommodating two bedrooms with separate living room , bath room and kitchen.

The scheme proposes a side garden of some 120sm. The scheme also proposes disabled parking space to the front of the new bungalow.

Consultations:

Environment Agency: No comments to make as outside of flood zone

Neighbour Representations:

6 Objections have been received and cover the following points:

- Noise and antisocial behaviour from the property in past and the creation of additional units may make this issue worse
- Increase in traffic would be harmful
- Too few parking spaces are proposed
- Road and pedestrian safety will be negatively impacted
- Loss of privacy from upstairs windows
- Poor boundary treatments may give rise to trespass issues
- Access-way not large enough for refuse and emergency vehicles
- On street parking is very congested
- Overshadowing
- Noise and disturbance from the use of the car park
- Loss of light to garden

Appraisal:

It should be noted that the majority of the local objections referred to above are commenting on application 140755 however for completeness they are repeated here.

The main considerations in the determination of this application relate to the:-

- principle of the development
- the acceptability of the layout, siting and design,
- the impact of the proposal on surrounding residential amenity,
- its impact on the character and appearance of the area,
- highway safety considerations and the provision of sufficient car parking spaces for residents and visitors.

Principle of Development

The scheme is being promoted by Eastbourne Homes and The Head of Housing and relates to land that forms part of the Councils housing land portfolio. The redevelopment of the site for residential purposes accords with the longstanding use of the site and accords with the Councils wider redevelopment aims and ambitions for affordable housing in Hampden Park in particular and the Wider Eastbourne in general.

Given the above there are no objections to the redevelopment of the site for residential purposes and would go some way to mitigating the pressure for affordable accommodation within the town.

Paragraph 17 of The National Planning Policy Framework 2012 states that Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Bringing forward development on this site is therefore of critical importance to the Council's spatial development strategy (Policy B2), in order to meet local housing need and housing targets. The development conforms with the Neighbourhood Policy (Policy C7: Hampden Park) in that it 'delivers additional housing through making more efficient use of land'.

As such, it is considered that, the site being a long standing housing site and is within the Councils portfolio , the efficient use of the site for an identified housing need, it is considered that the redevelopment of the site for housing is acceptable in principle in accordance with Policies C6 & C2 of the Eastbourne Core Strategy and the aims of National Planning Policy Framework 2012.

Layout, Siting and Design

Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout.

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The proposed bungalow is located to the rear of the building and as such would not have any material impact upon the street scene or public realm.

The location, size and design of the bungalow are considered to appropriate to the character and form of the host property/site and would not give rise to any material planning concerns in this regard. The external finishes to the proposed bungalow would be controlled via planning condition.

The internal configuration of the proposed bungalow is of an internal space standard which would provide quality living environment for the proposed occupiers.

The scheme also promotes areas of private amenity space, this is located close to the existing building and as such are likely to provide usable space for the enjoyment of the occupiers of the new unit.

The scheme proposes to utilise the existing access to the rear of the site, this access will incorporate a passing bay at the junction with Glynde Avenue and will provide an access way to a rear parking court.

It is considered that the parking layout in the manner proposed would function adequately for the single dwelling considered under this application (seen in isolation). However the footprint of the bungalow erodes the parking potential for the scheme reference 140755 and as such it is considered that both scheme can not be implemented.

As such, it is considered that the layout, siting and design of the proposal are acceptable in accordance with Policies UHT1 of the Eastbourne Local Plan and B2 D10A of the Eastbourne Core Strategy.

Residential Amenity Impact

The existing site accommodates a range of garages and as such the use of the area/rear part of the site for parking and turning has been a long-standing feature. It is accepted that this development would bring additional traffic given that the scheme proposes an additional residential unit however the loss of amenity that may accrue as a result of the vehicle movements to

and from the site would not be material and would not be sufficient to substantiate a reason for refusal.

As with any new development the bungalow will have an impact upon the area as it is larger than the garage block that formally existed. However given the modest height of the new dwelling and its relationship to the boundaries of the site there should not be any material impact upon the occupiers of the neighbouring properties due to loss of light/overbearing relationship.

Access, Car Parking and Highway Considerations

Policy TR1 states that large development proposals should be located on sites within the town centre or edge of town centre and accessible by a variety of means of transport, it is clear that this application site is located close to the Hampden Park District Centre where there is access to a range of public transport links.

Policy TR11 of the Eastbourne Local plan states that new development must comply with car parking standards as set out in the East Sussex County Council Highways SPG parking standards.

The scheme proposes 100% parking 1 space for the new unit and that this is located in an accessible location close to the application property and thereby there is a strong likelihood that it would be used for parking.

Whilst there is available on street parking at and in the vicinity of the site this scheme impacts upon the availability of off street parking for scheme reference 140755.

If both schemes were to be implemented then the car parking provision at the site would be 7 spaces for 11 units. If this scheme were to be implemented independently from application 140755 then the car parking would be 7 spaces for 7 units 100%.

Therefore, it is considered that the proposal accords with Policy TR11 of the Eastbourne Local Plan and Policy C6 of the Eastbourne Core Strategy.

However some concerns are raised over the availability of parking for both schemes if both implemented.

Affordable Housing

Policy D5 seeks to deliver housing within the sustainable centres and sustainable neighbourhoods and must take appropriate account of the need identified in the most up-to-date strategic housing market assessment with particular regard to size, type and tenure of dwellings. All development will be required to contribute towards affordable housing where there is a resultant net gain of 1 or more residential units (C3 Use Class).

This scheme is being promoted by Eastbourne Homes and as such 100% of the units provided would be affordable. It is accepted that this scheme proposes a mix of tenures across the accommodation proposed however as outlined by the Strategic Housing Manager this mix is deemed appropriate in mitigating the accessibility to affordable housing across all of our the client group within Eastbourne and also that it would go some way to mitigating the growing pressures going forward. As such, the proposal would, meet the requirements of Policy D5 of the Eastbourne Core Strategy in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as possible.

Sustainable Development

The standards proposed through the application align with current Building Regulations and where possible measures will be introduced to reduce household waste, water consumption and energy. The scheme proposes to use FSR timber products and where possible adopt waste minimisation and waste recycling practices.

It is considered that the development would provide through the new build element well insulated and highly energy efficient residential units.

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 proposal represents a satisfactory form of development that would enhance the appearance of the this property within the street scene as well as well as proposing a number of new and reconfigured flats in an area of the town where the delivery of new housing units would comply with the Hampden Park Vision and Policy C7 of the Core Strategy.

The new extensions would not result in material harm sufficient to substantiate a refusal of planning permission.

Recommendation:

Approved conditionally

Conditions:

- 1 Time Limit
2. Approved Plans
3. No additional windows

4. External Materials
5. Boundary treatments (around the entire plot boundary)
6. Front garden landscaping layout
7. surface details for access-way, passing bay and rear parking court
8. parking spaces shall be surfaced and marked out in accordance with the drawings prior to the first occupation of the dwellings hereby approved
9. the bin store shall be provided in accordance with the drawings hereby approved and retained as such thereafter
10. Hours of construction
11. The development hereby approved shall not be implemented if the scheme approved under application reference 140755 has first been implemented Reason:- it is considered that the site is unsuitable to accommodate both applications/development by virtue of the reduction in the availability of off-street parking.