

<b>App.No:</b> 141357	<b>Decision Due Date:</b> 6 January 2015	<b>Ward:</b> Meads
<b>Officer:</b> Richard Elder	<b>Site visit date:</b> 18 December 2014	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 29 November 2014		
<b>Neighbour Con Expiry:</b> 28 November 2014		
<b>Weekly list Expiry:</b> 18 November 2014		
<b>Press Notice(s):</b> 25 November 2014		
<b>Over 8/13 week reason:</b> Referred to Planning Committee		
<b>Location:</b> Queenwood, 58 Darley Road, Eastbourne		
<b>Proposal:</b> Installation of a smoking shelter with seating.		
<b>Applicant:</b> University of Brighton		
<b>Recommendation:</b> Approved conditionally		

**Executive Summary:**

The location of the smoking shelter is prominent when viewed from within the immediate setting of Queenswood. However due to its siting, the shelter is screened from the wider conservation area by means of mature boundary vegetation.

Furthermore the use of natural timber against a metal frame, as construction materials, would assist with a comfortable addition, when viewed against the mature vegetation within the immediate and wider area. As such, it is considered that it would result in an introduction to the conservation area that neither enhance nor detract, resulting in a neutral effect.

With regards the impact on visual amenity, due to the nature of the proposal and its discreet location, it is considered that there would be no significant impact on visual amenity.

**Planning Status:**

Predominantly residential area.

**Relevant Planning Policies:**

National Planning Policy Framework 2012

1. Building a strong, competitive economy

2. Ensuring the vitality of town centres
3. Supporting a prosperous rural economy
4. Promoting sustainable transport
5. Supporting high quality communications infrastructure.
6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
9. Protecting green belt land
10. Meeting the challenge of climate change, flooding and coastal change
11. Conserving and enhancing the natural environment
12. Conserving and enhancing the historic environment
13. Facilitating the sustainable use of minerals

#### Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C11: Meads Neighbourhood Policy

D10: Historic Environment

D10a: Design

#### Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

UHT15: Protection of Conservation Areas

HO20: Residential Amenity

#### **Site Description:**

The University of Brighton, Queenswood, Darley Road falls within the Meads Conservation Area. The built character of which is defined by a mix of ecclesiastical, educational and residential buildings including All Saint's Hospital.

Although mixed in use, Darley Road is primarily residential in scale. The visual character is defined by the aesthetic merits attached to the buildings which vary according to their function. The urban blocks sited on the south end of the road are noticeably larger in scale to accommodate the identified educational uses, such as the red brick and flint chapel, associated with the Edwardian buildings of St. Andrews.

In context Queenwood, sited on the west side adjacent to St Andrews, now somewhat dominated, by a very new extension and a 1950s hall, added to the front and therefore very visible, within the streetscene. However the brick wall and mature vegetation associated with the school site and boundary makes a positive contribution to the character and appearance of the conservation area.

The wider area is defined by the topography of the land and open spaces provided by the playing fields associated with the educational institutions.

Both elements of which offer uninterrupted views and vistas within the immediate and wider area.

**Relevant Planning History:**

None relevant

**Proposed development:**

A 2.46m square smoking shelter canopy supported by a central post with an overall height of 3.2m manufactured in steel and finished in grey power coating with opaque polycarbonate roof panels.

The shelter would be located to the south east boundary of the site adjacent to Welcombe Crescent on a grassed area to the edge of the car park.

**Consultations:**

Internal:

Specialist Advisor (Arboriculture) – No objection

Specialist Advisor (Conservation) – No objection

External:

None

**Neighbour Representations:**

None received.

**Appraisal:**

The main considerations in the determination of this application is the impact of the proposed development on the character and appearance of the building, surrounding conservation area and visual amenity.

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 UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused. Policy UHT15 states that the character or appearance of conservations areas should be preserved or enhanced.

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. Policy D10 requires all significant heritage assets to be protected and enhanced where practicable. Policy D10a requires new development to make a positive contribution to the townscape and urban heritage.

The location of the smoking shelter is prominent when viewed from within the immediate setting of Queenswood. However due to its siting, the shelter

is screened from the wider conservation area by means of mature boundary vegetation.

Furthermore the use of natural timber against a metal frame, as construction materials, would assist with a comfortable addition, when viewed against the mature vegetation within the immediate and wider area. As such, it is considered that it would result in an introduction to the conservation area that neither enhance nor detract, resulting in a neutral effect.

With regards the impact on visual amenity, due to the nature of the proposal and its discreet location, it is considered that there would be no significant impact on visual amenity.

As such, the proposal would accord with Policies UHT1 and UHT15 of the Eastbourne Local Plan and Policies B2, D10 and D10a of the Eastbourne Core Strategy.

**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 location of the smoking shelter is prominent when viewed from within the immediate setting of Queenswood. However due to its siting, the shelter is screened from the wider conservation area by means of mature boundary vegetation.

Furthermore the use of natural timber against a metal frame, as construction materials, would assist with a comfortable addition, when viewed against the mature vegetation within the immediate and wider area. As such, it is considered that it would result in an introduction to the conservation area that neither enhance nor detract, resulting in a neutral effect.

With regards the impact on visual amenity, due to the nature of the proposal and its discreet location, it is considered that there would be no significant impact on visual amenity.

**Recommendation:**

Approved conditionally

**Conditions:**

1. Time limit, 2. Approved drawings