

App.No: 141355	Decision Due Date: 6 January 2015	Ward: Meads
Officer: Richard Elder	Site visit date: 18 December 2014	Type: Planning Permission
Site Notice(s) Expiry date: 29 November 2014		
Neighbour Con Expiry: 28 November 2014		
Weekly list Expiry: 18 November 2014		
Press Notice(s): 25 November 2014		
Over 8/13 week reason: Referred to Planning Committee		
Location: Hillbrow, 1 Denton Road, Eastbourne		
Proposal: Installation of a smoking shelter.		
Applicant: University of Brighton		
Recommendation: Approved conditionally		

Executive Summary:

The presence of mature vegetation within the apex of the block and along the boundary of the site, together with the colour of the shelter, would result in little aesthetic harm to the existing architectural and historic character and appearance associated with the surrounding conservation area.

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, Hillbrow, Denton Road, falls within the Meads Conservation Area.

The topography of the land and open spaces provided by the playing fields associated with the educational institutions and the large Edwardian residential buildings, sited on Denton Road. Offer uninterrupted views and vistas, the combination of which make a positive contribution to the wider area.

More immediately Denton Road is identified as having generous, late 19th century to early 20th century, detached houses of high aesthetic merit. In particular the north-west side; which is mostly defined by large red brick chimney stacks and front elevations embellished with decorative bargeboards, square timber bays, twinned gables, tiled porches supported by moulded timber posts, mullion-and-transomed windows and half timbering. Including a long brick and flint boundary wall which compliments, the red brick pavement that follows the contours of the road.

In contrast to the south-east side of Denton Road, where the character is mostly defined by the built form of Hillbrow, which addresses both Denton and Gaudick Roads, the openness of playing fields along Denton Road, and the mature vegetation associated with the university and adjoining residential properties. Properties which are set back from the streetscene, but include brick front boundary walls reflective of the wider character associated with the north-west side.

In summary the siting and built grain of Hillbrow and the aesthetic merit associated with the residential properties sited on Denton Road. In conjunction with the topography of the land, make a positive contribution to

the historic and architectural character and appearance of the surrounding conservation 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 powder coating with opaque polycarbonate roof panels.

The shelter would be located at the end corner of the car park close to the apex of Denton Road and Gaudick Road.

Consultations:

Internal:

Specialist Advisor (Arboriculture) – No objection

Specialist Advisor (Conservation) – No objection

External: None

County Archaeologist – No objection

Neighbour Representations:

4 objections have been received and cover the following points:

- Loss of privacy
- Adverse visual impact
- Increased noise
- Smoking should not be encouraged
- Potential danger from secondary smoking

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.

While the location of the smoking shelter is prominent within the wider conservation area, the overall height at 3.2m means the shelter would be visible over the existing boundary wall and associated hedge. The presence of mature vegetation within the apex of the block and along the boundary of the site, together with the colour of the shelter, would result in little aesthetic harm to the existing architectural and historic character and appearance associated with the surrounding conservation area.

However, the combination of mature vegetation within the immediate area and the colour of the shelter would result in an introduction to the conservation area that neither enhances nor detracts from the character or appearance of the conservation area, resulting in a neutral impact.

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 presence of mature vegetation within the apex of the block and along the boundary of the site, together with the colour of the shelter, would result in little aesthetic harm to the existing architectural and historic character and appearance associated with the surrounding conservation area. 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:

Approve conditionally

Conditions:

1. Time limit
2. Approved drawings