

App.No: 141438	Decision Due Date: 14 January 2015	Ward: St Anthonys
Officer: Richard Elder	Site visit date: 21 January 2015	Type: Planning Permission
Site Notice(s) Expiry date: 25 December 2014 Neighbour Con Expiry: 25 December 2014 Weekly list Expiry: 28 December 2014 Press Notice(s): n/a		
Over 8/13 week reason: Referred to Planning Committee		
Location: 1 Baillie Avenue, Eastbourne		
Proposal: Proposed development to rear of 1-2 Baillie Avenue to provide 4no.self-contained flats with on-site parking areas to front.		
Applicant: Mr & Mrs H HO		
Recommendation: Approved conditionally		

Executive Summary:

It is considered that the design and appearance of the proposed building is acceptable, the scale and bulk is appropriate for the area and would not have an overbearing impact on surrounding occupiers.

It is considered the proposed houses would not result in any significant overlooking or loss of privacy to surrounding properties and would not result in any significant loss of sunlight or daylight. The proposed accommodation is satisfactory providing reasonably good sized accommodation and levels of sunlight and daylight.

The provision of 4 car parking spaces is considered acceptable and is unlikely to impact significantly on the existing on-street parking capacity.

As such, it is considered that subject to conditions, the proposed development would not cause any significant harm to the local area and would accord with local and national planning policy.

Planning Status:

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
C3: Seaside Neighbourhood Policy
D1: Sustainable Development
D5: Housing
D10a: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development
UHT4: Visual Amenity
HO1: Residential Development Within the Existing Built-up Area
HO2: Predominantly Residential Areas
HO6: Infill Development
HO20: Residential Amenity
TR11: Car Parking

Site Description:

A 2 storey post-war end of terrace dwellinghouse located on the southern corner of Baillie Avenue and Roselands Avenue.

The area is mainly characterised by 2 storey post war terrace and semi-detached houses with several in-fill blocks of flats on Roselands Avenue and to the corner with Seaside.

Relevant Planning History:

131023 – Erection of 3 dwellings
Withdrawn
7/2/2014

140364 – Erection of a pair of semi-detached houses fronting Roselands Avenue with off-street parking.
Approved conditionally
23/07/2014

141562 – Erection of 2 storey side extension to 1 Baillie Avenue.
Currently under consideration

Proposed development:

Erection of a 2 storey building with pitched roof fronting Roselands Avenue to provide 4 self-contained 1 bedroom flats (35sqm) and 4 off-street parking spaces.

Private rear garden areas would be afforded the 2 ground floor flats. The off-street parking spaces would be located to the front of the site, either side of the entrance path to the main front entrance door.

Consultations:

Internal:

Specialist Advisor (Planning Policy): No response received

External:

Highways ESCC: No objection subject to conditions.

Environment Agency: No objection subject to a condition.

Neighbour Representations:

Objections have been received and cover the following points:

- Overlooking and lack of privacy to rear garden.
- Cause additional on-street parking problems on a heavily parked road.
- Parking close to junction of Baillie Avenue and Roselands Avenue would be dangerous.
- Additional traffic.
- Design is bland and out of keeping with the surrounding area.

Appraisal:

Principle of development:

The principle of re-development of the site has been accepted through grant of planning permission dated 23 July 2014 for the erection of 2 semi-detached houses with off-street car parking.

The design, scale and bulk of the current proposal is substantially similar to that granted permission previously, the main difference being the provision of flats rather than houses and a different parking layout. As such, it is considered that the principle of the development is acceptable.

Design and Appearance

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 use appropriate materials (preferably locally sourced). Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

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 design of the building is of a simple traditional style incorporating a pitched tiled roof with white UPVC casement windows and glazed double doors to the ground floor rear. The houses would be constructed of brick at ground floor and vertical hung tiles at first floor, similar to the houses adjacent to the east. The immediate surrounding area does not have a particular character or appearance and incorporates a mix of modern and period buildings and flat blocks. Details of the hard landscaping have not been provided but a condition is recommended requiring details of the materials to be used prior to commencement.

The overall scale of the building would be similar to that of surrounding the neighbouring houses on Baillie Avenue and adjacent on Roselands Avenue and would be appropriate for the site and locality. The site layout of the proposed development is appropriate which addresses the street and the dimensions of the site sufficiently.

As such, it is considered that the design, appearance, scale and bulk of the development is acceptable and would not cause harm to the character or appearance of the local area in accordance with Policies UHT1 and UHT4 of the Eastbourne Local Plan and B2 of the Eastbourne Core Strategy.

Residential Amenity

Policies HO20 of the Eastbourne Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity.

Policy B2 of the Eastbourne Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

The proposed flats would incorporate an internal floorspace area of 35 square metres which is reasonable area for a 1 bedroom flat. The ground floor flats would have direct access to a private rear garden. As such, it is considered that the proposed residential accommodation would be satisfactory

With regards the impact on surrounding residential occupiers, objections have been received relating to overlooking and loss of privacy to rear gardens. The proposed development provides a standard layout and siting, addressing the street in a normal street pattern form.

The surrounding and adjacent houses are already overlooked by neighbouring and surrounding houses on the corner of Baillie Avenue and along the terrace of 13-17 Roselands Avenue. The proposal does not significantly increase any overlooking or loss of privacy due to the developments appropriate siting and layout.

Due to the orientation of the site and the siting of the proposed building within the site, it is considered that the proposed building would not result in any significant overlooking or loss of privacy to surrounding residential properties.

With regards refuse storage, a refuse and recycling storage area is proposed to be located within the north east corner of the site adjacent to the pavement providing easy access for the refuse collectors. A condition is recommended requiring further details of the design and specification of the refuse storage housing.

As such, it is considered that subject to conditions, the proposal would not result in any significant adverse impact on surrounding residential amenity and would accord with Policy HO20 of the Eastbourne Local Plan and Policy B2 of the Eastbourne Core Strategy.

Impacts on highway network or access:

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

This application would provide 1 parking space for each property. Having checked the ESCC Parking Calculator a development of this size and type would create a total demand for 5/6 spaces. The development would provide 4 spaces on site which although not ideal, does provide 1 space for each flat. It is noted that one space outside of Flat 1 is slightly shorter than ideal, however, it is large enough for most cars.

On street parking in the vicinity of the site is already well used and there is a concern about reducing the space available through construction of a large crossover. The land owner could install driveways without the need for planning consent, similar to any house owner in an unclassified road. The number of spaces involved is also low and lastly an application has already been approved which would have removed some on street parking.

A cycle storage area is proposed to be located within the front forecourt next to the refuse storage housing. A condition is recommended requiring full details of the design and specification of the proposed housing which would also be required to be secure and covered.

It is noted also that there are concerns about the safety of the nearby junction of Roselands Avenue & Baillie Avenue. Although there is on street

parking around this junction it is marked with a give way line. Having checked the police accident records there have been no recorded incidents in the last 10 years.

Ultimately any planning permission should be considered against paragraph 32 of the National Planning Policy Framework on highway impacts. This states that 'Development should only be prevented on or refused on transport grounds where the residual cumulative impacts of development are severe'. Although there are concerns about reducing parking provision in the vicinity, they are not considered to be significant enough to have a severe impact on the highway network.

East Sussex Highways have been consulted on the revised proposal and raise no objections subject to conditions. A condition is recommended that the vehicular crossovers and parking areas for each house is provided prior to occupation of the proposed flats. Therefore, it is considered that the proposal accords with Policy TR11 of the Eastbourne Local Plan.

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:

It is considered that the design and appearance of the proposed building is acceptable, the scale and bulk is appropriate for the area and would not have an overbearing impact on surrounding occupiers.

It is considered the proposed flats would not result in any significant overlooking or loss of privacy to surrounding properties and would not result in any significant loss of sunlight or daylight. The proposed accommodation is satisfactory providing reasonably good sized accommodation and levels of sunlight and daylight.

The provision of 4 car parking spaces is considered acceptable and is unlikely to impact significantly on the existing on-street parking capacity.

As such, it is considered that subject to conditions, the proposed development would not cause any significant harm to the local area and would accord with local and national planning policy.

Recommendation:

Approved conditionally

Conditions:

1. Time limit

2. Drawing numbers

3. No development shall take place until samples of the materials to be used in the external surfaces (including boundary treatments and hard surfacing) of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. ++

Reason: To secure that the development is in harmony with the neighbourhood.

4. No development shall be commenced until details of the landscaping of the site has been submitted to and approved in writing by the local planning authority. The proposals shall include all hard and soft landscaping and species/sizes of plants. The approved landscaping shall be carried out in accordance with the approved details before the dwellings are first occupied.

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Reason: in the interests of the visual amenities of the area.

5. The development shall not be occupied until the parking spaces 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: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.

6. The development shall not be occupied until full details of the cycle parking storage housing have been submitted to and approved in writing by the Planning Authority. The approved details shall be implemented in full accordance with the approved details and the areas shall thereafter be retained for that use and shall not be used other than for the parking of cycles.

Reason: In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development

7. The development permitted by this planning permission shall be carried out in accordance with the approved FRA dated 28th May 2014 (Report No. 5754) and the following mitigation measure detailed within the FRA:

- Finished floor levels are set no lower than 3.8 metres above Ordnance Datum (AOD) and also a minimum of 300mm above the finished surrounding ground level.

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements

embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority (LPA).

Reason: To reduce the risk of flooding to the proposed development and future occupants and to ensure compliance with the principles of the NPPF.

8. The ridge of the highest part of the roof of the development hereby permitted shall not exceed the highest part of the ridge of the closest dwellings at 13, 15 and 17 Roselands Avenue.

Reason: For the avoidance of doubt and in the interests of the visual amenities of the area.

9. That no demolition, site clearance or building operations shall take place except between the hours of 8.00 a.m. and 6.00 p.m. on Mondays to Fridays and 8.00 a.m. and 1.00 p.m. on Saturdays and that no works in connection with the development shall take place on Sundays or Bank/Public Holidays.

Reason: In the interests of the amenities of the locality in general and adjoining residential properties in particular.

Informative:

1. The applicant's attention is drawn to the need for a Section 184 Licence for the construction of the access. The applicant should contact ESCC on 01273 482254 prior to commencement of development to complete the agreement and pay the necessary fee.