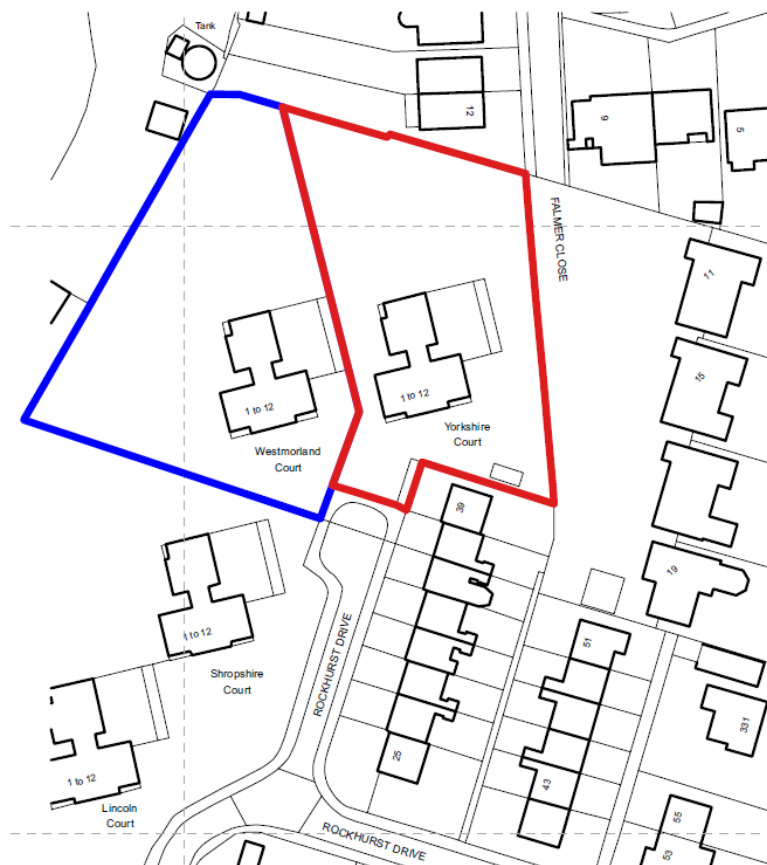


Report to: Planning Committee
Date: 17 September 2024
Application No: 240464
Location: Yorkshire Court, Rockhurst Drive, Eastbourne, BN20 8XB
Proposal: Replacement of existing windows and doors
Applicant: Eastbourne Borough Council
Ward: Ratton
Recommendation: Delegate to head of development management to conclude the remaining consultation process and on the provision of no substantive objection is raised to grant planning permission subject to conditions.

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Site Location Plan



1.	Executive Summary
1.1	The application is being presented to the Planning Committee due to Eastbourne Borough Council being the applicant.
1.2	The application seeks planning permission for the replacement of existing upvc doors and windows on a like for like basis.
1.3	The replacement doors and windows will use the same materials and be of the same design as the current windows.
1.4	The application is found to be in accordance with national and local planning policy and is recommended for approval, subject to conditions.

2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework:</u> 2. Achieving sustainable development 8. Promoting healthy and safe communities 12. Achieving well-designed places.
2.2	<u>Eastbourne Core Strategy 2006-2027:</u> B2: Creating Sustainable Neighbourhoods C4: Old Town Neighbourhood Policy D1: Sustainable Development D5: Housing D10a: Design.
2.3	<u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u> HO2: Predominantly Residential Areas HO20: Residential Amenity UHT1: Design of New Development UHT4: Visual Amenity.

3.	Site Description
3.1	The application site comprises a block of flats situated on the western side of Rockhurst Drive.
3.2	The building has a modern in design and is not situated within a designated area.

4.	Proposed Development
4.1	The application seeks permission for the replacement of the existing doors and windows with upvc replacements.

5.	Relevant Planning History
5.1	090161 Installation of replacement UPVC windows and doors to communal stairways Planning Permission Approved Unconditionally 22/04/2009.
5.2	160479 Replacement of the communal doors and side screens to the front. Replace single door to the rear. Replacing existing steel communal windows with PVCu to the front. Planning Permission Approved Conditionally 31/05/2016.

6.	Consultations
6.1	This type of application did not require any statutory consultations.

7.	Other Representations
7.1	<u>Notification:</u> Notification of this application has been undertaken in the form of: a. neighbour notification letters b. site notices displayed in roads neighbouring the site.
7.2	<u>Neighbour Representations:</u> The consultation period is due to end on 20 September 2024, at the time of writing this report no comments have been received.

8.	Appraisal
8.1	<u>Key Considerations:</u> The main issue to consider when assessing this application is the impact of the proposal on the character and vitality of this area, and how the development impacts upon the visual amenity of the host building and impact on neighbouring amenity.

8.2	<p><u>Principle:</u> There is no principle conflict with adopted policy, which would prevent approval of the application, subject to consideration of the design and visual impact upon the character of the area and the impact upon the amenity of neighbouring occupants, pursuant to the requirements of the National Planning Policy Framework (2021), policies of the Core Strategy 2006-2027 and saved policies of the Eastbourne Borough Plan 2001-2011.</p>
8.3	<p><u>Design, Character and Impact Upon Landscape:</u> The windows to be removed are a mix of steel frames and upvc frames and will all be replaced with upvc of a similar design. The window designs will match the current design, the replacement doors will differ slightly as they will not have horizontal window bars like the current doors have. These differences are considered to be minor and will be inkeeping with the character of the rest of the building.</p> <p>The development will have no impact upon the visual amenity of the host property or the surrounding area.</p>
8.4	<p><u>Residential Amenity:</u> The proposal is to replace existing doors and windows with no new apertures being created. The replacement doors and windows will have no impact upon the amenity of neighbours surrounding the site.</p>
8.5	<p><u>Planning Obligations:</u> None.</p>
8.6	<p><u>Human Rights Implications:</u> 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.</p>
8.7	<p><u>Conclusions:</u> It is considered that the proposed development will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the character and appearance of the area. The Proposal therefore complies with local and national policies.</p>

9.	Recommendations
9.1	Provide delegated authority to the head of development management to approve the application, subject to conditions following the end of the consultation period on the provision that no substantive objection has been raised.

10.	Conditions
10.1	<p>Timeframe: The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
10.2	<p>Drawings: The development hereby permitted shall be carried out in accordance with the approved drawings:</p> <ul style="list-style-type: none"> - Drawing: 01 – Site Location and Block Plan - Drawing: 06A – Proposed Elevations - Drawing: 07A – Proposed Elevations - Drawing: 08A – Proposed Elevations - Drawing: 09A – Proposed Windows <p>Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.</p>
10.3	<p>Materials: The external finishes of the development, hereby approved, shall match in material, colour, style, bonding and texture those of the existing building.</p> <p>Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.</p>
11.	Appendices
11.1	None.
12.	Background Papers
12.1	None.