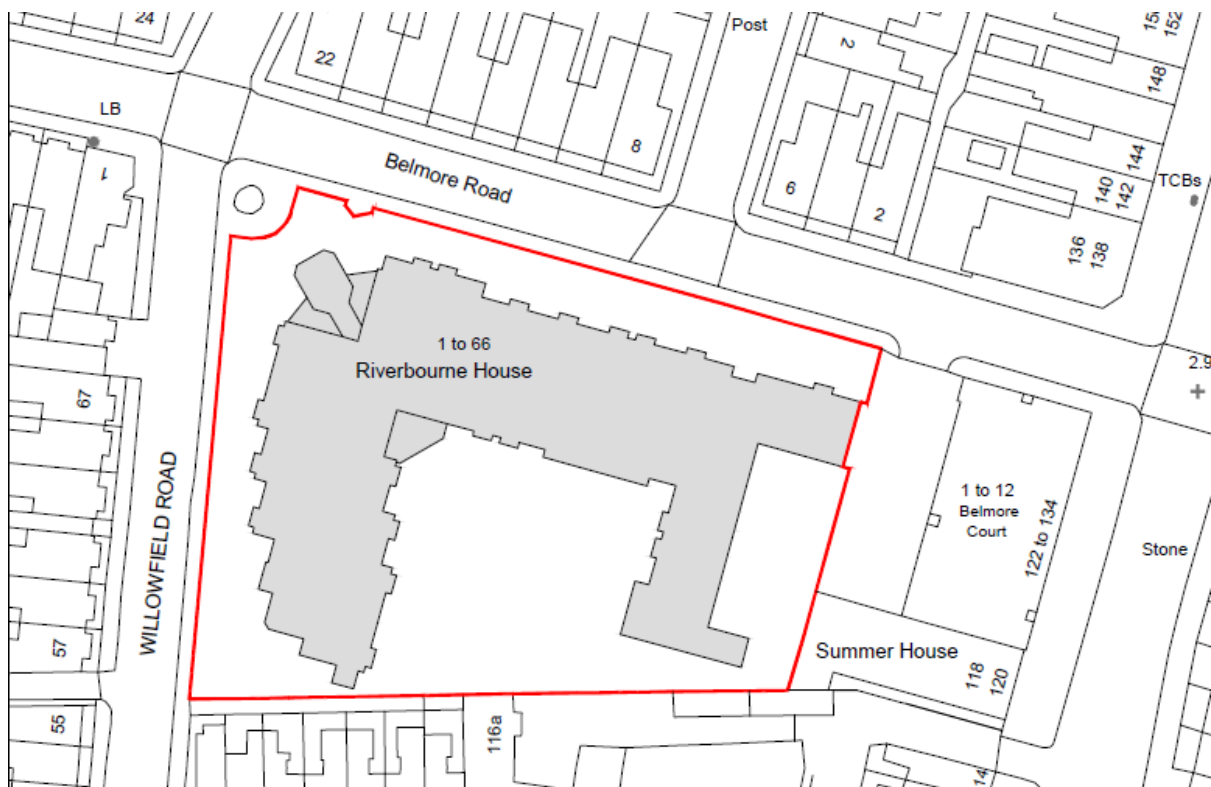


Report to: Planning Committee
Date: 12 November 2024
Application No: 240555
Location: Riverbourne House, Belmore Road, Eastbourne, BN22 8AZ
Proposal: Replacement of external windows and doors

Applicant: Eastbourne Borough Council
Ward: Devonshire
Recommendation: Delegate to the Head of Development Management to conclude the remaining neighbour notification process and on the provision of no substantive objection is raised to grant planning permission subject to conditions.

Contact Officer: **Name:** Chloe Timm
E-mail: chloe.timm@lewes-eastbourne.gov.uk

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.
1.3	The replacement doors and windows will use the same materials and be of the similar design as the current windows.
1.4	The replacement doors and windows will use the same materials and be of similar design as the current doors and windows.
1.5	<p><u>Design and Visual Amenity</u></p> <p>The proposal would not impact upon the visual amenity of the host property or impact upon the character of the area.</p> <p>This would carry significant positive weight in the planning balance.</p>
1.6	<p><u>Neighbouring Amenity</u></p> <p>The proposal would not impact upon the amenity of adjoining occupiers.</p> <p>This would carry significant positive weight in the planning balance.</p>
1.7	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	<p><u>National Planning Policy Framework:</u></p> <p>2. Achieving sustainable development</p> <p>8. Promoting healthy and safe communities</p> <p>12. Achieving well-designed places.</p>
2.2	<p><u>Eastbourne Core Strategy 2006-2027:</u></p> <p>B2: Creating Sustainable Neighbourhoods</p> <p>C3: Seaside Neighbourhood Policy</p> <p>D1: Sustainable Development</p> <p>D4: Shopping</p> <p>D5: Housing</p> <p>D10a: Design.</p>
2.3	<u>Saved polices of the Eastbourne Borough Plan 2001-2011:</u>

	<p>HO2: Predominantly Residential Areas</p> <p>HO20: Residential Amenity</p> <p>NE14: Source Protection Zone</p> <p>SH7: District and Local Neighbourhood Centres</p> <p>UHT1: Design of New Development</p> <p>UHT4: Visual Amenity</p> <p>US5: Tidal Flood Risk.</p>
3.	Site Description
3.1	The site consists of a three storey block of purpose built flats for elderly and disabled residents, that is a 'U' shaped building on the corner of Belmore Road and Willowfield Road.
3.2	The properties facing materials include facing brick work, tile hanging, uPVC doors and windows, solar panels to the roof. Design features include hanging bay windows, gabled entrances and gables to the roof.
3.3	The property benefits from communal gardens to the rear and parking accessible from Belmore Road.
4.	Proposed Development
4.1	The application seeks permission for the replacement of the existing upvc doors and windows with like for like replacements.
5.	Relevant Planning History:
5.1	<p>120545</p> <p>Conversion of former warden's accommodation, 3-bedroom maisonette, into two self-contained 1-bedroom flats for sheltered accommodation, including external alterations</p> <p>Planning Permission</p> <p>Approved Conditionally</p> <p>03/10/2012</p>
5.2	<p>171369</p> <p>Conversion of communal kitchen into 2 no. self-contained 1-bedroom flats including construction of new 2 no. window bays.</p> <p>Planning Permission</p> <p>Approved Conditionally</p> <p>05/02/2018</p>
6.	Consultations:
6.1	This type of application did not require any statutory consultations.

7.	Other Representations:
7.1	<p><u>Notification</u></p> <p>Notification of this application has been undertaken in the form of:</p> <ul style="list-style-type: none"> a. neighbour notification letters a. site notices displayed in roads neighbouring the site.
7.2	<p><u>Neighbour Representations</u></p> <p>The consultation period is due to expire 24 October 2024; at the time of writing this report no comments have been received.</p>

8.	Appraisal:
8.1	<p><u>Key Considerations:</u></p> <p>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.</p>
8.2	<p><u>Principle of Development:</u></p> <p>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>Visual Impact and Design:</u></p> <p>The windows to be removed are upvc and will be replaced with upvc of a similar design.</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>Impact upon residential amenity:</u></p> <p>The proposal is to replace existing doors and windows with no new additional doors and windows proposed. The replacement doors and windows will have no impact upon the amenity of neighbours surrounding the site.</p>
8.5	<p><u>Human Rights Implications:</u></p> <p>The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the</p>

	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.
8.6	<p><u>Conclusion:</u></p> <p>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	It is recommended that the application is approved subject to appropriate conditions that are listed below.

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: SP-0478.01 – Site and Location Plan - Drawing: SP-0478.05 rev B – Proposed Elevations 1 of 2 - Drawing: SP-0478.06 rev B – Proposed Elevations 2 of 2 - Drawing: SP-0478.07 rev D – Proposed Window Schedule <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.	Plans:												
	<table border="1"> <thead> <tr> <th><u>Plan Type</u></th> <th><u>Date Received</u></th> <th><u>Reference:</u></th> </tr> </thead> <tbody> <tr> <td>Site and Location Plan</td> <td>25/09/2024</td> <td>SP-0478.01</td> </tr> <tr> <td>Existing Elevations 1 of 2</td> <td>25/09/2024</td> <td>SP-0478.02 rev A</td> </tr> <tr> <td>Existing Elevations 2 of 2</td> <td>25/09/2024</td> <td>SP-0478.03 rev A</td> </tr> </tbody> </table>	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference:</u>	Site and Location Plan	25/09/2024	SP-0478.01	Existing Elevations 1 of 2	25/09/2024	SP-0478.02 rev A	Existing Elevations 2 of 2	25/09/2024	SP-0478.03 rev A
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	Existing Window Schedule	25/09/2024	SP-0478.04 rev B
	Proposed Elevations 1 of 2	25/09/2024	SP-0478.05 rev B
	Proposed Elevations 2 of 2	25/09/2024	SP-0478.06 rev B
	Proposed Window Schedule	25/09/2024	SP-0478.07 rev D

12.	Appendices		
12.1	None.		

13.	Background Papers		
13.1	None.		