

<b>App.No:</b> 150759 (PPP)	<b>Decision Due Date:</b> 16 September 2015	<b>Ward:</b> Devonshire
<b>Officer:</b> Anna Clare	<b>Site visit date:</b> 14 September 2015	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 20 August 2015		
<b>Neighbour Con Expiry:</b> 20 August 2015		
<b>Press Notice(s):</b> 28 July 2015		
<b>Over 8/13 week reason:</b> To bring to planning committee		
<b>Location:</b> 41 Pevensey Road, Eastbourne,		
<b>Proposal:</b> Proposed conversion of a previously approved 2-bedroom ground floor flat into 1no. 1-bedroom flat and 1no. 2-bedroom flat including a new single storey ground floor rear extension.		
<b>Applicant:</b> Mr Tony Watson		
<b>Recommendation:</b> Refuse planning permission and authorise enforcement action.		

### **Executive Summary:**

The application proposes the conversion of the ground floor of the property into two self-contained one bed flats, the works have already been completed. The size of the units is considered to provide sub-standard accommodation to future occupiers and therefore it is recommended that planning permission is refused and enforcement action authorised to remove fixtures and fittings sufficient to enable the use as two independent units of residential accommodation.

### **Conservation Area**

Town Centre and Seafront Conservation Area

### **Relevant Planning Policies:**

#### National Planning Policy Framework

Section 6 Delivering a wide choice of high quality homes

Section 7 Requiring good design

Section 12 Conserving and enhancing the historic environment

#### Eastbourne Core Strategy Local Plan Policies 2013

B2 Creating Sustainable Neighbourhoods

C1 Town Centre Neighbourhood Policy

D5 Housing

D10 Historic Environment

D10A Design

## Eastbourne Borough Plan Saved Policies 2007

UHT15 Conservation Area

HO2 Predominantly Residential Areas

HO20 Residential Amenity

### **Site Description:**

The site refers to a three storey terrace property situated on the southern side of Pevensey Road which has been converted into 4 self-contained residential properties, two at ground floor level, and one each at second and third floor level. The site is situated within the Town Centre and Seafront Conservation Area.

### **Relevant Planning History:**

080321

Conversion from a house in multiple occupation to three self-contained flats

Planning Permission

Approved conditionally

09/07/2008

### **Proposed development:**

The application seeks to regularise works which have already been undertaken consisting of the erection of a single storey ground floor rear extension measuring 7.5m in length, to the north-eastern boundary with No.43 Pevensey Road; and conversion of the ground floor of the property into two one bed flats (previously approved 1 x two bed flat).

### **Consultations:**

No consultation responses received.

### **Appraisal:**

#### Principle of development:

There is no objection in principle to the proposed development, providing there would be no significant impact on the amenity of the surrounding properties, the flats provided suitable accommodation and the design was appropriate for the setting in accordance with relevant sections of the NPPF 2012, policies of the Core Strategy Local Plan 2012 and saved policies of the Borough Plan 2007.

#### Impact of proposed development on amenity of adjoining occupiers and surrounding area:

It is not considered that the rear extension to the north-eastern boundary would have a significant impact on the adjacent property given the existing rear extension to No.43 Pevensey Road.

#### Amenity of future occupiers

Two one bed flats are proposed.

Flat 1 to the front of the property measures 33m<sup>2</sup> internal floor space. Flat 2 to the rear of the property measures 38m<sup>2</sup> internal floor space, this was originally proposed as a two bed flat, however this has been redrawn to have a separate lounge area to the kitchen and therefore be a 1 bed flat.

Whilst we do not have adopted policy in relation to sizes of residential accommodation the Department for Communities and Local Government have published Technical Housing Standards - Nationally Described Space Standards March 2015. These set a floor area of 50m<sup>2</sup> for a 1 bed 2 person flat. Both Flat 1 and Flat 2 are considerably below these standards in terms of floor space.

It is considered that the flats would provide substandard accommodation due to the small size which is considered contrary to policy B2 of the Core Strategy 2012 which states that proposals should protect the residential amenity of existing and future residents.

The previous planning permission in 2008 permitted the conversion of the ground floor to a two bed flat at 60m<sup>2</sup>, the above standards set internal floor space for a 2 bed 2 person flat at 61m<sup>2</sup>, which is roughly in line with the previous permission.

Design issues and impact on character and setting of a listed building or conservation area:

The extension is rendered to match the existing building, with upvc casement windows. The site is situated within the Town Centre and Seafront Conservation Area, however the extension is to the rear not visible from public viewpoints. Therefore it is not considered there are any detrimental impacts on the conservation area.

Impacts on highway network or access:

It is not considered that the addition of 1 residential unit will result in a significant additional demand for on-street parking to warrant the refusal of the application on this ground.

Sustainable development implications:

The National Planning Policy Framework promotes a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. It is considered that the location is sustainable given the close proximity to the Town Centre and public transport links. However the proposed accommodation is considered substandard and therefore detrimental to the amenity of future occupiers.

Other matters:

None.

**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 erection of the rear extension is considered acceptable in design and scale and given the location it is not considered that the extension would have a significant impact on the amenity of surrounding properties.

However, the proposed creation of the additional flat is considered inappropriate. Both flats fall significantly below the Nationally Described Space Standards and therefore the accommodation is considered substandard and detrimental to the amenity of future occupiers contrary to Policy B2 of the Core Strategy Local Plan 2014.

**Recommendation:**

Refuse planning permission and authorise enforcement action for the following reason;

The small size of the proposed units is considered to provide substandard accommodation for future occupiers contrary to Policy B2 of the Core Strategy Local Plan 2013.

**Appeal:**

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.