

App.No: 150443	Decision Due Date: 18 June 2015	Ward: Upperton
Officer: Anna Clare	Site visit date: 22 September 2015	Type: Outline (some reserved)
Site Notice(s) Expiry date: 24 May 2015 Neighbour Con Expiry: 13 October 2015 Press Notice(s): N/A		
Over 8/13 week reason: To negotiate amendments to the scheme and re-consult with neighbours.		
Location: Cedar House, 29 Bedfordwell Road, Eastbourne, BN21 2BQ.		
Proposal: Outline application (with Appearance, Landscaping and Scale reserved) for demolition of existing hostel and erection of 6 x 3 bedroomed flats - consideration of access and layout only.		
Applicant: Mr M Watts		
Recommendation: Grant outline planning permission subject to conditions.		

Executive Summary:

The application seeks Outline Planning approval for the redevelopment of the site to accommodate 6 X 3 bedroom apartments.

Access and Layout to be determined now and Appearance Landscaping and Scale reserved from subsequent approval.

The proposed scheme has been amended following advise that the original proposal was over development of the site. The layout of the building is considered acceptable and respects the building line of the adjacent properties. Given the context of the site and the existing building it is not considered that the proposed layout would result in significant impacts on the adjacent properties to warrant a refusal of the application.

The appearance, the scale and landscaping of the site will be considered at the reserved matters stage.

Access to the site is existing and the provision of 6 parking spaces for 6 units is considered acceptable. Therefore the proposal is considered acceptable for the reasons set out in the report.

Planning Status:

Relevant Planning Policies:

National Planning Policy Framework 2012

- 4. Promoting sustainable transport
- 6. Delivering a wide choice of high quality homes
- 7. Requiring good design

Core Strategy Local Plan 2013 Policies

B2: Creating Sustainable Neighbourhoods
C2: Upperton Neighbourhood Policy
D5: Housing
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development
UHT4: Visual Amenity
HO2: Predominantly Residential Areas
HO20: Residential Amenity
TR6: Facilities for Cyclists
TR11: Car Parking

Site Description:

The property, 29 Bedfordwell Road, which has been known as 'Cedar House', is a substantial detached 2 storey property, (together with basement), currently vacant and had been recently marketed as a 'former NHS residential home'.

The site is located on Bedfordwell Road, and it is located at the junction of the Bedfordwell Road and Lewes Road.

On either side of the subject property are similar properties, both residential, the one on the north side, (No.28), being substantial, and rising to 3 storeys, with a considerably higher ridge than the subject property, and on the south side the property, (No. 30), also substantial, has a similar ridge height. Further up Bedfordwell Road to the north, properties rise up ever higher, especially a newly developed nearby apartment block, with 'The Hawthorns' beyond.

The application property is of traditional design with brick, Sussex hanging tiles and gables, with the properties on either side in similar style. It shares a similar building line to properties immediately on either side with substantial rear gardens and a significant distance to properties to the rear.

The application property itself has a modern 2 storey flat roofed flank extension on the north side.

Relevant Planning History:

EB/1984/0559

Change of use from hotel to hostel for patients discharged from psychiatric hospital.

1984-12-11

140172

Change of use from sui generis (hostel) to single private dwelling.

Planning Permission

Approved conditionally

09/05/2014

Proposed development:

The application seeks outline planning permission for Access and layout for the demolition of the existing building and erection of a building to accommodate 6no. 3 bedroom flats.

Illustrative drawings have been supplied demonstrating how a new building could look and these illustrative drawings show that the proposed building could be three storey's in height with the third storey in the roof space. Each storey contains two 3 bed flats.

There is existing access onto Bedfordwell Road and 6No. parking spaces are proposed to the front forecourt area to serve the flats.

Two ground floor flats are proposed with private amenity space to the rear, with a further shared garden accessed by either side access path for the upper flats.

Consultations:

External:

East Sussex County Council Highways

No objection raised to the proposal. The ESCC Parking Calculator suggests (based on local car ownership data) there should be 8 parking spaces provided for the proposed 6 flats. This is one less than proposed.

Neighbour Representations:

Objections have been received from the following properties;

- 5 The Gardens
- 28 Bedfordwell Road
- 30 Bedfordwell Road

For the following reasons;

- Design out of character
- Demand for on-street parking
- Access is directly onto a main road
- Impacts on daylight and sunlight to 28 Bedfordwell Road

- Impacts of loss of light and privacy to habitable rooms of 30 Bedfordwell Road
- Height and width of the proposed building is out of keeping with neighbouring properties

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 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.

Although outline permission is sought for only access and layout, the applicant has provided a drawing showing the design of building which could be accommodated within that layout. The design of the building is not for determination, this would form a subsequent application for reserved matters.

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

The application proposes the demolition of the existing building and the erection of a new building. The application is for layout and access only. The proposed building would be set back 1500mm from either side boundary, the adjacent buildings are also set back from the boundaries which reduces the impact in terms of amenity.

The layout within the site of the proposed building has been amended to bring the property closer to the building line provided by the two adjacent properties. Whilst this has impacts to the size of the forecourt and therefore proposed parking this improves visually the impact of the proposal on the surrounding area.

The existing building has an unsympathetic two storey side extension with a flat roof towards the rear of the building. The neighbouring property No.28 Bedfordwell Road has a pitched roof side extension to the boundary with the site. On balance given the context of the site and the existing situation it is considered the proposed building in terms of layout would not have a significant impact on the adjacent property to warrant the refusal of the application.

Impacts on highway network or access:

The scheme proposes 6 residential units with 6 off street parking spaces with turning area.

It is considered that given the location close to the town centre and on public transport routes that 100% parking would be appropriate. It is acknowledged that given the on street parking pressures in the locality that 100% parking density would provide sufficient off street parking to meet the general needs of the development.

Planning obligations:

Given that the proposed development is for 6 flats, the application is not CIL liable, neither is there a requirement for affordable housing or a commuted sum in lieu of.

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.

Recommendation:

Approve outline planning permission subject to conditions.

1. Time for commencement
2. Submission of reserved matters
3. Submission of details of bin storage
4. Reconstruction of the access
5. Wheel washing
6. Details of surface water drainage to prevent discharge from the site to the public highway
7. No occupation until parking areas have been provided in accordance with details to be submitted
8. No occupation until cycle parking areas have been provided in accordance with details to be submitted
9. Turning space for vehicles to be provided
10. Boundary treatments
11. Cycle parking