

App.No: 150742 (PPP)	Decision Due Date: 19 September 2015	Ward: Upperton
Officer: Toby Balcikonis	Site visit date: 02 September 2015	Type: Planning Permission
Site Notice(s) Expiry date: 3 September 2015 Neighbour Con Expiry: 03 September 2015 Press Notice(s): N/A		
Over 8/13 week reason: The application is within date		
Location: The Hawthorns, 4 Carew Road, Eastbourne		
Proposal: Alterations to create enclosed vestibule/wind break to front entrance below existing canopy roof, erect external lift shaft and alterations to rear entrance to create draught lobby.		
Applicant: Mr Adrian Doyle		
Recommendation: Approve with conditions		

Executive Summary

Changes to the entrance lobbies are considered to be minor, not affecting the character of the host property and not having any material impacts upon the occupiers of the nearby residents.

Proposed lift shaft is located in a position on the main building that does not materially affect the appearance of the host property, nor the character of the wider area. It is noted that some of the residents have raised concerns over the operational impacts of the lift shaft; the applicant has supplied information that outlines that there should not be any material impacts upon the quality of the living environment for the existing residents.

Application is recommended for approval subject to conditions.

Planning Status:

The application site is a residential care home located within a predominantly residential area.

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C2: Upperton Neighbourhood Policy
D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

HO16: Sheltered Housing

HO17: Supported and Special Needs Housing

HO20: Residential Amenity

Site Description:

The 4 Storey application premises are situated on the junction of Carew Road and Bedfordwell Road, accessed on car and foot via the former.

The site is bounded by brick walls with flint panelling with semi-matures trees and shrubs characterising the boundary along Carew Road, with a number of more mature trees, some of which are the subject of a Tree Preservation Order (TPO) occupying the Western portion of the site, towards the junction with Bedfordwell Road.

The Bedfordwell Road boundary is characterised by brick wall and a mixture and mature (TPO) trees and to the Western side of the site, and shrubs and hedges planted along the boundary within the wall adjacent to the nursing home itself.

Relevant Planning History:

EB/1996/0551 (960407)

Demolition of existing buildings and erection of retirement residence comprising 105 rooms and suites together with manager and co-manager's flats and various communal rooms.

Planning Permission - Approved Conditionally (21/03/2015)

990710

Access road, car parking area and turning head (amendment to approved scheme granted under EB/96/0551).

Planning Permission - Approved conditionally - 27/05/1999

Proposed development:

There are three elements to the applicants proposal:-

- 1) Create an enclosed vestibule/wind break to front entrance below an existing canopy roof,
- 2) Alterations to rear entrance to create a draught lobby.
- 3) The applicant also seeks permission to erect an external lift shaft.

1) Front Entrance Alterations (Carew Road Elevation):

- New lobby formed using aluminium framed curtain wall system, complete with auto sliding doors.

- Maximum height of 3.15 metres
- Additional Foot Print of approximately 12.5 square metres

Associated alteration to form a new draught lobby include, the removal of existing external doors and replacement of existing internal lobby doors with new automatic, aluminium, sliding doors to suit the existing opening with barrier matting laid throughout the existing and new draught lobby.

2) Rear Entrance Alterations (Bedfordwell Road Elevation):

- Existing conservatory structure removed and all adjoining finishes made good.
- Block piers either side of new opening with steel over, and coloured render to match the front entrance, with pitched roof (inclusive of 2 no. roof lights installed) extended across from existing as pitch to match.
- Formation of new glazed screen with automatic, sliding doors to create rear entrance lobby covering approximately 6.9 square metres.
- Access to main building from automatic, inward opening, double doors to existing opening.

3) External Lift Shaft:

- New lift shaft approximately 12.75 metres in height constructed externally between existing windowed bays near North East Corner of building to accommodate 6 person car.
- Shaft to be generally insulated with render carrier panels supported off steel framing, to receive coloured render to match entrance areas and powder coated aluminium louvre at high level to ventilate lift shaft, colour white.
- Structural opening to be created at each floor internally to create lift door installation.
- Profiled metal sheet roof, polyester powder coated, colour grey, to drain on to existing tiled roof with weir/secret gutter formed around lift shaft.
- Roof overhang/eaves to be altered to suit lift shaft, which would have pitched roof to match.

In support of their application the applicant has provided the following comments:-

APPLICANT'S COMMENTS:

- The Hawthorns was constructed in 1999 and designed, at the time to incorporate a single passenger lift to access all floors. Located centrally off the main atrium.
- The lack of second lift causes regular operation difficulties and mobility issues for residents, especially in the event that the sole lift is out of operation, often leaving resident's 'stranded' on whichever floor they happen to be on at the time.
- It is considered that for both safety of the residents and practicality, a second lift should be installed.

LOCATION:

- Following a review, due to the nature of the building, its layout and superstructure, there are no feasible locations where a lift can be installed internally safely or efficiently without detriment to the layout and causing significant inconvenience to the residents.
- There are 3 external 'recesses' which are ideally sized to allow a lift shaft to be erected externally, located at the end of one of the main circulation corridors.

JUSTIFICATION:

- Whilst identified as a fire escape, the door at ground floor located on the end of the corridor is not required to be a fire escape, with a nearby one designated already.
- Limited residential accommodation adjacent to the lift on the ground floor in this location, meaning that number of people traversing this corridor in the event of an emergency evacuation is significantly less than the other corridors.
- The proposed location is the only corridor that leads directly from the proposed lift to the atrium on the upper floors, better reflecting the operation needs of the facility.
- Proposed location is close to existing power plant room, to efficiently provide the required 400 volt, power supply, with limited disturbance to residents.
- Siting the lift externally within an independent lift shaft structure allows for suitable insulation to ensure that there is minimal impact on the residents located adjacent to the lift.

SPECIFICATION:

- The selected proposed lift, whilst not the most cost effective solution has the following significant characteristics which make it the most suitable choice for the proposed location:
- It is an extremely quiet lift during operation, with acoustic levels of less than 50Db (A) in the upper part of the shaft, 1 metre away from the machine and less than 30Db (A) in the room next to the shaft. This is further enhanced by the fact that the lift is located in an independent shaft which is detached from the main building.
- The proposed lift offers excellent ride comfort, with car vibrations of ISO A95 <14mg which will ensure that the residents located adjacent to the proposed lift are not affected by its installation.

Consultations:

Internal: There will be no disturbance to trees or any important vegetation as a result of the proposed development.

Neighbour Representations:

23 Neighbouring residential properties have been consulted in respect of the current proposal, resulting in the receipt of 5 letters of objection and 1 general observation summarised as follows:

- Location considered unsuitable due perceived disturbance to 8 adjacent occupiers over 4 floors
 - Noise & Disturbance
 - Perceived disturbance for most of day
 - Peak times at meal times and when bins emptied on daily basis
 - People using/waiting for lift (conversations etc.)
 - Furniture / goods moved via lift
 - Impact to privacy
 - People using/waiting for lift in close proximity to apartments
 - Health & Safety
 - People/objects directly outside doors – tripping hazard
 - Fire hazard if blockages outside apartment front doors
 - Loss of Communal window decreasing natural light and ventilation
 - Temperature can get very high in communal corridor
 - Hot and unpleasant

- Some of the respondents have claimed that all adjacent residents of The Hawthorns have expressed concern as to the potential for ongoing noise and disturbance during any construction phase.

General observation made by resident of adjacent building at 24 Bedfordwell Road noting the congestion caused in the outside road making deliveries difficult to rear entrance of Hawthorns. Suggest imposing restrictions during construction work

Appraisal:

Principle of development:

There is no objection in principle to extending the existing retirement living accommodation so long as there is no negative impact to any of the TPO trees on site, and would not have an unacceptable impact on either visual amenity, or on the amenities of residents of The Hawthorns, or any of the nearby surrounding residential properties.

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

Policy HO20 of the Eastbourne Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity and Policy B2 of the Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

FRONT & REAR DRAUGHT LOBBIES:

There are no concerns related to the proposed installation of front and rear access draught lobbies to replace existing entry systems. Any nearby residential occupiers (of The Hawthorns) should not suffer significant disturbance as a result of the proposed development.

COMMUNAL LIFT:

Suitability of Location / Noise and Disturbance:

- 8 residential occupiers are situated within relatively close proximity to the proposed lift
 - It is accepted that there would be the potential for increase in noise and disturbance from what the existing residential occupiers enjoy at present, due to greater amounts of human traffic passed the front door to their apartments. It is considered that the management company could reinforce behaviours around the entrance to the lift with signage etc. reminding residents to be mindful of their neighbours to help mitigate the potential for impact.
 - It is considered that the impact directly from the lift itself should be minimal, due to it being constructed in an insulated external shaft, reducing the effects of noise and vibration to the adjacent occupiers.
 - The proposal for the lift and choice of location was stated to have undergone consultation with the residents committee to ensure that they were fully aware of the proposals and potential timescales involved in respect of the proposed installation.
- It is widely acknowledged that the requirement for a second lift is essential for the establishment, with the proposed location being the main point of contention.

Impact to Privacy:

- Not considered that there would be any significant loss of privacy as a result of new lift located at end of communal corridor.
- There would be no overlooking/loss of privacy in to external windows of adjacent occupiers as a result of the proposed development.

Health and Safety:

- Loss of communal window
 - Although not ideal, it is considered that residents can still open external windows within rooms to help regulate temperature within own personal living accommodation. The time spent in corridors is likely to be limited.
 - The existing windows are relative small in size, and the predominant light source for the long corridors are bay way of artificial lights already, and therefore it is considered that the loss of limited natural light, although regrettable, is not considered to impact directly on the amenities of the adjacent residential occupiers.
- Fire Hazard
 - Concerns have been raised as to potential for risk of tripping as a result of persons and objects being immediately outside residents doors, when waiting to use the lift, leading to the potential for a tripping hazard, especially in a scenario concerning means of escape.

Design issues:

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. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy D10a of the Eastbourne Core Strategy and Policy UHT1 of the Eastbourne Borough Plan state that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials, setting, alignment and layout

FRONT & REAR DRAUGHT LOBBIES:

The proposed draught lobbies would be constructed using a palette of materials considered to be appropriate for the host building, meaning that the resulting development would harmonise with the appearance of the building, and the wider neighbourhood, and for this reason is considered to be acceptable in this regard.

COMMUNAL LIFT:

It is considered that the external appearance of the proposed lift would not have a significant detrimental visual impact to either the host building, or the wider area. The proposed location is considered to be sympathetically located between projecting bays to reduce any visual impact.

The palette of proposed materials used in the external finish of the lift shaft is considered appropriated for the host building an location, resulting in an acceptable appearance.

Impacts on trees:

The proposed works would have no material impact on any external soft landscaping, hedges and bushes and would not impact any tree, including TPO trees located on site.

The applicant states that "The Hawthorns have a robust landscaping maintenance regime" and where any significant works to trees would only be undertaken following consultation with the Local Planning Authority.

Sustainable development implications:

The installation of the proposed new draught lobbies should help reduce the amount of heat escaping from the communal areas of the building and should help prevent the a wind tunnel effect from occurring when an outside door is opened, thus helping to increased energy efficiency within the establishment.

The installation of a new second lift, should increase convenience for residents, enabling them to be more mobile and self-sufficient. A secondary lift should also reduce the impact to the residents if one of the lifts is out of order or requires servicing, helping to minimise disruption.

Even residents who have objected to the proposed position of the lift, acknowledge that a second lift is required for the aforementioned reasons.

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 development is not considered to result in any significant loss of residential amenity by way of impacts through loss of privacy, loss of light or overshadowing or by disturbance caused by noise or vibration from the proposed lift and would be in-keeping with the host property and the character of the area and would therefore accords to policies UHT1, UHT4 and HO20 of the Saved Policies of the Eastbourne Borough Plan and Policies B1, B2, D10a of the Eastbourne Core Strategy Local Plan.

Recommendation:

It is recommended to approve the application with the following conditions:

Conditions:

1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved drawings submitted on 16 July 2015:

DWG. NO.: AL(0)PL01 Rev A - Proposed Site Plan

DWG. NO.: AL(0)PL02 Rev A - Proposed Ground Floor Plan

DWG. NO.: AL(0)PL03 Rev A - Proposed First Floor Plan

DWG. NO.: AL(0)PL04 Rev A - Proposed Second Floor Plan

DWG. NO.: AL(0)PL05 Rev A - Proposed Third Floor Plan

DWG. NO.: AL(0)PL06 Rev A - Proposed Elevations

Lift Requirement Statement July 2015

Reason: For the avoidance of doubt and in the interests of proper planning.

3) The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those detailed within the drawings hereby approved.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

4) 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 unless previously been agreed in writing by the Local Planning Authority.

Reason: In the interest of maintaining the amenities of nearby residents/occupiers and also in the interest of maintaining the character of the wider area.

5) The operational requirements of the lift hereby approved shall be implemented and operated in accordance with the Lift Requirement Statement July 2015 submitted with the application.

Reason in the interests of maintaining the amenities of the residents within this building,

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.**