

App.No: 151175	Decision Due Date: 11 January 2016	Ward: Meads
Officer: Neil Holdsworth	Site visit date: December 10 2016	Type: Planning Permission
Site Notice(s) Expiry date: 17 December 2015 Neighbour Con Expiry: 17 December 2015 Press Notice(s): N/A		
Over 8/13 week reason: To fit in to committee cycle and assess amended plans.		
Location: The Meads Club, 75 Meads Road, Eastbourne		
Proposal: Use of building as 3x residential units. External alterations comprising roof extension to create additional habitable living space and associated works.		
Applicant: Mr Hamed Hovaisi		
Recommendation: Approve conditionally.		

Executive Summary:

This application relates to the extension and conversion of the former Meads Club, 75 Meads Road to residential use. The proposed residential accommodation comprises three houses (2x3 bed and 1 x2 bed) with private gardens for each dwelling. The extension involves the construction of an enlarged gable end to the rear of the property to provide improved habitable living accommodation at first floor level.

Scheme is considered to be acceptable and is recommended for approval subject to conditions.

Planning Status:

The site was originally a members club which has fallen into dereliction and disuse. It was most recently used as a bar/snooker club with a single residential flat to the rear.

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy
4. Promoting sustainable transport

6. Delivering a wide choice of high quality homes
7. Requiring good design
8. Promoting healthy communities
12. Conserving and enhancing the historic environment

Core Strategy Local Plan 2013 Policies

B1 Spatial Development Strategy and Distribution
Sustainable Neighbourhood
C11 Meads Neighbourhood Policy
D5 Housing: High Value Neighbourhoods
D10: Historic Environment

Eastbourne Borough Plan Saved Policies 2007

UHT15: Conservation Area
HO2: Predominantly Residential Areas

Site Description:

The Meads Club is a former working Men's club that has recently fallen in to dereliction and disuse. It is a detached building surrounded by modern residential buildings at De Walden Mews to the rear, St John's Parish Hall to the immediate West, and a pair of semi-detached villas to the immediate east. It is located within the Meads Conservation Area.

Relevant Planning History:

There is no planning history that is relevant to the proposed application.

Proposed development:

The application proposes the change of use of the building to three residential units with the rebuilding of part of the roof to create an enlarged rear gable end to provide additional habitable living accommodation.
Accommodation Schedule:-

Unit Number	Proposed Floor Layout	National Housing Standards
1 3 bed 6 person	134 Sqm	102 Sqm
2 3 bed 5 person	104 Sqm	93 Sqm
3 2 bed 3 person	77 Sqm	70 Sqm

Consultations:

Internal:

Consultation Area Advisory Group: Considered at the Conservation Area Advisory Group on 17th November 2015. No objections raised.

Specialist Advisor (Conservation): Supports application subject to amendment of plans to show one boundary opening facing Meads Road.

Specialist Advisor (Trees): No objection to removal of trees in light of current condition of site. Proposed replacement landscaping to be required by condition.

External:

Eastbourne Society: No response received.

Meads Community Association: No response received.

Neighbour Representations:

5 responses have been received from surrounding residents. These include three letters of objection, one letter of support and one neutral comments.

Objections received on following grounds;

- Lack of parking provision for future occupants.
- Impact of construction works on surrounding residential occupiers.

The letter of support and neutral comments welcomed the principle of developments of this site but cited issues of concern relating to parking demand and construction works.

Appraisal:

Land Use

The Meads club is an attractive building dating back to 1891. It has been historically used as a working men's club. In more recent years it has been used as a social club with a bar, snooker room and ancillary residential accommodation. It fell in to disuse and is currently falling in to dereliction. It is not listed, but is located within the Meads Conservation Area.

This application proposes the restoration and conversion of the existing building with a half storey rear extension at the rear elevation to create a new gable end. These works facilitate the conversion of the building to residential accommodation which will comprise three separate dwellings, with private amenity space in the form of gardens along with shared access routes through the reconfigured grounds.

In land use terms the existing building is currently in poor condition and would require substantial investment to bring it up to modern standards, which is unlikely to be viable in the context of its original use. It is located outside of the Meads District Centre and away from important pedestrian

routes, and there is no objection in principle for its change of use to residential accommodation.

The units that would be created by this development would exceed the central government space standards for two and three bedroom residential dwellings respectively: the three bedroom units would provide 134 and 104sq m of floorspace respectively and the two bedroom unit will provide 77 Sqm of floorspace. Each unit would also have private external amenity space in the form of a garden. Provision for communal waste and cycle storage is shown on the plans. A high quality standard of residential accommodation is being provided.

Overall, in land use terms the Housing proposed for the site would achieve the aims of national and local policy, and is supported in land use terms.

Design

The building is a single storey red brick building with arched brick lintels over side hung timber casements with fixed fanlights reflective of its neighbour St. Johns Church Parish Hall. Its Gothic style, red brick elevations and stone dressing are considered to make a valuable contribution to the historic and architectural character and appearance of the conservation area.

The proposed development would principally comprise the refurbishment of the existing building. The existing sloping roof area has previously been used as habitable living accommodation with a single dormer on the side elevation. To the rear elevation part of the roof is to be reconstructed as an enlarged gable end: this would improve the roof height and quality of the accommodation on the first floor level. As it is located at the rear can be achieved without having a detrimental impact on the overall form of the building.

To the front of the building part of the boundary wall is to be rebuilt in brick to match the existing wall structure, this is necessitated by tree growth damaging the wall in question. Details of the replacement wall are required by condition, alongside landscaping details and the materials to be used in the construction of the new parts of the building, and the new doors and windows.

The conversion of the building to three residential units comprises a material change of use. Upon completion of the development there would be 'permitted development' rights for further alterations to the dwellings created by this proposal, which could result in substantial changes to the overall form of the building. As such, it is recommended that conditions are added that remove such rights in relation to extensions and alterations to the dwellings, alterations to roofs, and the erection of outbuildings. This is to prevent unsympathetic extensions that would harm the setting of the surrounding conservation area.

Subject to these conditions, the application is considered acceptable in design and conservation terms.

Amenity

The application site is surrounded by residential properties at 73 Meads Street, and De Walden Mews to the rear. At the rear the proposed gable end extension will result in additional windows at first floor level on the rear elevation. This would result in some additional overlooking of the properties to the rear at 2 and 3 De Walden Mews. However, given the extent of mutual overlooking that already exists between the two properties in question and the ground floor windows of the application site the additional overlooking created by the additional first floor rear windows is not considered to be significant.

The area surrounding the site is predominantly residential in character and it is considered that the change of use of the site, which was most recently used as a bar/snooker club, to a residential use would represent an improvement in terms of the residential amenity of surrounding occupiers.

Parking

A number of objectors make reference to the fact that the proposed development does not provide off street parking facilities for future residents of the site. As such, the development is likely to add to demand for on street parking.

In this case the circumstances of the site mean that off street parking could not feasibly be provided as part of a residential conversion: such access would necessitate partial demolition of the existing building and the provision of access from Meads Road, which is a busy thoroughfare. This is likely to have a very significant impact on the appearance of this attractive historic building.

The applicant states in its parking assessment that the site is well served for shops, services and transportation links by bus and rail. As such, it is likely to appeal to occupiers who do not rely on the car as their principle mode of transport. Furthermore, there is on street parking available in the surrounding area, although the development would result in additional competition for these spaces thereby putting pressure on other parts of the highway network.

Notwithstanding this, the existing use of the premises would have an impact on the highway network through deliveries and visitors arriving by car. These movements would cease should the use of the premises change. This has considerable weight in the overall assessment of the proposal and its impact on the public highway network.

In light of this, the three additional units proposed as part of this development would not result in significant harm to the surrounding highway

network in terms of additional vehicular movements and a reason for refusal on transportation grounds could not be sustained.

Trees/Landscaping

The applicant proposes to removal all the existing trees on the site, which are of the conifer variety. This is considered necessary as they are interfering with the foundations of the existing building harming its structural integrity.

Following discussion with the applicant a draft landscaping plan has been received. The Specialist Advisor (trees) has commented that the proposed plan is acceptable but further detail on the species choice is required. A condition has been recommended requiring this additional detail prior to the commencement of this part of the development.

Other issues – construction works.

A number of respondents raise concerns about the impact of construction traffic accessing the site and disturbance to neighbouring residents.

Whilst these concerns are understandable, it must be noted in response that the actual extent of building works proposed as part of this development are restricted to the erection of a rear first floor extension. There is no substantial demolition, and no ground works would be necessary. Most of the works relate to the conservation, landscaping and internal reconfiguration of the existing building. Such works could in many instances throughout the town be carried out on other buildings without any requirement for planning permission.

In these circumstances it would not be justified to seek to impose additional controls on building works in any planning decision.

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 application is acceptable in land use, design, amenity and arboricultural terms.

Recommendation:

Grant conditional permission.

Conditions:

1. Development in accordance with approved plans as amended
2. Materials to match existing unless otherwise approved
3. Provide the waste storage shown on the plans.
4. Front boundary wall: details of alteration and repair or reinstatement
5. Details of doors and windows.
6. Remove PD rights for extensions and alterations to units created (design and impact on conservation area): Class A, Class B, Class C, Class E GPDO
7. The unit shall not be occupied until full details of soft landscape proposals have been submitted to and approved by the Local Planning Authority. The details as approved shall be implemented at the site in accordance with the proposed timetable and be retained as such thereafter. These details shall include, as appropriate:
 - (a) planting plans;
 - (b) written specifications (including cultivation and other operations associated with plant and grass establishment);
 - (c) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - (d) Trees to be removed
 - (e) implementation timetables.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

Informative:**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**.