

App.No: 160316 (PPP)	Decision Due Date: 19 May 2016	Ward: Ratton
Officer: Anna Clare	Site visit date: 20 April 2016	Type: Planning Permission
Site Notice(s) Expiry date: 21 April 2016		
Neighbour Con Expiry: 21 April 2016		
Press Notice(s): n/a		
Over 8/13 week reason:		
Location: 33 Meadowlands Avenue, Eastbourne		
Proposal: Proposed two storey dwelling with parking space.		
Applicant: Mr S Sharp		
Recommendation: Refuse planning permission		

Executive Summary

The application would result in the net gain of 1 dwelling, through in-fill new build development this could contribute positively to the Council's spatial development strategy (Policy B1 of the Core Strategy). However whilst there is a presumption in favour of allowing permission for sustainable development the National Planning Policy Framework is clear in that permission should be refused where adverse impacts would significantly and demonstrably outweigh the benefits of the development.

This proposal is considered by virtue of the scale, siting and detailed design of the proposed dwelling to undermine the original symmetry of the existing pair of semi-detached properties, and by virtue of the siting and prominent location would appear incongruous within the street scene both from Meadowlands Avenue and Timberley Road. The proposal is also considered by virtue of the small size in terms of floor space to provide substandard accommodation for future occupiers. Therefore it is recommended to refuse planning permission.

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

Eastbourne Core Strategy Local Plan Policies 2013

- B2 Creating sustainable neighbourhoods
- C7 Hampden Park Neighbourhood Policy
- D5 Housing
- D10A Design

Eastbourne Borough Plan Saved Policies 2007

UHT1 Design of New Development

UHT4 Visual Amenity

HO2 Predominantly Residential Areas

HO6 Infill Development

HO20 Residential Amenity

Site Description:

The site refers to a two storey semi-detached dwelling at the corner of Meadowlands and Timberley Road. Given the corner plot, the property has a larger side/rear garden. The property has existing access onto Meadowlands Road with off street parking provided to the front of the property and a car port with access gates to the side (north) of the property.

Relevant Planning History:

010562

Erection of carport attached to side of dwelling (1.8m timber fence and gates to be erected, and hardstanding/driveway to be formed under permitted development rights).

Planning Permission

Approved unconditionally

04/02/2002

060300

Erection of new two-storey dwelling with parking space

Planning Permission

Refused for the following reason

The proposed dwelling would appear as an incongruous feature within the streetscene due to its siting and prominent location and would therefore be contrary to policies UHT1 and UHT4 of the Borough Plan 2001-2011.

20/06/2006

Dismissed on appeal

Proposed development:

The application proposes the erection of a two storey dwelling attached to the side (north) elevation of the existing property.

The proposed dwelling would be set back 0.75m from the front building line of the existing property and would be 4.5m in width by 7m in depth (level with the rear building line of the existing property). The dwelling is proposed 7.3m in height, set down by 0.3m from the ridge of the existing property.

The siting of the proposed dwelling would leave a 4.5m distance to the existing side boundary with Timberley Road.

Property size	Floorspace	National Requirement
2 bed (1double, 1 Single) over 2 stories	51m ²	70m ²

Consultations:

Specialist Advisor (Arboriculture)

The trees on site are a mix of cypress, willow and cherry and are of a condition that indicate that they should not be considered a constraint to development, that said the applicant has indicated the trees are to be retained although no root protection areas have been provided that concur with the applicants statement. The applicant has also indicated that the trees may require pruning to facilitate the development.

Should this application be approved it should be noted that there is no guarantee that any of the trees will endure the development and cannot be considered a long term screen to the proposed development. Conditions requested should permission be granted.

Highways ESCC

The proposal would allow one off street parking space per resulting dwelling. This although below that suggested by the Parking Calculator, is considered on balance acceptable. In accordance with Paragraph 32 of the NPPF development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. It is not considered that the addition of 1, 2 bed unit in this location would be severe to warrant the refusal on this grounds.

Specialist Advisor (Planning Policy)

The National Planning Policy Framework is clear that sustainable residential development should be granted planning permission to ensure greater choice of housing in the local market and to meet local and national housing needs. The site has not been formally identified for development within the Council's Strategic Housing Land Availability Assessment therefore is considered to be a windfall site. The Council relies on windfall sites coming forward as part of its spatial development strategy (Policy B1 of the Core Strategy Local Plan).

The application results in the net gain of 1 dwelling, through in-fill new build development. The site is located in the Hampden Park neighbourhood. The type of residential development proposed is considered appropriate for its neighbourhood location and conforms to the Council's Strategic Housing Market Assessment. The case officer will determine the specific impact of the development on residential amenity and its impact on the local character of the neighbourhood. The development would not be liable to an affordable housing contribution, but will be liable to a Community Infrastructure Levy payment if the application is approved.

The application contributes positively to the Council's spatial development strategy (Policy B1 of the Core Strategy). The proposed development will assist in ensuring the housing target for the neighbourhood is delivered over the plan period. The development would conform with the Hampden Park Neighbourhood Policy (Policy C7 of the Core Strategy) by 'delivering housing through infill development on underused land' and, subject to no harm to residential amenity, should be considered sustainable development.

Neighbour Representations:

Objections have been received from the following properties;

- 35 Meadowlands Avenue
- 37 Meadowlands Avenue
- 39 Meadowlands Avenue
- 60 Meadowlands Avenue
- 62 Meadowlands Avenue
- 66 Meadowlands Avenue
- 70 Meadowlands Avenue
- 42 Timberley Road
- 44 Timberley Road

Cover the following points;

- Impact from construction noise
- Unnecessary development
- Insufficient off road parking provision
- Out of character
- Making a pair of semi detached into a terrace is out of keeping
- Different height is out of keeping
- Ruins the line of the existing houses
- Safety of another parking space close to the road junction
- Existing properties are 3 bedroom, 2 bed is substantially different
- Overall design is incongruous
- Pruning trees will result in lessened natural screening

Appraisal:

Principle of development:

The National Planning Policy Framework is clear that sustainable residential development should be granted planning permission to ensure greater choice of housing in the local market and to meet local and national housing needs. The site has not been formally identified for development within the Council's Strategic Housing Land Availability Assessment therefore is considered to be a windfall site. The Council relies on windfall sites coming forward as part of its spatial development strategy (Policy B1 of the Core Strategy Local Plan).

Therefore in principle there is no objection to a proposal for a new dwelling where it can be shown that this would not lead to substantial and demonstrable harm to amenities of existing residents, the design and siting was in keeping with the character of the existing area, and the accommodation would provide a good standard of living for future occupiers.

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

The dwelling is proposed attached to the northern elevation of the existing NO.33 Meadowlands Road. It is not considered that this would result in significant impacts on surrounding residential properties in terms of overlooking/overshadowing to warrant refusal of the application given the context of the site. Whilst the property would be forward of the established building line of the adjacent terrace in Timberley Road it would be at such an angle that would not afford views from the rear of the new dwelling to the front elevation of the existing No.31 Timberley.

Future Occupiers Standard of Living

The proposal is for a two storey, two bed 3 person property with an internal floor space of approximately 50m². The property would have a substantial side and rear garden for a property of this size, which is noted. However, The Department for Communities and Local Government Technical Housing Standards 2015 recommend a property of this size should provide 70m² of floor space. The proposal is therefore well below the national described space standards and would be considered to provide substandard accommodation for future occupiers contrary to policy B2 of the Core Strategy Local Plan.

Design issues:

The proposed dwelling is set back from the front elevation building line of the existing pair of semi-detached, with a lower ridge height, and a proposed barn hip. All of which are considered out of keeping with the established character. Instead of creating a terrace of three similar properties when viewed from Meadowlands Avenue, visually the proposed dwelling who appear at odds with the adjacent properties and totally incongruous in terms of design.

An application for a similar development was refused and dismissed on appeal in 2006 on the grounds of the impact on the street scene due to the siting and prominent location.

The Inspector in his decision stated that the development would protrude beyond the building line on the southern side of Timberley Road to the east of the site, and in these circumstances would be an incongruous visually dominant feature. Whilst the width of the proposal has been decreased the building would still be forward of the building line of properties in Timberley Road and would still be considered an incongruous visually dominant feature when viewed from this angle.

Impacts on trees:

The application indicates that the existing trees on site will remain, however some pruning would be necessary. The existing trees, especially to the rear boundary offer screening from Timberley Road. The Councils Arboriculturalist states that there is no guarantee that any of the trees will endure the development and cannot be considered a long term screen to the proposed development.

Impacts on highway network or access:

One off street parking space is proposed for each property with the existing access onto Meadowlands Road to be marginally extended. This is considered acceptable, the distance from the corner is considered sufficient that concerns are not raised over highway safety. It is not considered that the addition of 1 dwelling in this location would have a severe impact on the demand for on street parking such as to warrant a refusal of the application on this ground.

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 National Planning Policy Framework is clear that sustainable residential development should be granted planning permission to ensure greater choice of housing in the local market and to meet local and national housing needs. The site has not been formally identified for development within the Council's Strategic Housing Land Availability Assessment therefore is considered to be a windfall site. The Council relies on windfall sites coming forward as part of its spatial development strategy (Policy B1 of the Core Strategy Local Plan). The site would be considered sustainable in terms of local amenities and transport links, however whilst there is a presumption in favour of allowing permission for sustainable development the National Planning Policy Framework is clear in that permission should be refused where adverse impacts would significantly and demonstrably outweigh the benefits of the development.

This proposal is considered by virtue of the scale, siting and detailed design of the proposed dwelling to undermine the original symmetry of the existing pair of semi-detached properties, and by virtue of the siting and prominent location would appear incongruous within the street scene both from Meadowlands Avenue and Timberley Road. The proposal is also considered by virtue of the small size in terms of floor space to provide substandard accommodation for future occupiers.

Recommendation: Refuse planning permission for the following reasons;

1. This proposed dwelling by virtue of the scale, siting and detailed design would undermine the original symmetry of the existing pair of semi-detached properties, and by virtue of the siting and prominent location would appear incongruous within the street scene both from Meadowlands Avenue and Timberley Road contrary to Policy D10A of the Core Strategy Local Plan 2013 and Saved Policies UHT1 and UHT4 of the Borough Plan 2007.
2. The proposal by virtue of its small size in terms of available internal floor space would provide substandard accommodation for future occupiers of this dwelling 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**.