

App.No: 160482 (PPP)	Decision Due Date: 24 June 2016	Ward: St Anthonys
Officer: Anna Clare	Site visit date: 7 June 2016	Type: Planning Permission
Site Notice(s) Expiry date: n/a		
Neighbour Con Expiry: 29 May 2016		
Press Notice(s): n/a		
Over 8/13 week reason: n/a		
Location: 18-22 Lottbridge Drove, Eastbourne		
Proposal: Canopy structure over external 'valeting area' attached to existing building, constructed of acoustic blocks (painted white) to South Eastern flank only with clear corrugated sheet plastic roof supported by wooden beams. Flourescent lighting would be installed to the inside of the canopy structure. Also proposed is the addition of timber hit and miss privacy fencing along boundary to match height of existing acoustic fence.		
Applicant: Mrs Amanda Sutherland for The Lifesyle Group		
Recommendation: Grant planning permission		

Executive Summary:

The site has been subject to a number of complaints in the recent past relating in part to the washing of vehicles (stock not general public) with a pressure washer which causes a noise nuisance to the adjacent residential properties.

As a way of mitigating some of this noise Lifestyle propose to erect a structure to house the washing of vehicles and provide a privacy screen to the top of the existing wall. The application is before planning committee as we have received a request to speak in support of the application.

The proposal is supported in principle, the bulk/scale of the proposal and the materials are considered acceptable given the context within the site. Therefore it is recommended that planning permission is granted for the proposed development.

Relevant Planning Policies:

National Planning Policy Framework

7. Requiring good design

Eastbourne Core Strategy Local Plan Policies 2013

B2: Creating Sustainable Neighbourhoods

C13: St Anthony's & Langney Point Neighbourhood Policy

D10A: Design

Eastbourne Borough Plan Saved Policies 2007

UHT1: Design of New Development

UHT4: Visual Amenity

HO20: Residential Amenity

Site Description:

Lifestyle are a car sales/repairs operator on the north-eastern side of Lottbridge Drove. To the south-east of the site are the residential properties of Anderida Court and Tollgate Gardens

The existing building is part two, part single storey with car parking surrounding. The rear of the building is brick facing with the front elevation clad in a grey material to give a more modern visual appearance to Lottbridge Drove.

Relevant Planning History:

069644

Change of use from builders merchants storage premises to motor vehicle repair and maintenance workshop within Use Class III and retail car sales.

Planning Permission

Approved Conditionally – condition 4 states that the proposed maintenance/repair workshop and car showroom shall only be used between 0830am and 530pm on Mondays to Saturdays inclusive.

09/12/1969

100447

Variation of conditions 2 of EB/2003/0295 & 3 EB/1969/0644 to alter the approved parking arrangement and condition 4 of permission EB/1969/0644 to extend operating hours of 18 Lottbridge Drove to 08:30-19:00 Monday to Friday; 08:30-18:00 Saturday and 10:00-16:00 Sunday and Bank Holidays

Planning Permission

Approved conditionally

17/09/2010

Proposed development:

The site has been the subject of many complaints in relation to the noise generated by the washing of cars using a pressure washer. Lifestyle therefore propose the erection of a canopy under which they will wash vehicles to reduce the noise disturbance to surrounding residential properties.

The proposed 'canopy' would be 6.8m in length, 4.6m in width, 2.75m in height to eaves and 3.3m in height at the highest point. The location of the canopy is to the south and western elevations of the building.

The structure is proposed to be constructed with acoustic block walls with a corrugated plastic roof.

A privacy screen is also proposed on the existing boundary wall to the south-east of the site to match the height of the existing acoustic fence. This is formed by horizontal timber boarding.

Consultations:

The following comments have been received to the consultation.

4 Tollgate Gardens

- Light impacts on rear of property
- To enclose the car wash and put fencing for privacy will be an advantage to residents.

6 Tollgate Gardens

- In favour of the canopy over valeting area
- Hours of working
- The business has outgrown the property to the detriment of the neighbourhood
- The proposed fencing must be adequate as a 'block' which the trees previously gave.

8 Tollgate Gardens

- In favour of the structure being built
- Should operate to working hours

12 Anderida Court, Lottbridge Drove

- Lighting on outside should be switched off
- Should only be used during sociable hours

5 Tollgate Gardens

- No lighting at night
- No jet wash of vehicles from 1pm on Saturday

7 Tollgate Gardens

- Not against the canopy being built it will help with preventing the noise produced
- Should operate within the approved times

Appraisal:

Principle of development:

There is no objection in principle to the erection of the structure or the privacy screening, providing there are no significant impacts in terms of amenity on the surrounding residential properties and the design is considered acceptable in accordance with saved policies of the Borough Plan 2007, the Core Strategy Local Plan 2013 and the National Planning Policy Framework 2012.

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

The structure itself given the height and location within the site will not have any significant impacts on the surrounding residential properties.

The canopy is proposed as the car washing currently undertaken at the site has been the subject of numerous complaints of noise disturbance and water spraying to surrounding properties.

The structure is proposed to be constructed with acoustic blocks to minimise the noise generated.

Lights are proposed only internally and therefore will have little impact, although would at night probably illuminate the plastic roof it is not considered this would result in significant impacts on the surrounding residential properties. We would condition no external lighting to the structure if considered appropriate.

Comments have been made in relation to the operating hours of the site. The original condition restricting hours was varied in 2010 to allow operations between 08:30-19:00 Monday to Friday; 08:30-18:00 Saturday and 10:00-16:00 Sunday and Bank Holidays. It would be unreasonable to include on this application any operating times different to those above.

The screening to the existing wall is also considered acceptable as it will improve privacy to the neighbouring residents.

Design issues:

The canopy is situated within the site, set back from the road, the structure is simple in design with brick side elevation and plastic roof. The design given the location within the site is considered acceptable.

The privacy screen to the existing wall is a horizontal timber boarding which is considered acceptable and in keeping with the existing acoustic fencing towards the rear of the site.

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 canopy is supported in principle as it should assist with reducing the noise impact of the car wash on the surrounding residential properties. The timber screening is also considered acceptable and will improve privacy for residents.

The design of the structure is simple, given the location within the site the proposed materials are considered acceptable.

Recommendation: Grant planning permission subject to the following conditions.

Conditions:

1. Time for commencement
2. Approved drawings

3. No external lighting
4. Materials as stated on plans/application form