

App.No: 160562	Decision Due Date: 18 July 2016	Ward: Devonshire
Officer: Neil Holdsworth	Site visit date: Various	Type: Planning Permission
Site Notice(s) Expiry date: N/A		
Neighbour Con Expiry: 14 June 2016.		
Press Notice(s): N/A		
Over 8/13 week reason: To meet committee cycle.		
Location: 4 St James Road, Eastbourne		
Proposal: Change of use from light industrial unit, to a single 2 bedroomed dwelling.		
Applicant: Mr Jason Burrill		
Recommendation: Approve conditionally		

Executive Summary:-

This application relates to the conversion of an unrestricted residential unit to a single family dwelling. An earlier application for a similar scheme was reported to planning committee on 1st March 2016 who resolved to refuse the application on the grounds that the proposed development would result in substandard accommodation which would fail to protect the amenity of future occupiers of the unit.

The applicant has now amended the internal layout of the proposed dwelling to create a large, open plan ground floor area and a mezzanine level at the first floor. It is considered that following these amendments the development – which also includes a rear yard area and front parking space – would provide an acceptable standard of accommodation for future occupants in line with national standards, and the application is now recommended for conditional approval.

Panning Status: The application site comprises a general industrial unit (B2 use) located on St James Street.

Eastbourne Core Strategy Policies

B1 - Spatial Development Strategy and Distribution

B2 - Creating Sustainable Neighbourhoods

C3 - Seaside Neighbourhood Policy

D5 – Housing - Low Value Neighbourhoods

Borough Plan Policies

HO2 - Predominantly Residential Areas

HO20 – Residential Amenity

US5 - Tidal Flood Risk

UHT1 – Design of New Development

TR11 – Car Parking

Site Description:

This is an existing light industrial unit located on St James Road, Eastbourne. To the immediate east of the unit is a group of three recently constructed residential buildings which replaced garage space, with a nursing home at the end of the road.

Relevant Planning History:

130130

Replacement of existing flat roof with new pitched roof

Planning Permission Approved conditionally

31/05/2013

151029

Change of use from light industrial unit to single residential unit together with new pitched roof, with 1 obscurely glazed rooflight to east elevation, 2 obscurely glazed rooflights to west elevation and one window in each gable end. Withdrawn November 2013.

151369

Change of use from light industrial unit, to single residential unit.

Installation of pitched roof to create enlarged habitable living area. New windows to front, rear, side elevations and installation of rooflights.

Landscaping works and provision of parking space to front of dwelling.

Refused

02 March 2016.

Proposed development:

The proposal involves retention of the existing building, constructing a pitched roof to create additional living accommodation, demolishing part of the building to construct a rear yard to create private amenity space, with the installation of various windows on the building some of which will be made from obscure glass.

Consultations:

Neighbour Representations:

Two letters of support has been received from neighbouring properties stating that the proposed development will enhance the appearance of the Road.

Appraisal:

Principle of development:

The industrial unit is not located in a designated employment area and in line with the NPPF, there are no policy reasons to restrict its change of use to residential. As such, the conversion of an industrial unit to residential accommodation is acceptable in principle, subject to an acceptable standard of accommodation being provided as a consequence of the development and there being no adverse impacts on the surrounding area.

Quality of living space

The proposed unit comprises a ground floor open plan kitchen/living area, with a second bedroom at the rear. The main bedroom is constructed on a mezzanine level encompassing half the footprint of the dwelling.

The total size of the dwelling will be 65 Sqm which falls slightly below the technical standard of 70 Sqm for a two storey, two bedroom three person dwelling. A significant proportion of floorspace would fall within the eaves at first floor level and would as such be technically unusable other than for storage purposes.

Notwithstanding this, it is considered that a number of factors weigh in the favour of this proposal. This includes the fact that there is a rear yard which can provide private external amenity space, in addition to a large driveway at the front. The creation of a large open plan vaulted living area with natural light and a reasonable outlook to the front also responds well to the constraints of the site.

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

Two consultation responses have been received setting out support for the proposed development on the grounds that it will improve the environment of St James Road.

The pitched roof that is to be constructed on the top of the building was previously approved in 2013 in association with the existing industrial use of the building. This was prior to the construction of the residential units at 6-10 St James Road.

In amenity terms the key issues are whether the proposed development would result in overlooking or a material loss of light to surrounding

residential properties. In respect of number 6 St James Road, any loss of light created by the construction of a pitched roof would not result in a significant change to the existing light levels within this garden. The roof windows would lead to a perception of overlooking of this garden, but it can be conditioned that these are obscure glazed and fixed shut.

The additional bulk of the roof would be visible from the rear yard and internal areas of the commercial building at 135 Seaside. Given that the premises in question are in commercial and not residential use, it is not considered that the loss of light to this property would be material.

At present the unit has windows that look directly out in to the garden of number 6 St James Road. These are shown as being blocked out as part of the application and this could be required by condition. As the windows shown on the plans at roof level and on the side elevations, and are to be made from obscure glazing, there would be no overlooking of surrounding gardens from the proposed unit. Overall it is considered that the proposal would improve the overall relationship between the two properties.

The replacement of an industrial use with a residential use as proposed would otherwise be considered acceptable in planning terms, and would result in improvements to the amenity of surrounding occupiers. There would be a decrease in common issues typically associated with industrial properties, such as noise, vehicular deliveries and waste left on the highway.

Design issues:

The existing building is in a transition area between industrial/commercial uses and residential uses. The proposed dwelling would have a pitched roof, windows in the front and rear of the building, and landscaping features as shown on the proposed plans.

Its appearance is considered acceptable in view of its surroundings.

Impact on character and setting of a listed building or conservation area:

Not relevant

Impacts on trees:

Not relevant

Impacts on highway network or access:

One parking space is provided, which will help prevent the development from having an adverse impact on pressure for additional on street parking. The application is acceptable in highways terms.

Sustainable development implications:

This is a brownfield site close to public transport connections and links with the town centre location, it is otherwise considered appropriate for conversion to residential use.

Other matters:

The applicant has amended the application from previous schemes to show that the guttering on the boundary of number 6 St James Road will be constructed within the fabric of the roof and will not therefore fall within the curtilage of the neighbouring properties.

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:

It is considered that, by replacing an industrial unit with a residential unit the proposed development would enhance the area immediately surrounding the site and thereby improving the residential quality of the local area.

Recommendation:

The application is recommended for approval

Conditions

1. Development in three years
2. Development in accordance with approved plans
3. Layout to be built as per approved plans.
4. Rear garden area to be built and set out prior to first occupation.
5. Windows to be blocked out prior to first occupation
6. Windows as shown on approved plans to be obscure glazed and maintained in that condition thereafter.
7. PD rights removed (windows and extensions, roof etc.) amenity.
8. Bin stores to be set out as per approved plans and maintained for lifetime of development.

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**.