

App.No: 160226	Decision Due Date: 16/05/2016	Ward: Devonshire
Officer: Neil Holdsworth	Site visit date: 05/07/2016	Type: Approval of Condition
Site Notice(s) Expiry date: 21/04/2016		
Neighbour Con Expiry: 21/04/2016		
Press Notice(s): 21/04/2016		
Over 8/13 week reason: To report to planning committee and obtain amended arboricultural report.		
Location: Wood Winton, 63a Silverdale Road, Eastbourne, East Sussex BN20 7EY.		
Proposal: Demolition of existing dwelling, erection of 3 no. detached dwellings with parking and garages together with lengthening existing access drive (outline planning permission: Access and Layout all other matters reserved for subsequent approval).		
Applicant: Mr C Steele		
Recommendation: Approve conditionally and subject to submission of reserved matters.		

Executive Summary:

Members will note that there is significant planning history on this site leading from the redevelopment scheme in the 1970's. The most recent application (approval) in 2012 has now expired and this application is identical in form and content to that previously approved.

Notwithstanding the Planning History of the site it is considered that the form of development is acceptable in that provides a low density suburban scheme which is unlikely to result in material harm to the occupiers of the neighbouring properties nor would it be out of character with the wider character of the area.

It is acknowledged that the scheme is CIL liable and that it is recommended for approval subject to conditions.

Planning Status:

The site is currently occupied by a single residential dwelling (C3 Use class) and large garden area subdivided in to three sections respecting the existing levels.

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
- C11 Meads 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:

This is a large backland site (0.29 hectares) bounded by St John's Road, Granville Road, Fairfield Road and Silverdale Road. It is currently occupied by a single private dwelling which is set back within the enclosed site, 70 metres from the Silverdale Road frontage and served by an existing 5 metre wide vehicular access. The site is located within an area of High Townscape Value. The site is on the boundary of the Meads Conservation Area.

Relevant Planning History:

App Ref: EB/2012/0112	Description: Redevelopment of site including demolition of existing building and erection of three detached dwellings with parking and garages together with lengthening access drive (outline application)
Decision: Approved conditionally	Date: 30 May 2012.
App Ref: EB/2006/0783	Description: Renewal of outline planning permission EB/2003/0255(OL) for the demolition of existing house and erection of three detached houses with garages
Decision: Approved conditionally	Date: 06/12/2006

App Ref: EB/2003/0255 Description: Demolition of the existing house and erection of three detached houses with garages. (Outline)

Decision: Approved conditionally Date: 09/12/2003

App Ref: EB/1970/0620 Description: Demolition of "Wood Winton" and the erection of five two-storey dwelling houses, each with a garage along with the improvement of the access road (Outline)

Decision: Approved conditionally Date: 19/11/1970

Proposed development:

The proposed development involves the demolition of the existing building and the construction of three new residential dwellings, together with the widening of the existing access driveway from Silverdale Road and construction of a turning circle within the application site to serve the three dwellings . The application is submitted in outline (Access and Layout), with appearance, landscaping and scale left as reserved matters for determination at a later stage.

Consultations:

Internal:

Specialist Advisor (Arboriculture): No objection to proposal subject to conditions.

Ward Councillors: No response received.

External:

ESCC Highways: recommend that the junction works are implemented prior to the occupation of the dwellings as the visibility spays are considered to be important in highway/pedestrian safety terms.

Neighbour Representations:

Six letters of objection have been received drawing attention to the following points:

- Concern is expressed about the loss of trees of ecological value as the result of the proposal.
- Concern that trees are protected during construction works.
- Concern that proposal involves significant amount of hardstanding and will change the sense of openness and visual and environmental amenity.

- Concern that there is insufficient access width through access drive to the property.
- Concern that remedial works are undertaken to the boundary between the plot and Compton Grange (Silverdale road).
- A number of respondents have queried whether sufficient provision is made for drainage and servicing when proposal is built.

One letter of support for the proposal has also been received.

Appraisal:

The applicant seeks permission to demolish the existing detached family house and erect 3 two-storey, detached family-sized houses (with private garages). The proposal is identical to the plans approved in 2012 which were never implemented. The principle of the redevelopment of this site is long established and a number of previous permissions for similar development have been granted historically.

The site is bounded on all sides by back gardens of properties along St John's Road, Granville Road, Fairfield Road and Silverdale Road. There is an existing access road from Silverdale Road which will be extended to provide access to three new dwellings:

The house on Plot 1 is to have its side elevation sited 5.5 metres from the boundary with Compton Grange, plus a separate garage 1m from the boundary. The design uses the difference in levels on this part of the site and has a private rear garden measuring up to 19 metres in depth.

Plot 2 is sited between 9 and 13 metres from the rear boundary of properties in St. John's Road. A detached garage is to be sited 5.5 metres from the dwelling and 3 metres from the boundary to the rear.

Plot 3 is to have its side elevations sited 4.5 metres from the boundaries with properties in Fairfield Road and St. John's Road. The proposed rear garden of the property would extend to a maximum depth of 30.3 metres.

Principle of development:

The proposed development will involve the construction of three houses. The detailed design of the houses is to be determined at a later stage however it is envisaged at this stage four bedroom houses between 172 Sqm and 214 Sqm GIA. This would represent an increase of two houses from the existing one, which would be welcomed in land use terms. The residential accommodation being provided on the site would be of a high quality comfortably exceeding the minimum space standards for new residential development.

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

The plot is located within a remote location and all the properties are located a reasonable distance away from the main site boundaries. The properties along Granville Road and St John's Road are located a considerable distance from the rear boundary of these gardens and the proposed development is not considered to have an adverse impact on these properties through loss of light, overshadowing or overlooking.

The immediately affected properties along Silverdale Road are divided into flats. The development would be a sufficient distance away from this boundary and, particularly giving consideration to the change in levels and the existing screening by trees it is not considered that there would be any adverse amenity impact on these properties.

To the immediate north the site shares a boundary with Fairfield Lodge, a retirement housing complex. There may be some additional overlooking of this complex as a result of the location of House 3. A condition has been added requiring the details of all windows including specification of glazing type. This is to ensure the privacy of surrounding residents is protected when the development comes forward.

Design issues:

The site occupies a backland position away from any views within the public realm. Whilst little detail is provided of the appearance of the proposed houses, their proportions, spacing and plot ratios are considered to be appropriate for the low density, suburban character of the site and its immediate surroundings. There would be no harm to the area of high townscape value in which it is located, and the adjoining conservation area. Detailed design is a matter for the reserved matters stage and additional relevant conditions have also been added.

The site is accessed from an existing access route from Silverdale Road. This is to be retained albeit widened. To achieve this the existing stone and brick pedestrian and vehicular gate will need to be demolished and rebuilt. An appropriate detailed design is to be secured by condition.

Impacts on trees:

The applicant proposes to remove eight trees and the construction of the widened driveway/hardstanding will impact on the root protection area of a number of trees, in addition to pruning to enable the proposed construction works. The applicant prepared a detailed arboricultural assessment in support of the application following a request from officers in the course of the application.

The Specialist Advisor (Arboriculture) has commented upon receipt of this report there the trees that are to be removed are low quality trees which should not be considered a constraint to the development.

Conditions are recommended to require: a construction method statement, detailed plans of services in relation to trees, tree protection measures in relation to existing and retained trees.

The removal of existing landscape features that provide screening is justified in planning terms where it facilitates the development of the site.

Impacts on highway network or access:

The proposed development is to be served by the existing vehicular access off Silverdale Road. The central pier is to be moved to replace the existing pier next to Compton Grange to provide a clear 5 metre wide access. A new matching pier is to be erected adjacent to the boundary with the flats at 65 Silverdale Road, and cobbled deterrent paving is proposed, to direct pedestrians to the centre of the footway and a new vehicular crossing is to be provided. This work is outside of the red line submitted, and will need to be carried out in agreement with Highway Authority. A condition prohibits the occupation of the proposed development until such works are completed in full to the satisfaction of the local highway authority.

Given that the access route effectively serves as a private driveway for three dwellings, it is considered that the arrangement whilst not ideal is acceptable and the widening of the driveway together with the deterrent measures set out above will overall improve the access arrangements to the site when compared against the existing position.

The private driveway serving the dwellings will incorporate a vehicle turning area within the site, adjacent to the boundary with Fairfield Lodge. Conditions relating to the gradient of the access route have been added, as per previous approvals on this site.

Overall the application is considered to be acceptable in highways terms.

Planning obligations:

Not relevant on a development of this scale.

Sustainable development implications:

The site was previously subject to an ecological survey at the time of the previous application in 2012. This found no evidence of protected species on the site (bats or badger sets). Consideration must be given to the National Planning Policy Framework and the National Planning Practice Guidance. Conditions requiring ecological supervision of the felling of trees, and of

construction works on the site would not meet the test of being reasonable or fairly relate to planning given the existing planning status of the site.

The proportion of land used as a hardstanding in respect of the plot dimensions of the houses and the access drive is not a substantial increase on that which is occupied by the existing building.

Given the existence of the existing building there is no evidence to suggest that it will not be possible to provide sufficient drainage to the proposed dwellings. Details of this are required by condition as per previous approvals. Given the level of permeable surface on the site the development should not lead to excessive rain water run-off. Further details of landscaping are required by condition.

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 terms.

Recommendation:

It is recommended that the application is approved subject to the submission of reserved matters and planning conditions.

Conditions:

- Time limit
- Development in accordance with approved plans
- Reserved matters:
 - Appearance
 - Landscaping
 - Scale

- Plans and particulars of the reserved matters
- Materials – all new doors and windows.
- Samples – facing materials and roof tiles.
- Elevation of proposed replacement entrance to Silverdale Road.
- Details of means of enclosure/boundary treatments to be submitted
- No occupation of the development until works to the highway to facilitate access agreed with the local highway authority
- Location of all windows including type of glazing.

- Foul and surface water details to be submitted
- Details of Widening of access
- Access not used until turning space within development and parking provided
- Gradient of access road
- Refuse and recycling facilities to be submitted
- Retaining access to public sewers
- Construction method statement (trees)
- Detailed plans of services in relation to trees.
- Protection of existing trees.
- Protection of retained trees.

Informatives:

- The applicant is advised that this is CIL liable development
- Connection to the public sewerage system
- Investigation if sewer found during construction
- Waste collection arrangements

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**.