

COMMITTEE: PLANNING

DATE: 30 August 2016

SUBJECT: Update on Housing Delivery

REPORT OF: Director of Regeneration and Planning

Ward(s): All

Purpose: To provide Members with an update on recent housing delivery and the current position in relation to the Five Year Housing Land Supply

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Recommendations: That Members note the contents of this report.

1.0 Introduction

1.1 This report provides an update on housing delivery in the first quarter of the 2016/2017 financial year. It is part of the quarterly feedback to Planning Committee on housing delivery rates.

1.2 This report identifies the number of units granted permission in the previous quarter and the financial year as a whole, the number of units with permission that have yet to start construction, the total number of units completed, and updates Members on the latest position in relation to the Five Year Housing Land Supply.

2.0 Background

2.1 Members will recall that the National Planning Policy Framework requires local planning authorities to identify and keep up-to-date a deliverable Five Year Housing Land Supply. A Five Year Housing Land Supply means identifying sufficient housing land in order to meet the cumulative annual housing delivery target for the next five years (i.e. annual target multiplied by five), plus a 5% buffer. This buffer is increased to 20% where there has been persistent under delivery of housing.

2.2 Sites that can be identified in the Five Year Housing Land Supply could include sites with planning permission, sites that have been allocated through a Local Plan, sites where pre-application discussions have taken place, and

sites identified as having potential for residential development through the Strategic Housing Land Availability Assessment (SHLAA).

2.3 However, it should be noted that demonstrating a Five Year Housing Land Supply is not just the identification of sites, but whether those sites will be delivered in the next five years. To be considered deliverable, sites should be available, be a suitable location for development, be achievable (i.e. with a realistic prospect that housing will be delivered within five years) and in particular that development on the site is viable.

2.4 It is important that Eastbourne Borough Council can demonstrate a five year housing land supply, as without it the opportunity for Eastbourne Borough Council to plan development properly could be lost through appeals determined by planning inspectors or by the Secretary of State.

3.0 Housing Completions

3.1 The Core Strategy plans for the delivery of 5,022 net additional dwellings between 2006 and 2027. As of the end of the 2015/2016 financial year (31 March 2016), a total of 2,373 units had been delivered since the start of the plan period. This leaves 2,649 units to deliver until the end of the plan period at an annual average of 240.8 units per year.

3.2 In the first quarter of 2016/17, a total of **40** new dwellings were completed. Of these 40 completed units, 30 units were at the Meadows View development on Kings Drive. There were four other development sites that had completed units in the first quarter of the year.

3.3 The 40 completed units in the first quarter is just below the average number of units completed per quarter over the last five years, which is 49.8 units per quarter. However, delivery in the Q1 2016/17 has been across significantly fewer sites than usual. A list of sites with completed units is provided in Appendix 1.

3.4 It should be noted that housing delivery over the last five years has been relatively low against the housing targets. Over this period, the annual target was met only once, with an average annual delivery of 199.2 units.

4.0 New Commitments

4.1 A total of **107** units were granted permission during the first quarter of 2016/17. The number of units committed in the first quarter was higher than average, although this is mainly due to the prior approval for St Anne's House for the conversion from offices to 35 residential units under Permitted Development rights. The completion of the Section 106 agreement for the Heatherleigh Hotel allowed the permission to be confirmed within the first quarter, committing an additional 16 units.

4.2 The 107 newly committed units are spread across 24 sites. A list of newly committed sites is contained in Appendix 2. Table 1 shows the number of newly committed units by quarter for the current and previous monitoring years.

4.3 **Table 1 - Units committed by quarter**

Year	Q1	Q2	Q3	Q4	Total
2014/2015	52	71	181	71	375
2015/2016	31	44	35	136	246
2016/17	107	-	-	-	107*

5.0 Total Commitments

5.1 As at the end of the first quarter of 2016/17, there were **648** net additional dwellings with permission that have yet to commence across **79** sites. A list of sites that have permission for housing development but have yet to start are provided in Appendix 3. It includes:

- 142 units at Sovereign Harbour
- 102 units at Bedfordwell Road Depot
- 61 units at the former Caffyns site on Upperton Road
- 36 units at 2-4 Moy Avenue
- 35 units at St Anne's House, St Anne's Road

6.0 Units under construction

6.1 As at the end of the first quarter of 2016/17, there were **201** units under construction across **38** development sites. A list of sites that are currently under construction are provided in Appendix 4. This includes:

- 57 remaining units at Kings Drive
- 16 units at 27 St Leonards Road
- 11 units at Twin English Centre, 25 St Anne's Road
- 9 units at Koala on King Edwards Parade

7.0 Update on Five Year Housing Land Supply Assessment

7.1 The annual requirement over the remaining plan period is 243 units per year, and therefore the five year requirement is 1,213 units. The additional 5% buffer equates to an additional 61 units, making the Five Year Housing Land Supply requirement for Eastbourne **1,274** units. Eastbourne Borough Council is required to identify sufficient land to meet this requirement.

7.2 The current assessment of the Five Year Housing Land Supply identifies that as of 30 June 2016, Eastbourne has a supply of housing land equivalent to

912 units. This means that Eastbourne currently has a **3.76 year** supply of housing land (or 75% of the Five Year Housing Land Supply requirement).

- 7.3 Therefore we are 362 units short of having a Five Year Housing Land Supply (including 5% buffer). Currently we do not have a five year housing land supply and therefore we are at risk of future planning refusals for residential development being overturned at appeal.

8.0 Update on Actions

- 8.1 The Housing Delivery report to Planning Committee on 2 February 2016 identified a number of actions to address the issues arising from a lack of Five Year Housing Land Supply. An update on those actions is provided below.
- 8.2 **Strategic Housing Market Assessment (SHMA)** – evidence study that updates the objectively assessed housing need data for Eastbourne is due to be completed in Autumn 2016.
- 8.3 **Strategic Housing and Employment Land Availability Assessment (SHELAA)** – evidence study that identifies land that is available, suitable, viable and has potential for residential development – a ‘Call for Sites’ was undertaken in July and August and the sites that were identified will now be assessed for their potential for development. The SHELAA is due to be completed in early 2017.
- 8.4 **Five Year Housing Land Supply Methodology** – a new methodology for calculating the five year housing land supply, including an allowance for windfall development, is currently being completed. This will provide a more consistent and accurate approach for Five Year Housing Land Supply.
- 8.5 **New Local Plan** – the preparation of a new Local Plan to replace the Core Strategy is currently underway through the preparation of evidence to inform its development. It is anticipated that an ‘Issues and Options’ consultation will take place in mid-2017.

9.0 Conclusion

- 9.1 National planning policy places considerable weight on the delivery of new housing. Housing delivery rates in Eastbourne have been falling over recent years, and the annual delivery targets are not being achieved. This trend is expected to continue.
- 9.2 Eastbourne Borough Council is required to identify sufficient land to accommodate the next five years’ worth of annual housing target. At present this would equate to land for 1,274 units.
- 9.3 The status of the Five Year Housing Land Supply is a material consideration in

the determination of planning applications. Currently, it is only possible to identify a 3.76 year supply of housing (equating to 912 units), and the lack of a five year supply means that decisions to refuse applications for residential development have the potential to be overturned on appeal.

- 9.4 Members will continue to be provided with an update on the latest position in relation to housing delivery and the Five Year Housing Land Supply on a quarterly basis.

Background Papers:

The Background Papers used in compiling this report were:

- Eastbourne Core Strategy Local Plan 2006-2027
- National Planning Policy Framework (2012)

To inspect or obtain copies of the background paper, please refer to the contact officer listed above.

Appendix 1 – List of sites with completions in Quarter 1 2016/17

LA Reference	Site Name	Description	Ward	Gross dwellings completed	Losses dwellings completed	Net dwellings completed
151194	20 Farlaine Road	Deletion of condition 2 of permission EB/1993/0133 to permit the unrestricted occupation of the property as a single dwelling with annexe	Old Town	1	0	1
151341	20 Gorringe Road	Change of use from nursery (D1) on the ground floor and a flat on the first floor to a single dwellinghouse (C3).	Upperton	1	1	0
160002	60 Susans Road	conversion of basement, mezzanine, first and second floors, from 1 single residential property into to 3 self-contained one bedroom flats	Devonshire	3	1	2
130897	Kings Drive Cross Levels Way	Reserved matters application of EB/2010/0003 for residential development of 119 dwellings, associated access and parking, open space, play areas and allotments.	Upperton	30	0	30
EB/2012/0724	Land rear of 2-18 Clarence Road	Erection of four detached and two semi-detached 2 bedroom houses	Devonshire	6	0	6
160142	Le Mer, 7 Marine Road	Change of use of a guest house (C1) to single family dwelling (C3)	Devonshire	1	0	1

Appendix 2 – Newly Committed Site in Quarter 1 2016/17

LA Ref	Site Name	Description	Ward	Gross Newly Committed	Losses Newly Committed	Net Newly Committed
150803	7 Upperton Road	Demolition of existing buildings and redevelopment to form circa 61 one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping	Upperton	61	0	61
151011	2a St Marys Road	Redevelopment of site to provide 3no. self-contained flats with three undercroft parking spaces	Old Town	3	0	3
151134	Courtlands Hotel, Wilmington Gardens	Change of use to convert a 45 bedroom hotel to a 14 bedroom guest house hotel with owner's accommodation and 15 residential apartments	Meads	15	0	15
151170	Land at Sumach Close	Erection of a three storey building consisting of 13 flats (8 x 2 bed and 5 x 1 bed)	Hampden Park	13	0	13
151175	The Meads Club	Use of building as 3x residential units. External alterations comprising roof extension to create additional habitable living space and associated works	Meads	3	1	2
151194	20 Farlaine Road	Deletion of condition 2 of permission EB/1993/0133 to permit the unrestricted occupation of the property as a single dwelling with annexe	Old Town	1	0	1
151201	Map House	Construction of two additional floors on top of existing building to provide six flats (in conjunction with previously issued prior approval ref:150598 for change of use from B1 to C3), together with external alterations (windows, doors and cladding)	Upperton	6	0	6
151227	41 Pevensey Road	Proposed conversion of a previously approved 2-bedroom ground floor flat into 2no. 1-bedroom self-contained flats for single occupancy including a new single storey rear extension	Devonshire	2	1	1
151291	21a Manifold Road	Demolition of existing commercial unit and partial demolition and alterations to other structures. Alterations and extensions within footprint of existing buildings including installation of blind dormer along east elevation and rooflights. In association with the creation of 4x2 bedroom units with four parking spaces.	Devonshire	4	0	4
151298	15-17 Seaside	Change of use of the ground floor shop unit to residential (c3) with separate entrance at street level, associated external works	Devonshire	2	1	1
151303	Gloucester House, 9	Use of first, second and third floor levels of building as 5x	Meads	5	0	5

LA Ref	Site Name	Description	Ward	Gross Newly Committed	Losses Newly Committed	Net Newly Committed
	Gloucester Mews	residential units (4x1 bed, 1x2 bed). Creation of balcony at third floor level. Associated alterations to external elevations.				
151341	20 Gorringe Road	Change of use from nursery (D1) on the ground floor and a flat on the first floor to a single dwellinghouse (C3)	Upperton	1	1	0
151349	Ashberry Court	Conversion of residential care home into nine self-contained flats, together with external alterations and the provision of a refuse store, cycle store and five parking spaces accessed from Lewes Road	Upperton	9	0	9
151361	56b Grove Road	Converting two 3 bed maisonettes into three one bedroom flats and one two bedroom flat at 56A and 56B Grove Road	Meads	4	2	2
151363	6 Cornfield Terrace	Conversion of lower ground floor, ground floor and first floor to two self-contained one bedroom flats	Meads	2	0	2
151364	51a Grove Road	Replacement shopfront and conversion of first floor to self-contained flat with alterations to include alterations to windows, creation of rear door and external staircase	Upperton	1	0	1
160003	8 Dalton Road	Conversion of an existing maisonette at second and third floor level into two self-contained flats. Enlargement of existing dormer windows and creation of new dormer at rear of property, and use of part of flat roof as a terrace.	Meads	2	1	1
160056	Regent Hotel 3 Cavendish Place	Conversion of property into 5 flats 3no 2 bed flats and 2no 1 bed flats	Devonshire	5	0	5
160076	157 Terminus Road	Change of use from Office (B1) to Dwellinghouse (C3) (Application for prior approval under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015)	Devonshire	5	1	4

Appendix 3 – List of sites with permission were development is yet to commence

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
130396	2 The Avenue	Conversion of office to flat - Change of Use	20/08/2016	Upperton	1	1
130463	Land Adjacent to 1 Melbourne Road	Erection of 2 two bedroom houses and 1 three bedroom house including the provision of two parking spaces	03/04/2017	Devonshire	3	3
130708	2-4 Moy Avenue	Demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping	16/01/2018	St Anthony's	36	36
130907	Bedfordwell Road Depot	Residential development of 102 dwellings (flats and houses), including the conversion of the existing Pump House into flats, together with access roads and parking spaces.	31/03/2018	Upperton	1	1
131002	Sovereign Harbour	Outline planning permission for the development of sites 1, 4, 5, 6, 7 and 8 at Sovereign Harbour, Eastbourne: Site 1 - up to 72 dwellings and access Site 4 - Commercial and employment uses (A1-A5 3,200sqm)(B1, C1 and D13,600sqm) Site 7 - Mix of employment uses (B1 6,700sqm) (C1 & C2 up to 5,500sqm)(D1 up to 200sqm), up to 70 dwellings and open space (0.80 has) Site 8 - Up to 8 dwellings, open space and berth holder facilities	02/12/2017	Sovereign	142	142
131060	4 St Anne's Road	Proposed change of use of a detached timber framed office building located in rear garden into a single self-contained resident's accommodation	05/02/2017	Upperton	1	1
140035	62A Tideswell Road	Demolition of existing premises and erection of 3 new 2-storey mews houses with garaging/parking facilities	27/03/2017	Devonshire	3	3
140041	174-176 Seaside	Erection of new two storey structure to the rear of 174 - 176 Seaside to form 4 new self-contained flats	25/04/2017	Devonshire	5	4
140071	Land At Rear And To Side Of No. 2 Ringwood Road	Proposed residential development of 7 three bedroom houses together with garage/car parking spaces and access road, at rear and to the side of 2 Ringwood Road, Eastbourne (formerly known as the Swan Laundry)	08/04/2017	St Anthony's	7	7
140084	2 Priory Road	New Build of four flats and five parking spaces	06/05/2017	St Anthony's	5	4
140172	29 Bedfordwell Road	Change of use from sui generis (hostel) to single private dwelling	09/05/2017	Upperton	1	1
140634	28 Carlton Road	Proposed conversion of a house in to two flats	16/07/2017	Devonshire	2	1
140677	St Anne's Veterinary Group, 6	Outline application for Access, Appearance, Layout and Scale (Landscaping Reserved) for the proposed demolition of existing building	22/07/2017	Upperton	8	8

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
	St Anne's Road	and redevelopment to provide 8 No. self-contained flats				
140741	51 Upperton Lane	Change of use of a one storey building with parking space and garden from B1 (office) to C3 (a dwelling)	24/07/2017	Upperton	1	1
141112	Hurst Arms 76 Willingdon Road	Subdivision of residence above The Hurst Arms public house into two self-contained flats facilitated by a rear metal staircase and access at first floor level, conversion of existing outbuilding to rear of site into one self-contained residential unit and associated alterations.	07/01/2018	Upperton	2	1
141159	37 Grove Road	Prior Approval for proposed change of use from Retail (Class A1 or A2) to Dwellinghouse (Class C3) and for associated Operational Development.	13/10/2017	Meads	1	1
141333	56 Grove Road	Prior Approval for proposed change of use from Retail (Class A1 or A2)to Dwelling (Class C3)	17/12/2017	Upperton	1	1
141346	183a Langney Road	Demolition of 3 vacant retail units and construction of 9no. one and two bed apartments	29/07/2018	Devonshire	9	9
141349	70 Susans Road	Change of use from shop and 2 bedroomed flat (A1 and C3) into one 2 bedroomed flat, one 1 bedroomed flat and one studio flat (C3) with associated alterations	23/12/2017	Devonshire	3	2
141439	22-24 Langney Road	Change of use of ground floor to gymnasium, change of use of first floor to provide 2no. 1 bedroom apartments and 2no. studio flats together with private amenity space	22/04/2019	Devonshire	4	4
141511	20 Gorringe Road	Proposed change of use of existing ground floor from D1 (day nursery) to C3 (residential), comprising of 4no. self-contained flats together with the provision of 4no. off-road parking spaces to the front elevation	28/01/2018	Upperton	4	3
141521	Heatherleigh Hotel, Royal Parade	Proposed change of use from redundant hotel into 12no. holiday flats and 16no. residential flats including demolition of 4no. garages at rear, alterations to remaining three garages to form secure cycle storage and refuse storage, together with the formation of parking spaces. Removal of front sun lounge	20/04/2019	Devonshire	16	16
141527	Greencoate House 22 St Leonards Road	Change of use from office (class B1) to residential (class C3), comprising 12no. self-contained apartments	19/02/2018	Upperton	12	12
141531	Greencoate House 32 St Leonards Road	Rebuilding of third floor and construction of a new fourth floor to provide two self-contained apartments. (NB: Prior Approval to convert the existing building from office (B1a) use to residential (C3) use comprising twelve self-contained apartments is being considered under a separate	23/03/2018	Upperton	2	2

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
		application ref: 141527).				
141568	17 Cornfield Road	Change of use of offices (B1a) to form two residential units (C3)	14/01/2018	Meads	2	2
150031	6 Cornfield Terrace	Demolition of single storey extension at rear, internal alterations and conversion of whole building to a single dwellinghouse	08/06/2018	Meads	1	1
150092	The Drive, 153 Victoria Drive	Conversion of first floor residential accommodation to form 1 one-bedroom flat and 2 two-bedroom flats with access from the rear	15/12/2018	Old Town	3	2
150141	Land to rear of 48 St Leonards Road	New build 2 storey residential accommodation consisting of 7 dwellings and 7 car parking spaces	26/02/2019	Upperton	7	7
150342	The Drive 153 Victoria Drive	Demolition of existing garage and erection of one four-bedroom dwelling with one parking space	03/06/2018	Old Town	1	1
150415	21 Wish Road	Change of use from YMCA Training Centre to single private dwelling (C3, residential)	05/06/2018	Meads	1	1
150478	7c Bolton Road	Installation of new shopfront, erection of a second floor and provision of two self-contained flats.	20/10/2018	Meads	2	2
150517	45 Susans Road	Conversion of property into four one bedroom self-contained flats from non self-contained bedsitting rooms.	02/07/2018	Devonshire	4	3
150537	70 Seaside	Change of use of vacant commercial unit into a self-contained 2 bedroom flat and replacement shopfront with a new ground floor facade.	21/07/2018	Devonshire	1	1
150598	Map House 36-38 St Leonards Road	Change of use from B1 (office) to C3 (dwelling)	04/08/2018	Upperton	10	10
150706	35 Susans Road	Proposed change of use from a single private dwelling to 2no self-contained flats with a room in the roof	27/08/2018	Devonshire	2	1
150738	1 Stuart Avenue	Erection of a three-bedroom, detached, two storey dwelling house with vehicular access from Baldwin Avenue	28/10/2018	Old Town	1	1
150800	3 Selwyn Road	Demolition of lean to extension, conservatory and garage and erection of new bungalow together with associated off-street parking	06/11/2018	Upperton	1	1
150803	7 Upperton Road	Demolition of existing buildings and redevelopment to form circa 61 one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping	03/02/2019	Upperton	61	61
150847	2a 2 The Avenue	Conversion from maisonette to 2No. 2bed self-contained flats	23/09/2018	Upperton	2	1

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
150889	1 Crown Street	Demolition of single storey extension and outbuildings at rear, provision of dormer to rear roof slope, repositioning of roof light to front roof slope and excavation of a lightwell at rear, together with internal alterations to provide four self-contained flats involving the reduction of the retail are on the ground floor.	04/11/2018	Upperton	4	3
150992	Garages between 5 and 10 North Street	Outline planning permission (Layout and Scale) for construction of three storey building containing 4x1 bedroom apartments over ground and first floor and 1x2 bedroom apartment to second floor	19/11/2018	Devonshire	5	5
151011	2a St Marys Road	Redevelopment of site to provide 3no. self-contained flats with three undercroft parking spaces	26/01/2019	Old Town	3	3
151061	56 Beach Road	Use of building as 3x residential units (2x1 bed, 1x2 bed). Erection of single storey rear infill extension, full width rear dormer roof extension with new windows and juliette balcony and further dormer roof extension on top of existing rear extension. Installation of rooflight on front elevation.	07/12/2018	Devonshire	3	2
151134	Farrars Hotel	Change of use to convert a 45 bedroom hotel to a 14 bedroom guest house hotel with owner's accommodation and 15 residential apartments	24/02/2019	Meads	15	15
151157	The Drive, 153 Victoria Drive	Provision of a one bedroom flat within the ground floor of the existing building, accessed from Beechy Avenue	24/12/2018	Old Town	1	1
151170	Land at Sumach Close	Erection of a three storey building consisting of 13 flats (8 x 2 bed and 5 x 1 bed)	24/03/2019	Hampden Park	13	13
151174	Land to the rear of 10 Spring Lodge Close	Application for approval of reserved matters (Landscaping) following outline approval for erection of 2 three bedroom terrace houses, together with the creation of 7 no. car parking spaces off Spring Lodge Close	14/12/2018	St Anthony's	2	2
151175	The Meads Club	Use of building as 3x residential units. External alterations comprising roof extension to create additional habitable living space and associated works	03/03/2019	Meads	3	2
151201	Map House	Construction of two additional floors on top of existing building to provide six flats (in conjunction with previously issued prior approval ref:150598 for change of use from B1 to C3), together with external alterations (windows, doors and cladding).	07/01/2019	Upperton	6	6
151249	26 Terminus Road	Erection of roof extension on rear extension of building to create enlarged third floor level to create 2x additional 1 bedroom units, with balcony to rear at third floor level. Alterations to front and rear elevation and at roof	18/12/2018	Meads	2	2

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
		level.				
151291	21a Manifold Road	Demolition of existing commercial unit and partial demolition and alterations to other structures. Alterations and extensions within footprint of existing buildings including installation of blind dormer along east elevation and rooflights. In association with the creation of 4x2 bedroom units with four parking spaces	29/01/2019	Devonshire	4	4
151349	Ashberry Court	Conversion of residential care home into nine self-contained flats, together with external alterations and the provision of a refuse store, cycle store and five parking spaces accessed from Lewes Road	08/02/2019	Upperton	9	9
151361	56b Grove Road	Converting two 3 bed maisonettes into three one bedroom flats and one two bedroom flat at 56A and 56B Grove Road	11/03/2019	Meads	4	2
151363	6 Cornfield Terrace	Conversion of lower ground floor, ground floor and first floor to two self-contained one bedroom flats (in conjunction with Listed Building Consent ref. 151386)	08/03/2019	Meads	2	2
151364	51a Grove Road	Replacement shopfront and conversion of first floor to self-contained flat with alterations to include alterations to windows, creation of rear door and external staircase	12/02/2019	Upperton	1	1
151382	Land at Rodmill Drive	Erection of four dwellings with car parking spaces at the rear accessed from Rushlake Crescent	31/05/2019	Ratton	4	4
160003	8 Dalton Road	Conversion of an existing maisonette at second and third floor level into two self-contained flats. Enlargement of existing dormer windows and creation of new dormer at rear of property, and use of part of flat roof as a terrace.	28/02/2019	Meads	2	1
160036	70 Kings Drive	Erection of two semi-detached dwellinghouses adjacent to the existing house, together with the provision of new access and four parking spaces	20/05/2019	Upperton	2	2
160076	157 Terminus Road	Change of use from Office (B1) to Dwellinghouse (C3) (Application for prior approval under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015)	24/03/2019	Devonshire	5	4
160100	Crossways, 35 Prideaux Road	The demolition of existing garage and the erection of a single storey dwelling with rooms in the roof and parking accessed from Ashburnham Road	07/04/2019	Upperton	1	1
160129	Corner House, 69 Percival	Erection of 4 bed end of terrace dwelling attached to 69 Percival Crescent	06/05/2019	Hampden Park	1	1

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
	Crescent					
160202	Rear of 110 Longstone Road	Proposed conversion of a first floor disused storage area to provide a self-contained flat	16/06/2019	Devonshire	1	1
160224	Land off Oak Tree Lane	Proposed erection of 2no. detached dwellings with 4 off street parking spaces.	05/05/2019	Langney	2	2
160242	32-34 Cornfield Road	Change of use of first floor of property from retail (A1) to residential (C3) under Class G, part 3 of schedule 2 of the GPDO 2015	14/04/2019	Meads	1	1
160267	29a Grove Road	Change of use of first/second and third floors from B1(offices) to C3 Dwellinghouses) to 4no self-contained flats comprising of one flat over each first floor, second and third floors and one maisonette to the rear	29/04/2019	Meads	4	4
160337	St Anne's House 2 St Anne's Road	Change of use from office B1 to one and two bedroom flats C3	05/05/2019	Upperton	35	35
160411	Fitzmaurice Mews, Fitzmaurice Avenue	Proposed demolition of existing garages and development of 6 no.3 bedroomed houses together with parking spaces	27/06/2019	St Anthony's	6	6
160425	14 Lismore Road	Conversion of offices to provide 6no. self-contained flats with single storey rear extension and replacement UPVC windows throughout the property.	13/06/2019	Devonshire	6	6
160437	219 Terminus Road	Conversion of upper floor single maisonette into 3 self-contained one-bedroom flats, with alterations to shop front to form separate entrances for residential flats and shop. Replacement and relocation of metal fire staircase to rear elevation. Installation of replacement UPVC sash windows to the front elevation	15/06/2019	Devonshire	3	2
160526	66 Willingdon Road	Change of use from Retail to dwelling house C3	30/06/2019	Upperton	1	1
160558	9 Churchdale Road	Conversion of two existing dwellings (9&11) into single dwellinghouse including internal structural alterations, rewire, new heating installations and external alterations consisting of alterations to windows and doors	09/06/2019	St Anthony's	1	-1
EB/2011/0783	41 Susans Road	Redevelopment of site comprising part demolition of existing building, erection of 2 no. 2 bedroom semi-detached houses, one no. 2 bedroom bungalow, together with conversion of existing offices into two flats	02/04/2017	Devonshire	5	5
EB/2012/0059	Burlington Road Garage premise	Proposed residential development of a four storey block of 12 No. apartments with associated parking and landscaping, including continued parking provision for the Burlington Hotel	08/09/2016	Devonshire	12	12

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
EB/2012/0082	The Cedars 26 Upperton Road	Redevelopment of site with four storey building, including accommodation in the roof space, comprising 12 flats and two detached houses to the rear together with access from Upperton Road and Selwyn Road, car parking spaces, bin and cycles stores	24/04/2017	Upperton	14	13
EB/2012/0112	Wood Winton, 63A Silverdale Road	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)	30/08/2016	Meads	3	3
EB/2012/0243	MVM Site, 87-89 Pevensey Bay Road	Application for the extension of time to implement EB/2009/0421 for the demolition of existing buildings and erection of seven dwellings with vehicular access	11/05/2017	St Anthony's	7	7
EB/2012/0748	2 Upland Road	Erection of a detached two storey dwelling with garage and parking.	18/02/2018	Old Town	1	1
EB/2013/0091	99a / 99b Cavendish Place	Conversion of two commercial premises to two houses and two self-contained flats with associated rear gardens and boundary treatment to front, and re-alignment of passageway (revised scheme)	02/10/2016	Devonshire	4	4

Appendix 4 - List of Sites under construction

LA Reference	Site name	Description	Ward	Total Under Construction
130897	Kings Drive Cross Levels Way	Reserved matters application of EB/2010/0003 for residential development of 119 dwellings, associated access and parking, open space, play areas and allotments.	Upperton	57
150179	27 St Leonards Road	Change of use from B1 (office) to C3 (residential) - comprising 12no.self-contained flats	Upperton	12
140833	Twin English Centre, 25 St Anne's Road	The conversion of the existing building with rear extension to provide 11 no. residential flats together with landscaping, waste and cycle storage. The proposals include the removal of the existing rear external escape gantry, and a single storey ground side addition	Upperton	11
EB/2011/0023	Koala, King Edwards Parade	Re-development of site with five-storey building (with basement) comprising ten apartments (6 no. 2 bed apartments, 4 no. 3 beds apartments)with car parking together with terrace of four three-storey houses (with basement) and widening of vehicular access	Meads	9
120665	Lathom House Hotel, 4-6 Howard Square	Conversion of hotel to provide for two town houses (fronting Howard Square) six self-contained flats (fronting Howard Square/Compton) together with provision of new entrance steps	Meads	8
130987	Senlac House 53-59 Seaside	Convert offices on ground floor, facing Seaside and Marine Road, into 6 x 1 bedroom apartments and 2 x 2 bedroom apartments	Devonshire	8
131002	Sovereign Harbour	Development of site 8 at Sovereign harbour for up to 8 dwellings, open space and berth holder facilities	Sovereign	8
140892	Latham House Hotel	Conversion of part of vacant hotel fronting Howard Square (nos. 4 and 5) to form 10 self-contained flats.	Meads	8
130133	28 Grange Road	Demolition of existing building and erection of 9 two-bedroom flats with 5 parking spaces with alteration to vehicular access (renewal of planning application EB/2009/0705(FP)).	Meads	6
150070	Land To The Side And Rear Of 2-8 Queens Crescent	Demolition of 10 lock-up garages and erection of 6 x terraced 2 bedroomed houses together with access drive and ancillary parking	Sovereign	6
130775	21-23 Langney Road	Change of use of first floor office/gaming centre use to 5 flats (no.2x 2-bed and No.3 x 1-bed) including some minor window alterations	Devonshire	5
151303	Gloucester House, 9 Gloucester	Use of first, second and third floor levels of building as 5x residential units	Meads	5

LA Reference	Site name	Description	Ward	Total Under Construction
	Mews	(4x1 bed, 1x2 bed). Creation of balcony at third floor level. Associated alterations to external elevations.		
160056	Regent Hotel, Cavendish Place	Conversion of property into 5 flats 3no 2 bed flats and 2no 1 bed flats	Devonshire	5
141478	17 Lushington Lane	Demolition of existing garages and erection of a three-storey block of four self-contained flats with garaging on the ground floor	Meads	4
150172	27 St Leonards Road	Erection of mansard roof to provide for four self-contained flats. Alterations to fenestration on building's facade.	Upperton	4
150298	14 Jevington Gardens	Conversion of dwelling into five self-contained flats	Meads	4
150457	Seaside Garage 10-16 Fairlight Road	Demolition of existing garage and construction of 4 x 3 bedroom, 2 storey terraced houses	Devonshire	4
160247	2 Hyde Gardens	Application for prior approval for the change of use of 2 Hyde Gardens from offices to 4x residential units	Meads	4
140151	67-69 Seaside Road	Conversion of existing maisonette above retail shop to four self-contained one bedroom flats, with ground floor single storey extension and new dormer to rear elevation at third floor over rear outrigger. The ground floor and basement is to remain as retail	Devonshire	3
140357	1-5 Seaside	Conversion of existing maisonette above take away restaurant to three self-contained one bedroom flats with the ground to remain commercial in the form of a retail unit; with a single storey side extension to the ground floor providing additional space for the retail unit.	Devonshire	3
141403	28 Gorringe Road	Extension of existing bungalow to form new storey and 2 level side extension incorporating one existing three bedroom unit, two new 1 bedroom units and a new 2 bedroom unit	Upperton	3
150096	Birley House 13 College Road	Erection of a two storey detached building at rear containing two flats and one cottage.	Meads	3
160178	Falconhurst, 16 Jevington Gardens	Use of existing building (ground to third floor level) as 4x 2 bedroom residential units. Alterations to elevations including new windows on side elevation	Meads	3
131003	218 Seaside	Change of storage area for takeaway restaurant (Class A3) to form 2 self-contained flats (C3)	Devonshire	2
151053	41 South Street	Prior approval for change of use from office B1 to dwellinghouse C3 under class 0 of the GPDO 2015 for use of the first and second floors as 2x1	Meads	2

LA Reference	Site name	Description	Ward	Total Under Construction
		bedroom flats		
160165	Falcondale House, 5 South Cliff Avenue	Change of use from 1no dwelling unit into 3no self-contained units	Meads	2
140036	6 Bolton Road	Change of use from A3 (Restaurants & Cafes) to C3 (dwelling house); including the removal of the external staircase	Meads	1
140153	Land within curtilage of 35 Mevill Lane	Erection of a five bedroom dwelling including annexe, with access from Melvill Lane.	Ratton	1
141087	41 South Street	Prior approval for the change of use from office (B1) to dwellinghouse(C3) under Class J	Meads	1
150097	Land to the rear of 221 Kings Drive	Demolition of existing garage at rear and erection of a detached chalet bungalow with integral garage and parking space. Provision of parking space in rear garden to serve existing dwelling.	Ratton	1
150266	218 Seaside	Proposed change of use from A3/A5 (restaurant/take-away) to a 2 bedroom self-contained unit of accommodation (C3)	Devonshire	1
150467	218 Seaside	Conversion of existing first floor 2 bedroom flat to form two studio flats	Devonshire	1
150538	79 Seaside	Proposed Change of use to empty ground floor commercial Unit (A1 Use)to 2 bedroom flat	Devonshire	1
150662	218 Seaside	Second Floor Roof Extension to form a 1 Bedroom self-contained flat	Devonshire	1
150959	112 Cavendish Place	Use of part of ground floor as a single dwelling unit (flat) Class C3	Devonshire	1
151025	18 Southfields Road	Conversion of existing building, currently a House of Multiple Occupation (HMO) with more than 6 bedrooms, to form single private dwelling along with associated external alterations including the installation of two sets of bi-fold doors to the rear elevation at ground floor level, and installation of an obscurely glazed window to South East elevation at First Floor level to serve bathroom.	Upperton	1
151298	15-17 Seaside	Change of use of the ground floor shop unit to residential (c3) with separate entrance at street level, associated external works.	Devonshire	1
160296	62 Seaside Road	Conversion of an existing first and second floor maisonette to two self-contained flats with alteration to shop front to provide separate access	Devonshire	1