

App.No: 160720	Decision Due Date: 27 September 2016	Ward: Hampden Park
Officer: Anna Clare	Site visit date: 26 July 2016	Type: Variation of Condition
Site Notice(s) Expiry date: 22 July 2016		
Neighbour Con Expiry: 26 August 2016		
Press Notice(s): N/A		
Over 8/13 week reason: To bring to planning committee		
Location: Land at Sumach Close, Sumach Close, Eastbourne		
Proposal: Revisions to external appearance and siting of two to four storey building consisting of 13 flats (Variation of condition 2 of planning permission granted 24 March 2016 Ref: 151170)		
Applicant: Eastbourne Homes Ltd		
Recommendation: Grant variation of condition		

Executive Summary:

This application is reported to Planning Committee as it is a major application.

The application is for a variation of condition to the original permission for a new building consisting of 13 flats (Ref: 151170). The variation is sought to amend the condition in relation to the approved drawings as the building is moved further from the western boundary due to positioning of a drain, the internal configuration is altered to allow for installation of a lift and shaft and alterations are made to the external design of the building.

Whilst the alterations are material alterations to the originally approved design the alterations are considered acceptable for the reasons set out in this report and the variation of condition is therefore recommended to be granted.

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

8. Promoting healthy communities

Core Strategy Local Plan 2013 Policies

B2 Creating Sustainable Neighbourhoods

C7 Hampden Park Neighbourhood Policy

D5 Housing

D10A Design

Eastbourne Borough Plan Saved Policies 2007

UHT1 Design of new development

UHT2 Height of building

UHT4 Visual Amenity

UHT8 Protection of amenity space

HO2 Predominantly residential areas

HO20 Residential Amenity

TR11 Car parking

Site Description:

The site is currently a grassed verge area and hard standing car park at the corner of Maywood Avenue and Sumach Close.

The closest residential properties are generally of a similar character, possessing similar features having been constructed at a similar time. To the north of the site, on the opposite side of Maywood Avenue there are blocks of flats on Holly Place which are three storeys of light/grey brick with an angled roof line.

There are areas of green space to the front of many of the properties and large grass verges between the pavement and highway edge. To the north-eastern side of Sumach Close there are large areas of on street parking parallel with the highway.

Relevant Planning History:

151170

Erection of a new building consisting of 13 flats (8 x 2) bed

Approved Conditionally

24 March 2016

Proposed development:

The application proposes the erection of a part 4, 3 and 2 storey 'L' shaped building to provide 13 flats (5 x 1 bed and 8 x 2 bed).

Number	Type	Size (Sqm) at least. Original Application	Size (Sqm) at least. following amendments	National Space Standards (2015) (Sqm)
5	1 bedroom flats	55	53	50
8	2 bedroom flats	74	71	70

The table above shows the flat sizes as originally permitted and following amendments. The reduction in size is from the amended position/western elevation and changes to the internal configuration of the building.

The building is split into two segments (two entrances). One 'block' accessed from the corner entrance feature provides 8 two bed flats (two to each floor).

The second 'block' facing Sumach Close provides 5 one bed flats, two at ground and first floor and one at third floor level.

Alterations from previously approved scheme

- The western elevation of the building is moved a further 3m from the adjacent property, so 6m separation distance but is brought 3m forward of the front elevation of this dwelling. This is due to the location of a public foul rising main and surface water sewer adjacent to this boundary as no development can be carried out within 3m of this sewer.
- Refuse and recycling facilities are to be provided within the rear car park area only. Previous scheme proposed two separate bin stores one for each 'block'.
- A ramp is proposed to give access to the corner block.
- Internal alterations to the layout given the inclusion of a lift to the corner block.
- An additional door at the rear of the block facing Sumach Close to allow easier access to bin storage and car parking area.
- Alterations to fenestration details, balconies are replaced with Juliette balconies, and amendments to some windows/doors.

Neighbour Representations:

Seven objections have been received covering the following points;

- Higher roofline than surrounding properties removing light from habitable rooms
- Loss of privacy for properties in Maywood Avenue
- Loss of green space
- Will result in dark and dangerous footpath
- Impacts on demand for parking
- Impact on wildlife
- Height is out of keeping with surrounding buildings
- Overlooking into surrounding properties and gardens

Appraisal:

Principle of development:

Planning permission has been granted for the development of the site for a new building to provide 13 flats.

This permission seeks to amend the approved plans of this permission for an alternative scheme in terms of layout and design. The principle of development has not changed since the previous approval.

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

It is not considered that the changes to the layout and design would have significant impacts on the amenity of surrounding occupiers to warrant the refusal of the application.

The change to the layout takes the building further away from the adjacent 124 Maywood Avenue it brings the building forward of this property. However given the separation distance of 6m this is considered acceptable and unlikely to have a significant detrimental impact.

Impact of proposed development on future amenity of future occupiers:

The original permission had balconies approximately 1m in depth for each flat, these have been replaced with Juliet balconies. The internal layout has been amended to allow for a lift within the corner block and a ramped access to improve accessibility.

Whilst some flats have been marginally reduced in size from that approved, the flats as proposed in the amended layout all exceed the National Space Standards in terms of floorspace and it is considered the alterations to the layout would still result in a good standard of accommodation for future occupiers.

Design issues:

Various amendments are sought to the design of the building and fenestration. Overall the bulk and scale remain approximately the same as approved. Materials are to be controlled by condition and therefore the alterations to the elevations are considered acceptable.

Impacts on trees:

Two trees currently bordering the car park area would be lost following the expansion of the parking area. There was no objection to their removal from our Arboriculturalist at the time of the original permission and the principle of this has not changed.

A landscaping scheme will be requested by condition to ensure suitable planting is provided to maintain the character of the area with open green spaces and verges.

Impacts on highway network or access:

No alterations have been made to the proposed access or parking arrangements which were considered at the time of the original application.

The existing car park area is to be enlarged to provide 13 parking spaces. The level of parking was considered acceptable by ESCC highways for the number and type of new dwellings proposed. As the situation has not changed since the original permission the level of parking and impact on the highway are acceptable.

Planning obligations:

Affordable housing:-The application proposes 13 social rented affordable units, therefore meets the requirements of Policy D5: Housing of the Core Strategy Local Plan. A condition is proposed to control the tenure of the proposed units.

CIL:-The proposal constitutes flats and therefore no CIL is payable.

Local Employment initiatives:- In addition given the scale of the development there is a policy requirement that the scheme should deliver some local employment initiatives. A condition is required to deliver this initiative.

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 principle of the development was considered during the course of the original application. This application seeks amendments to the layout within the site and alterations to the design/fenestration of the building. The amendments are considered acceptable in terms of any additional impacts on surrounding properties and the layout would provide a good standard of accommodation for future occupiers. Therefore it is recommended that the variation is supported.

Recommendation:

Grant the variation to condition which results in a new planning permission being granted, conditions proposed are as the original permission.

Conditions:

1. Time for commencement
2. Approved drawings
3. Samples of proposed materials
4. Refuse/recycling storage (details submitted and to be provided prior to occupation)
5. Landscaping/planting
6. Wheel Washing
7. Surface Water drainage (Highways)
8. Parking provision (laid and provided before occupation)
9. Cycle Parking (details submitted and to be provided prior to occupation)
10. SUDS
11. The residential units hereby approved shall be retained in perpetuity as affordable rented accommodation unless previously agreed in writing by the Local Planning Authority.
12. Details of retained trees in relation to existing and proposed services.
13. Details of tree planting.
14. Development shall not commence until an employment and training plan has been submitted to and agreed by the LPA.