

App.No: 160825	Decision Due Date: 6 th October 2016	Ward: Old Town
Officer: Thea Petts	Site visit date: 27 th September 2016	Type: Planning Permission
Site Notice(s) Expiry date: 29 th September 2016		
Neighbour Con Expiry: 29 th September 2016		
Press Notice(s): N/A		
Over 8/13 week reason: Seeking amendments and cycle of planning committee meetings		
Location: 5 Wessex Place, Eastbourne		
Proposal: Part demolition of office building and construction of 3no two storey residential dwellinghouses (revised drawings)		
Applicant: Mr Lee Botting		
Recommendation: Approve conditionally		

Executive Summary:

The scheme proposes the part demolition of the existing building and subsequent construction of three two storey terraced houses, each offering three bedrooms, a garden and one parking space.

The proposed scheme complies with nationally recognised floor area requirements and locally adopted policies. There are no associated highway concerns and the site is located on a main road and main bus route.

Scheme is recommended for approval.

Planning Status:

Part two storey, part single storey commercial unit

Relevant Planning Policies:

National Planning Policy Framework 2012

1. Building a strong, competitive economy
2. Ensuring the vitality of town centres
4. Promoting sustainable transport
6. Delivering a wide choice of high quality homes
7. Requiring good design

Core Strategy Local Plan 2013 Policies

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods
C4: Old Town Neighbourhood Policy
D1: Sustainable Development
D10a: Design

Eastbourne Borough Plan Saved Policies 2007

HO2: Predominantly Residential Area
HO20: Residential Amenity
UHT1: Design of New Development
UHT4: Visual Amenity

Technical housing standards

Nationally described space standard

Site Description:

The application site stands on the west side of Wessex Place amidst garage blocks. Wessex Place itself is located to the rear of the Old Town (Victoria Drive) neighbourhood shopping area on Victoria Drive. It is accessed from Victoria Drive to the east and Central Avenue to the north.

5 Wessex Place is made up of a large principal building which is part single and part two storey, with a pitched roof and flat roofed dormer extensions. There is a large garage to the rear of the site. The site is bounded by garage blocks to the front and rear (north and south) and is accessed at the side (east) from Wessex Place. To the other side (west), the site shares boundaries with a number of residential properties on The Crescent, nos. 6, 8, 10 and 12. These properties stand at a slightly higher ground level than the application site, giving an appearance of being almost a full storey higher in places. In addition, a high wall separates the application site and the properties on the Crescent.

On the other side of Wessex Place stand the small shopping parade on Victoria Drive. These buildings are mainly three storey (retail below and residential above) and the rear looks out onto the application site. There is a high brick wall separates the road from the rear external areas of these properties.

Relevant Planning History:

020782

Change of use from Class A1 (retail) to Class B1 (offices) for building contractor with ancillary storage, alterations to building fenestration, erection of conservatory, demolition of existing garage and reduction of ground levels to form car parking spaces.

Planning Permission - Approved conditionally, 16/01/2003

040372

Erection of a single storey storage building.

Planning Permission - Refused, 08/09/2004

040373

Erection of single storey and first floor extensions to increase office accommodation.

Planning Permission - Approved conditionally, 08/09/2004

060128

Single storey extension at rear to provide a store.

Planning Permission - Approved conditionally, 24/04/2006

080557

Provision of a first floor flat-roofed side extension to provide additional office space.

Planning Permission - Approved conditionally, 24/09/2008

130664

Demolition of garage on adjacent land and erection of side extension

Planning Permission - Withdrawn

Proposed development:

The applicant seeks permission to partly demolish the existing building and construct three terraced houses each with a parking space and rear gardens.

The scheme has altered slightly during the life of the application. These alterations principally affected the size of the proposed bedrooms and the parking provision.

Demolition

The principal building on the site (currently reportedly hosting offices for a construction company) would be partly demolished, but the footprint would be retained, including the single storey extension close to the boundary shared with no. 10 The Crescent. The large garage to the rear of the site would be demolished to allow for garden space for the three new dwellings.

New dwellings

The existing parking space to the front is to be retained and is to provide parking for three cars as well as a bin store for the three dwellings.

The proposed dwellinghouses will be taller overall, than the maximum height of the existing building by approx. 1.8m. However, the bulk of the existing building is currently approximately 4.6m in height, the proposed overall height is to be approx. 7.4m. The end of the terrace closest to properties on The Crescent has an element of single storey (existing) as well as the two storey. This two storey element is to be perpendicular to the properties at The Crescent.

The terrace is to have a continuous ridgeline with gable ends. The upper floor windows to the front and rear housed in pitched roof dormers and the

porticoes to the front doors will also have pitched roofs. The external finish is to be clad part in render and part in weatherboard and the windows are to be uPVC framed. To the rear, bi-folding doors at ground floor level will give access into the garden.

Unit	No Bed/Persons	Proposed Size	National Space Standards
1	3 bed 4 person	99 Sqm	84 Sqm
2	3 bed 4 person	87 Sqm	84 Sqm
3	3 bed 4 person	90Sqm	84 Sqm

Consultations:

External:

Highways ESCC – Response dated 2nd August 2016:

As there are no highway alterations and it is unlikely that this change of use will involve an intensification of traffic on Wessex Place

Neighbour Representations:

The original scheme has been subject to amendments during the life of the life of the planning application. As such, two public consultations have been undertaken to ensure that the public may comment on amendments.

Two objections have been received from 10 and 12 The Crescent, Eastbourne. The objection from occupier of no. 12 states that it represents occupiers of nos. 6, 8, 10, 12 and 14. Both representations received cover the following points:

- Concerns over traffic using Wessex Place
- Loss of privacy due to windows overlooking existing property
- Parking for three cars is insufficient
- Proposal would devalue nearby properties by at least £10,000
- Side wall of terrace will have an impact on light received into garden of adjoining property
- Side wall of terrace will appear unattractive

Appraisal:

Principle of development:

In principle the change of use of this site to residential - which is located in a mixed use area - is considered compliant with adopted policies and as such is acceptable as long as there would be no significant negative effects on the amenity of nearby or future residents or the established character and appearance of the area.

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

Effect on Light

It is possible that some effect on sunlight received into the ends of the gardens of the properties in The Crescent.

The loss of light is likely only to affect the very ends of gardens serving nos. 10 and 12 The Crescent and is mitigated by the perpendicular angle to which the proposed dwellings will stand. Further to this, the gardens serving these properties are quite extensive and due to the orientation of these plots the light received into well used parts of the gardens is unlikely.

There is currently a high wall along this boundary and the part of the building closest to the adjacent gardens will be single storey and potentially a similar height to this wall. As such, it is not considered that the single storey element would reduce light to adjacent properties.

Privacy/Overlooking

It is considered necessary that Permitted Development Rights regarding the creation of windows and doors should be removed from the end of the terrace facing rear of properties on The Crescent. This would be to ensure that gardens of these properties could not be overlooked directly.

The proposed dwellinghouses are to stand at an angle perpendicular to the houses on The Crescent, with the windows of the upper storey facing directly north and south (front and back). Further to this, the properties on The Crescent stand at a higher ground level to the proposed. There is also some mature vegetation in the rear gardens of these properties – especially nos. 4, 6 and 8, which could potentially be overlooked from the front (although this elevation is some distance from the boundaries of these properties). In assessment of these factors, there is considered less likelihood of overlooking from these new properties.

Proximity to Existing Properties

The proposed two storey element of the scheme is estimated to stand no closer than 17m from the rear wall of the closest adjacent dwelling, no. 8 The Crescent. Windows (at a perpendicular angle to one another) are likely to be no closer than 17.5m from one another. As these windows are not to directly face each other and as they are to be some distance from one another, it is considered that this could not amount to reason to strike them from the scheme or refuse the scheme.

Quality of Accommodation for Future Occupiers

The proposed two storeys for the terrace is considered appropriate and indeed better than single storey in this location, as a single storey property may be dwarfed by the higher surrounding buildings and may give rise to the perception of being hemmed-in by the nearby garages.

The floor space allotted to the dwellings is considered appropriate as it appears compliant with the Nationally Described Space Standards (on the basis of having one double bedroom and two single bedrooms in each property). Bedroom sizes were amended during the life of the application to ensure compliance.

Design issues:

The proposed scheme is considered appropriate in this area. In its obscured location the site has limited effect on the public realm and for this reason, sample of materials will be required before construction begins. However, the scheme picks up on some common attributes of nearby buildings such as the part render and pitched roofs and as such is considered appropriate.

Nevertheless, details pertaining to the bin store, cycle stores (to rear) and the proposed fence will be required to ensure appropriateness.

Impacts on highway network or access:

There are not considered to now be any highway issues attributed to the scheme, as advised by ESCC Highways. Before the amendments, there was a concerns that parking spaces were to be made on the Highway, but this element of the scheme has now been amended.

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 proposed scheme is considered appropriate subject to suitable conditions. The quality of accommodation is considered appropriate and the change of use will not negatively impact the area. As such the scheme is recommended for conditional approval.

Recommendation:

Approve conditionally

Conditions:

Time
Drawings
Rainwater goods to be kept within site
Samples of materials
Details of bin store
Details of cycle storage
Details of fence
No PD to west elevation (doors and windows)
No PD Extensions
No PD Roof extensions dormers

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**.