

<b>App.No:</b> 171038 (PPP)	<b>Decision Due Date:</b> 12 October 2017	<b>Ward:</b> Devonshire
<b>Officer:</b> Chloe Timm	<b>Site visit date:</b> 20 September 2017	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 13 September 2017		
<b>Neighbour Con Expiry:</b> 13 September 2017		
<b>Over 8/13 week reason:</b> N/A		
<b>Location:</b> 112, 114 and 120 Langney Road, Eastbourne		
<b>Proposal:</b> Proposed conversion of 112 & 114 Langney Road from commercial property and 2no. flats to create 1no. 2bed dwelling and 1no. 3bed dwelling and proposed conversion of 120 Langney Road from commercial property and 1no. flat to create 1no. 3bed dwelling.		
<b>Applicant:</b> Mr Paul and Alan Gower		
<b>Recommendation:</b> Approve Conditionally		

### **Executive Summary:**

This application is brought to committee given the applicant is a known employee of Eastbourne Borough Council.

The proposal is seeking consent for the change of use and external works of properties 112 Langney Road, 114 Langney Road and 120 Langney Road from mixed use of retail with residential above to residential dwellings.

The proposed development provides an acceptable form of residential development that would be consistent with the site and surrounding area

Scheme is recommended for approval.

### **Relevant Planning Policies:**

#### National Planning Policy Framework

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
8. Promoting healthy communities
10. Meeting the challenge of climate change, flooding and coastal change

#### Eastbourne Core Strategy Local Plan Policies 2013 B1 Spatial Development Strategy and Distribution

Sustainable Neighbourhood  
C3 Seaside Neighbourhood Policy  
D5 Housing  
Low Value Neighbourhoods  
D10a Design

Eastbourne Borough Plan Saved Policies 2007

HO2 Predominantly Residential Areas  
US5 Tidal Flood Risk  
NE14 Source Protection Zone  
HO20 Residential Amenity  
UHT4 Visual Amenity

**Site Description:**

The application properties comprise of residential maisonette which is located across the first floor level of 112 and 114 Langney Road and part of the ground floor of 114 Langney Road. A commercial unit is at the ground floor level of 112 Langney Road and the remaining ground floor space of 114 Langney Road.

120 Langney Road is also comprised of a residential maisonette at first floor level and part of the ground floor level with the remaining space comprising a commercial unit.

The sites are located on the outskirts of Eastbourne Town Centre in a mixed residential and commercial area. Opposite the sites is Bourne Primary School and the Salvation Army Citadel.

**Relevant Planning History:**

**EB/1993/0562**

Change of use from living accommodation to stock rooms for ground floor retail shop.  
Approved Conditional  
1993-12-21

**EB/1978/0294**

New shop front to no. 112  
Approved Unconditional  
1978-07-04

**010392**

Removal of chimney stack.  
Planning Permission  
Approved unconditionally  
24/09/2001

**160697**

Replacement of wood framed windows with UPVC framed equivalents to front and rear elevations and replacement of rear wooden back door with UPVC door.  
Planning Permission  
Approved conditionally  
18/07/2016

### **Proposed development:**

The proposal is seeking consent for the change of use/convert the properties 112, 114 and 120 Langney Road from mixed use of retail with residential above to 3 self-contained residential dwellings.

#### 112 and 114 Langney Road

112 Langney Road at ground floor level is currently used wholly as retail units whilst at 114 Langney Road it is only the front used as retail. To the rear of 114 Langney Road is residential use with a kitchen and dining room and the stairway leading up to the first floor which stretches across both no. 112 and no.114 to provide a lounge, three bedrooms and a bathroom.

The proposal for no. 112 and no.114 is to divide these back into separate dwellings.

The proposal for no. 112 is for a two storey (two bedroom) dwelling with new bay window to the front, lounge, dining room, WC, and kitchen with door leading to rear garden at ground floor level and two double bedrooms and a bathroom at first floor level.

The area for the proposed dwelling will be approximately 63.70m<sup>2</sup> in total, 35.64m<sup>2</sup> at ground floor and 28.06m<sup>2</sup> at first floor level.

The proposal for no.114 is for a two storey (three bedroom) dwelling with new bay window to the front, lounge, dining room, WC and kitchen with door leading to rear garden at ground floor level and three bedrooms, two double and one single, and a bathroom at first floor level.

The area for the proposed dwelling will be approximately 75.99m<sup>2</sup> in total, 36.26m<sup>2</sup> at ground floor and 39.73m<sup>2</sup> at first floor level.

#### 120 Langney Road

120 Langney Road at ground floor level currently has retail units to the front and to the rear has the kitchen for the residential unit above. The residential unit at first floor currently has lounge, bathroom and two bedrooms.

The proposal for no. 120 is for a two storey (three bedroom) dwelling with lounge, dining room, WC and kitchen with door leading to the rear garden at ground floor level and three bedrooms, two double and one single, bathroom and separate WC at first floor level.

The area for the proposed dwelling will be approximately 123.88m<sup>2</sup> in total, 63.50m<sup>2</sup> at ground floor and 60.38m<sup>2</sup> at first floor level.

Each property will have a small courtyard garden to the rear and a small enclosed front garden with a low level wall with coping stone edges on the top and piers along with metal entrance gates to match the neighbouring properties

### **Consultations:**

#### Internal:

Specialist Advisor (Planning Policy) extract from response:

*In Summary, it is within a predominantly residential area as identified through Policy HO2, as well as being a windfall site which the council rely on as part of its Spatial Development Strategy Policy B1. The site is a brownfield site and Policy B1 explains that residential development will be supported in favour of contribution to Eastbourne's housing provision. The loss of a commercial unit in this location will not be detrimental to the viability and vitality of the surrounding District Shopping Centres and Local shopping Centres in the Seaside Neighbourhood. Therefore, policy would have no objection to this application*

External:

Highways ESCC Support the scheme

*The proposed development seeks approval for the conversion of existing commercial units to increase the number of residential flats on the site from 2 (1 no.2 bed and 1 no.3 bed) to 3 units (1 no.2 bed and 2 no.3 bed). Using the ESCC, Parking Guidelines the A1 use on the ground floor is likely to demand is 2/3 parking spaces. Using the East Sussex parking demand calculator the proposed change of use and increase from 2 to 3 flats (C3 use) with the removal of the commercial use is unlikely to alter this parking demand. Although it is noted no parking is provided for the existing or proposed use given the demand is likely to be comparable a refusal on highway grounds would be difficult to defend as a severe impact would be unlikely to be created and therefore the proposal is in accordance with the transport requirements of the NPPF.*

CIL Consultations – No comment received

Neighbour Representations:

No objections have been raised however comments regarding issues the development may cause to parking in the area have been received.

**Appraisal:**

Principle of development:

There is no objection in principle to the proposed development to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the policies of the Core Strategy 2013, and saved policies of the Borough Plan 2007 and the National Planning Policy Framework (2012).

Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy D10a of the Eastbourne Core Strategy requires new development to make a positive contribution to the townscape and urban heritage.

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

Future occupiers

It is accepted that the proposal would not comply with the Nationally Prescribed Space Standards:-

*The nationally described space standards advise that for a two storey two bedroom, three person property that the minimum space requirement is 70m<sup>2</sup>, for a two storey, three bedroom, four person property the minimum is 84m<sup>2</sup> and for a two storey, three bedroom, five person property the minimum is 93m<sup>2</sup>.*

The proposed development will see the creation of 3 new dwellings that are considered to have an acceptable useable layout that has access to sufficient daylight/ventilation and outside space and as such is considered to provide an acceptable living standard. Given this assessment and that the resultant buildings/dwellings are similar with others in the locality that a refusal based solely on the size of the properties could not be substantiated.

120 Langney Road exceeds the national standards recommended.

#### Adjoining Occupiers

It is considered that the proposed development is to have little or no significant adverse impact on residential amenity. There is not thought to be any additional overlooking or overshadowing to the adjoining occupiers, there are no proposed new window or door apertures other than the replacement of the shop fronts with new bay windows. This is anything will reduce outlook from the properties.

The properties currently in existence are already residential units it is therefore not thought that the new proposals will create any additional noise or nuisance from the occupiers. In total there are currently six bedrooms across the three properties, with the new proposal there will be eight bedrooms across the three properties.

#### Surrounding Area

With regards to the amenity of the surrounding area the alterations visible from street view will be to the front elevations at ground floor level at all three premises. 112 and 14 Langney Road will see new front doorways and new bay windows installed in place of the existing shop fronts. 120 Langney Road will see the removal of the shop front and installation of a bay window, the door way aperture is already in existence.

The proposal has storage to the rear of the properties for refuse bins, recycling bins and cycle storage with the rear of the properties being easily accessible for ease of getting cycles in and out and for when the bins need to be moved for collection.

#### Design Issues

The proposed alterations to the building have been designed to be sympathetic to the design of the original building and are considered appropriate in terms of scale and bulk.

The proposal utilises existing doors and windows where possible and has been designed to be sympathetic to the neighbouring properties in terms of style so that the new dwellings are cohesive with the current street scene. Where possible the materials used in the development will match the existing.

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

The properties are unlisted and they are not in a conservation area.

Impacts on highway network or access:

It is proposed that the change of use from the commercial units to residential will have little impact on the highway network surrounding. Whilst comments have been received with regards to parking it is not thought that the proposal will cause any further issue to the amount cars in the area than that of the existing retail units. Using the ESCC guidelines parking demand is unlikely to change alter with the new residential units installed.

**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 the proposed development will not negatively impact the amenity of future occupiers, the occupiers of surrounding properties or be detrimental to the character and appearance of the area. The Proposal therefore complies with local and national policies.

**Recommendation:**

Approve Conditionally

**Conditions:**

- 1) Time Limit
- 2) Approved Drawings
- 3) Materials

**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**.