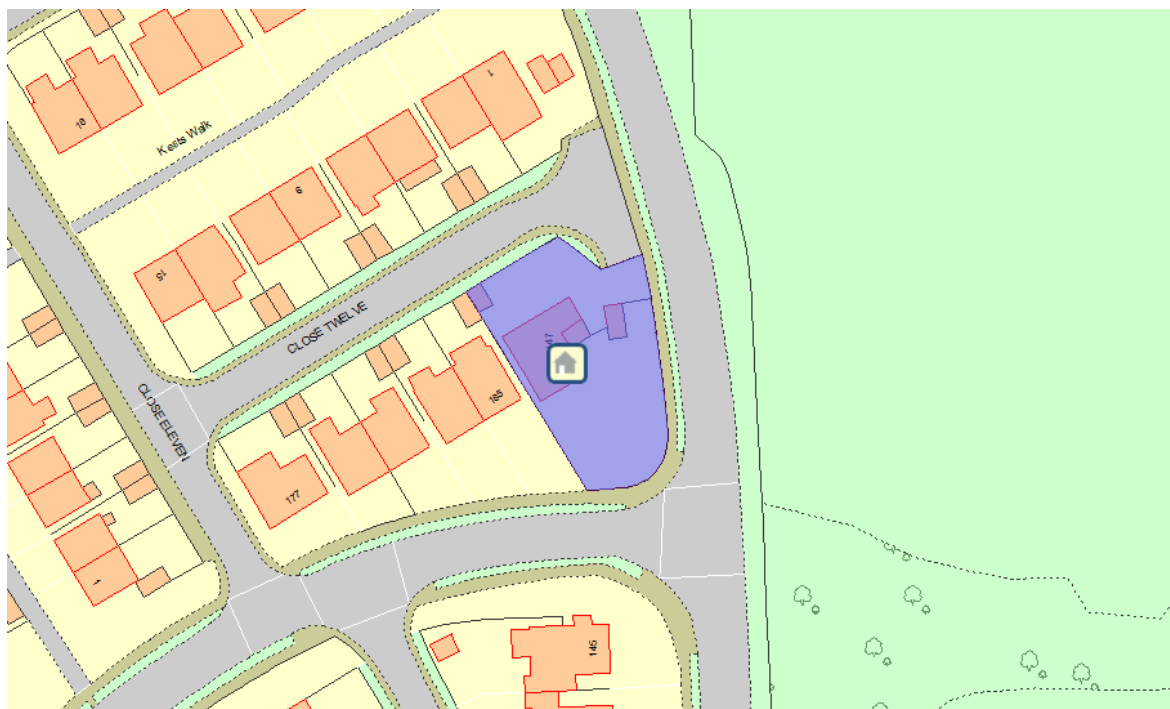


App.No: 180865	Decision Due Date: 26 th October 2018	Ward: St Anthonys
Officer: James Smith	Site visit date: 17 th September 2018	Type: Planning Permission
Site Notice(s) Expiry date: 1 st October 2018		
Neighbour Con Expiry: 1 st October 2018		
Over 8/13 week reason: To allow for the application to be presented at committee.		
Location: 147 Priory Road, Eastbourne		
Proposal : Demolish part of the existing dwelling and garage and erect a new detached bungalow and create an additional 2 off street parking spaces with new vehicular access		
Applicant: Mr P Potter		
Recommendation: Approve Conditionally		

Contact Officer(s): **Name:** James Smith
Post title: Specialist Advisor (Planning)
E-mail: james.smith@lewes-eastbourne.gov.uk
Telephone number: 01323 415026



1 Executive Summary

- 1.1 This application is being presented to committee as it has an officer recommendation for approval and more than 6 letters of objection have been received from members of the public.
- 1.2 The proposed dwelling would be in keeping with neighbouring residential development, would not erode the amenities of neighbouring residents and would provide a good standard of living conditions for future occupants.
- 1.3 The proposed dwelling would not result in any adverse impact upon highway safety.
- 1.3 The proposed dwelling incorporates suitable flood mitigation measures that would prevent future occupants from being subjected to unacceptable risk of flooding.

2 Relevant Planning Policies

2.1 Revised National Planning Policy Framework 2018

2: Achieving sustainable development
4: Decision Making
5: Delivering a sufficient supply of homes
9: Promoting sustainable transport
11: Making effective use of land
12: Achieving well designed places
14: Meeting the challenge of climate change, flooding and coastal change

2.2 Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution Sustainable Centre
B2: Sustainable Neighbourhood
C8: Langney Neighbourhood
D5: Housing
D10a: Design

2.3 Eastbourne Borough Plan Policies 2007

UHT1: Design of New Development
UHT2: Height of Buildings
UHT4: Visual Amenity
HO20: Residential Amenity
TR11: Transport & Parking
US4: Flood Protection and Surface Water Disposal

3 Site Description

- 3.1 The site is occupied by a detached L-shaped bungalow dwelling which has red/yellow brick elevation walls and a tiled, gable ended roof. A single-storey lean-to extension has been added to the front and side of the building and a

further flat roof extension has been added to the rear of this. There is also a detached flat roof garage to the side of the dwelling which is accessed from the rear of the site via Close Twelve.

- 3.2 The site occupies a corner plot on a residential road, the frontage facing on to Wordsworth Drive with the side elevation running parallel to Priory Road. The site frontage is open plan, in common with the majority of neighbouring development. The site backs on to Close Twelve which is a cul-de-sac which provides rear vehicular access to the site and other neighbouring dwellings.

4 Relevant Planning History

- 4.1 EB/1972/0999
Erection of a detached bungalow in lieu of a pair of semi-detached bungalows previously approved.
Approved Conditionally
1973-01-25

5 Proposed development

- 5.1 The proposed development involves the demolition of the single-storey extensions to the existing dwelling, as well as the detached garage, and replacement with a new detached two-bedroom bungalow dwelling.
- 5.2 A new dropped kerb crossover would be formed to the rear of the site to provide access to 2 x hard surfaced car parking spaces which would serve the existing dwelling. The existing crossover which serves the detached garage to the rear of the site would be utilised to provide access to a further 2 x hard surfaced car parking spaces which would serve the proposed dwelling.

6 Consultations

- 6.1 Specialist Advisor (Planning Policy)
- 6.1.1 The Core Strategy policy B1 identifies Langney as a sustainable neighbourhood and it states that higher residential densities will be supported in these areas. The site is located within a predominantly residential area as defined by Eastbourne Borough Plan Policy HO2. The National Planning Policy Framework supports sustainable development and planning permission should be granted to meet local and national housing needs. This site would be considered a windfall site as it has not previously been identified in the Council's Strategic Housing Land Availability Assessment (SHLAA). This application will result in a net gain of 1 dwelling and the Council relies on windfall sites as part of its Spatial Development Strategy Policy B1.
- 6.1.2 The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing. As of 1st April 2018, Eastbourne is only able to demonstrate a 3.26 year supply of housing land meaning that Eastbourne cannot demonstrate a five-year housing land supply. The NPPF would view this application with a 'presumption in favour of sustainable development'.

6.1.3 The size of the proposed bedrooms is above the standard specified within the 'Technical Space Standards – nationally described space standard.'

6.1.4 The application is supported by policy.

6.2 Environment Agency

6.2.1 We consider that planning permission could be granted to the proposed development, as submitted, if a condition is attached to ensure development is carried out in accordance with the submitted Flood Risk Assessment (FRA). Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

7 **Neighbour Representations**

7.1 Letters raising objections to the development have been received from 7 individual addresses. A summary of the objections raised is included below:-

7.2 Letters raising objections to the development have been received from 7 individual addresses. A summary of the objections raised is included below:-

- Overdevelopment of the site, too much is crammed in;
- Would restrict visibility at the exit of Wordsworth Drive on to Priory Road where there is already visibility issues;
- The service road to the rear of the property is not suitable for more vehicles;

8 **Appraisal**

8.1 Principle of development:

8.1.1 Para. 11 of the revised NPPF (2018) states that decision taking should be based on the approval of development plan proposals that accord with an up-to-date development plan without delay.

8.1.2 Where the policies that are most important for determining the application are out of date, which includes, for applications involving the provision of housing, situations where the local authority cannot demonstrate a five year supply of deliverable housing sites, permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the Policies in the NPPF as a whole.

8.1.3 The site is located within the built-up area, where the principle of development is acceptable. The site also falls within an area identified as predominantly residential within the Eastbourne Borough Plan. Infill development of sites in predominantly residential areas is encouraged by Policy HO2 of the Borough Plan.

8.1.4 Para. 122 of the NPPF states that planning decisions should support development that makes efficient use of land. This is caveated by section (d) of

the paragraph which instructs decision to take into account 'the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change;

- 8.1.5 Para. 127 refers to potential impacts on character and remarks that development should be 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'
- 8.1.6 The principle of the development is therefore considered to be acceptable, subject to accordance with relevant planning policies.
- 8.2 Impact of proposed development on amenity of adjoining occupiers and surrounding area :
 - 8.2.1 The proposed dwelling would be positioned on a corner plot, in general alignment with the existing dwelling at 147 Priory Road. Due to the orientation of the dwelling and the siting of the plot, the front elevation would face out towards Priory Road, as would the eastern (side) elevation, whilst the rear elevation would face back on to the service road (Close Twelve). As such, the proposed bungalow dwelling would have a similar relationship with neighbouring dwellings as does existing residential development in the locality.
 - 8.2.2 The single-storey height of the proposed dwelling combined with the degree of separation from neighbouring dwellings to the front and rear, and the alignment with front and rear elevations of neighbouring dwellings to the side would prevent the proposed dwelling from appearing overbearing or causing undue levels of overshadowing.
 - 8.2.3 All windows would be at ground floor level. Any views from the side and rear facing windows would be interrupted by site boundary treatment in the form of 1.8 metre high timber fencing. Front facing windows would look out towards the road. In any case, the nearest residential property that would be within view of primary habitable room windows serving the proposed dwelling is 1 Keats Walk, which is located approximately 26 metres to the north-west.
 - 8.2.4 The use of the proposed building as a two bedroom dwelling is considered to be fully compatible with surrounding residential uses, being of a similar size to nearby dwellings.
 - 8.2.5 The proposed dwelling provides a Gross Internal Area (GIA) of 85.9 m², which comfortably exceeds the minimum GIA of 70 m² prescribed for a single storey 2 bedroom dwelling within the Technical Space Standards – nationally described space standard document.
 - 8.2.6 The proposed dwelling would be well served by windows on all aspects of the building, providing good levels of natural light permeation and natural ventilation. The future occupants would have access to garden space of comparable size to neighbouring residential properties, as would the occupant of the existing dwelling following the partitioning of the site.

8.2.7 It is therefore considered that the amenities of neighbouring residents would be preserved whilst the amenities enjoyed by future occupants would be of a good standard.

8.3 Design and impact on character of surrounding area :

8.3.1 The proposal involves partitioning the existing site, which is currently occupied by one dwelling, in order to annex the plot for the proposed development. It is noted that the original residential development of the area included the siting of two dwellings within this space, but that this was amended at a later date under application EB/1972/0999. The redevelopment of the site, accounting for the presence of two dwellings, would result in a residential density of approximately 27 dwellings per hectare, which remains lower than the prevailing density within the surrounding area which is approximately 38 dwellings per hectare. It is considered that this demonstrates that the site has the capacity for an intensification of development.

8.3.2 The front and rear elevations of the proposed dwelling would be in broad alignment with the row of dwellings consisting of 177 – 185 Wordsworth Drive and 147 Priory Road. The open plan nature of the front garden area would also be maintained. As such, the spatial characteristics of the surrounding area would not be compromised by the proposed development.

8.3.3 The proposed dwelling would be marginally higher at ridge height than the neighbouring property but not to the extent that it would appear overly dominant and incongruous within the street scene. This is a necessary design feature due to the requirement for raised floor levels as a flood mitigation measure. These requirements would apply to any new building work within Flood Zone 3. The overall design, being that of an L-shaped bungalow dwelling, would be consistent with the character and appearance of neighbouring dwellings. Furthermore, the proposed dwelling would replace an assortment of extensions and a detached garage associated with the existing dwelling and would therefore result in a less cluttered appearance to the site, improving the character and appearance of the surrounding area.

8.3.4 The proposed development would not result in the loss of any valuable landscape features and would maintain the open plan nature of the surrounding area.

8.4 Impacts on highway network and access:

8.4.1 The proposed development would include two off-street car parking spaces retained for the occupants of the existing dwelling and a further two provided for the occupants of the proposed dwelling. The parking spaces for the existing dwelling would be accessed via a new dropped kerb crossover whilst the existing dropped kerb crossover serving the garage currently occupying the site would be utilised for the other spaces. The level of car parking provided for the both properties accords with ESCC Highways Standing Advice. As such, it is not considered that the proposed development would result in an increase in on street parking stress on the surrounding highway network.

- 8.4.2 A number of letters of objection have been received which have raised concerns that the proposed dwelling would obstruct views of the highway for motorists turning out of Wordsworth Drive onto Priory Road and vice versa. It is noted that there is already a single-storey garage in a position closer to the road than the proposed dwelling. Furthermore, measurements taken from the junction in question show visibility splays well in excess of the required distance of 43 metres for a 30 mph limit road, would be maintained following the development and, as such, it is not considered that the proposed works would result in an unacceptable risk to highway safety.

9 Human Rights Implications

- 9.1 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.

10 Recommendation.

- 10.1 Approve subject to the following conditions.
- 10.2 The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 10.3 The development hereby permitted shall be carried out in accordance with the following approved drawings:-

25840-01;
25840 11;
25840 14;
25840 16;
25840 17;

Flood Risk Assessment Ref: 06696-jmla-TP-00-RP-D-2110-S4-P02

Reason: For the avoidance of doubt and in the interests of proper planning.

- 10.4 The development hereby permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (28 August 2018) and the following mitigation measures detailed within the FRA:
1. Finished floor levels are to be set no lower than 3.5m AOD as stated in para. 7.6 of the FRA;
 2. A site-specific Flood Emergency Evacuation Plan is implemented as part of the development, as stated in para. 7.6. This is because occupants have no access to safe refuge, thus require identification and provision of

- safe route(s) into and out of the site to an appropriate safe haven;
3. Site owners/occupiers sign up to the Environment Agency's Flood Warning Service as detailed in para. 7.6 of the FRA, in order for them to have sufficient time to evacuate the site in advance should it be required.
 4. Appropriate flood resistance and resilience measures are to be incorporated within the development, as detailed in para. 7.6, to help prevent flood water entering the property and limit the damage caused to the structure and fittings;

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: In line with Section 9 of the Planning Practice Guidance of the National planning Policy Framework (NPPF) for Flood Risk and Coastal Change to ensure safe access and egress from and to the site and reduce the risk of flooding to, and ensure the safety of, the proposed development and future occupants.

- 10.5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extension, enlargement or other alteration of the dwellinghouse other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of future occupants due to loss of garden space and for this reason would wish to control any future development to comply with policy HO20 of the Eastbourne Borough Plan

- 10.6 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing dwelling at 147 Priory Road.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

- 10.7 The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plan 25840 11 to allow for 2 cars to be parked on each site. Thereafter, the parking and turning spaces shall be maintained in place throughout the lifetime of the development.

Reason: To enable vehicles to enter and leave the site in a forward gear in the interest of highway safety.

- 10.8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no hardstanding or and/or car parking spaces shall be formed to the front of the dwelling, nor shall any

vehicular access be provided from Priory Road or Wordsworth Drive.

Reason: In the interests of road safety and in order to preserve the character and appearance of the street scene.

- 10.9 The hard standing areas hereby approved shall be surfaced in porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard standing to a permeable or porous area or suitable soakaway within the curtilage of the property.

Reason: To prevent the discharge of surface water on to the highway and neighbouring properties.

- 10.10 Prior to occupation of the approved dwelling, full details of both hard and soft landscape proposals have been submitted to and approved by the Local Planning Authority. These details shall include, as appropriate:

- (i) proposed finished levels or contours;
- (ii) site boundary treatment;
- (iii) car parking layouts;
- (iv) hard surfacing materials;
- (v) soft landscaping plans;
- (vi) written specifications (including cultivation and other operations associated with plant and grass establishment);
- (vii) schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- (viii) implementation timetables.

All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

- 10.11 **Informative:**

- 10.12 The applicant will be required to enter into a Section 184 Licence with East Sussex Highways for the provision of a new vehicular access. The applicant is requested to contact East Sussex Highways (0345 60 80 193) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the licence being in place.

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.