

Application No: 130500 (FP)	Decision Due Date: 21.09.2013	Ward: Old Town
Officer: Mehdi Rezaie	Site visit date: 11.09.2013	Type: Minor Dwelling
Site Notice(s) Expiry date: 22.08.2013		
Neigh. Con Expiry: 22.08.2013		
Weekly list Expiry: 22.08.2013		
Press Notice(s): N/A		
Over 8/13 week reason: To be heard at Planning Committee at first opportunity.		
Location: Land to the rear of 34 Dillingburgh Road, Eastbourne, BN20 8LU.		
Proposal: Erection of two-storey detached dwellinghouse with garage, crossover and dropped curb.		
Applicant: Mr. A. Bennett.		
Recommendation: Approve, subject to conditions.		

Planning Status:

- Predominantly Residential Area.

Relevant Planning Policies:

Core Strategy 2013 Policies

B2 Creating Sustainable Neighbourhoods
C4 Old Town Neighbourhood Policy
D1 Sustainable Development
D10A Design

Eastbourne Borough Plan Saved Policies

H020 Residential Amenity
H02 Predominantly Residential Areas
H06 Infill Development
H07 Redevelopment
NE4 Sustainable Drainage Systems
NE7 Waste Minimisation Measures in Residential Areas
TR11 Car Parking
UHT1 Design of New Development
UHT2 Height of Buildings
UHT4 Visual Amenity

UHT6 Tree Planting
UHT7 Landscaping
UHT8 Protection of Amenity Space

National Planning Policy Framework 2012

Supplementary Planning Guidance; Sustainable Building Design 2013

Site Description:

The application site is a rectangular plot of land to the rear of 34 Dillingburgh Road which covers a total area amounting to 230m². In terms of local context, the application site relates to a property on Dillingburgh Road which intersects onto Dacre Road, both roads lead onto Victoria Drive or Longland Road which interconnect with East Deans Road (A259), an area that falls within the district ward boundary of Old Town.

In terms of immediate context, the application site falls within a predominantly residential area. The site and its surroundings are made up of detached and semi-detached dwellinghouses with purpose built extensions, between two and three storeys in height, of varying architectural form and style.

Relevant Planning History:

Application for Full Planning Permission (EB/1988/0447) for a detached bungalow with garage on land within the curtilage of the applicant's site, application refused on 17.08.1988.

Application for Full Planning Permission (EB/2003/0515) to erect a part two-storey, part single storey split level two bedroom dwelling with integral garage, planning application was refused on 09.10.2003.

Application for Full Planning Permission (EB/2007/0522) for the erection of a single storey extension at the side to form one self-contained flat, application refused on 03.10.2007.

Proposed development:

The applicant seeks planning permission to erect a two-storey, detached dwellinghouse onto the rear garden of 34 Dillingburgh Road. The proposed scheme is of a pitched roofed design, which includes a single storey pitched roof garage to the eastern side, an area for dropped curb with a new vehicular crossover to form a separate access and entrance that fronts onto Dacre Road.

Applicant's Points:

The applicant has submitted the following documents with this submission:

- Tree Survey;
- Parking Statement;
- Economic Statement;
- Lighting Assessment;
- Flood Risk Assessment;
- Design and Access Statement.

- Affordable Housing Statement;
- Daylight/Sunlight Assessment;

Consultations:

- Neighbour notification letters were sent out on 01.08.2013 to 65 nearby and neighbouring properties, period for public consultation expired on 22.08.2013.
- A site notification was placed nearby; this 'Notice of Application for Planning Permission' was carried out on 01.08.2013, which expired on 22.08.2013.

Pre-Application Advice:

- Prior advice has been sought from Mr. M. Rezaie (Senior Planning officer at Eastbourne Borough Council) on 04.06.2013. Details of the pre-application advice received from Mr. Rezaie include:

"Request to maintain building lines, building heights, roofshape and roofscape with nearby and adjoining buildings".

- Pre application advice obtained from Email received from Mr. C. John (Highways Officer at East Sussex County Council) on 11.06.2013, stating:

"No objections raised on highway grounds, the width of the proposed garage area needs to be enlarged, otherwise the proposal satisfies requirements".

Neighbour Representations:

9 objections received, comments taken into consideration based on material planning grounds include: over development, impact on the character and appearance of the area, impact on highway safety, parking and traffic, loss of light/overshadowing, loss of privacy/overlooking, loss of tree's.

Reference made by neighbours to potential issues surrounding the following shall not be taken into consideration, as they are not material planning considerations: increase in noise and disturbance, previously refused schemes and decrease in property values.

Statutory Consultee Responses:

- Internal memo received from Mr. Lee Michael (Specialist Advisor – Arboriculture at Eastbourne Borough Council) on 05.09.2013 stating:

"The two Elms provide some visual amenity to the area but are not of sufficient merit to constrain the development and do not meet the criteria for the application of Tree Preservation Order.

The applicant has also submitted an indicative planting plan which shows space to plant trees between the new dwelling and the existing 34 Dillingburgh Road.

Should this application be approved it will lead to the loss of two semi mature Elms within the development site. The loss of these trees could be negated with an acceptable tree planting scheme within the development".

- Email received from Mr. Mark Western (Senior Transport Development Control Officer at East Sussex County Council) on 13.09.2013, stating:

"I've had a look at this and don't have any real concerns. The garage and parking space in front are large enough to accommodate vehicles and an additional access onto Dacre Road in this location is acceptable.

One issue which will need to be addressed by condition is cycle parking. Although it is shown within the garage on the submitted plan, the garage itself is not considered to be large enough to accommodate cycle storage as well. Internal dimensional of 7m x 3m are necessary to include cycles. Separate long term storage will be required in accordance with ESCC, Parking Guidelines which is one long term (covered and secure) space.

The only other thing to mention is the construction of the vehicle crossover which will need to be licensed by ESCC, should planning consent be granted. I would therefore request any consent includes the following attached condition and informative".

- Internal memo received from Mr. Craig Steenhoff (Senior Planning and Policy Officer at Eastbourne Borough Council) on 16.09.2013 stating:

"The development proposes a net gain in residential dwellings of 1 unit, therefore in line with Policy D5: Housing of the Core Strategy Local Plan the development is expected to make a contribution towards affordable housing. The applicant has met with a specialist advisor and housing officer to discuss the required contribution and has agreed to pay the commuted sum payment through a unilateral agreement. The application is therefore supported in principle subject to other planning considerations to be considered by the case officer".

Appraisal:

Amount, Scale, Building Height

The proposed dwellinghouse covers an area of the site no greater than 53.5m² with the garage amounting to 22.6m², and private amenity space amounting to approximately 125m². It has therefore been considered that the proposal given the size of the plot provides more than adequate amenity space and therefore the scheme falls in keeping with saved 'Policy H020' on 'Residential Amenity' and saved 'Policy UHT8' on the 'Protection of Amenity Space' from the 'Eastbourne Borough Plan 2007'.

The scale of the proposed dwellinghouse has been designed to respect and reflect properties nearby, a building depth of 6.4m and width of 8.7m provides a modestly scaled dwelling suited to its surroundings, by no means an overdevelopment of the site as determined from the 'two-third one-third rule' to which the scheme suffices. It has therefore been demonstrated that the proposed development is appropriate in its form, bulk and mass, in keeping with saved 'Policy UHT1' (b) on 'Design of New Development' from the Adopted 'Eastbourne Borough Plan 2007'.

The proposed scheme portrays a roof height to be comparable with nearby properties, a roof ridge no greater than 7.2m and with its eaves height finishing in at 4.8m, all demonstrate a high degree of consistency by preserving existing measured heights. The proposed scheme adheres to saved 'Policy UHT2' on '*Height of Buildings*' from the Adopted '*Eastbourne Borough Plan 2007*'.

The proposed dwellinghouse is considered modestly scaled and appropriate to its setting with no disruption on the amenities of neighbouring properties, there are no overriding concerns of overshadowing or overbearing as the scheme complies with saved 'Policy H020' (a, b, c, d) on '*Residential Amenity*' from the Adopted '*Eastbourne Borough Plan 2007*'.

Character, Appearance, Materials

The general pattern and form of development falls in line with other dwellings seen throughout the streetscene. The proposed scheme shall in no way set precedent, as similar types of development which back onto the rear gardens of adjoining dwellings presently coexist, to name a few: 23, 29, 30, 31, 36 Darce Road; 34 Broomfield Street (Road parallel). Within the primarily residential areas planning permission will be granted for infill residential development, where it can be satisfactorily demonstrated that the development of other adjacent sites would not be unreasonably prejudiced by the proposal, therefore the proposed scheme satisfies saved 'Policy H06' on '*Infill Development*' and saved 'Policy H07' on '*Redevelopment*' from the Adopted '*Eastbourne Borough Plan 2007*'.

Given the mixed array of architectural styles found throughout the area, dwellings with varying roofshapes, roofscapes, detailing and finishing, there is no particular 'one fits all' style of development as properties do not fall 'uniform' to one another. Notwithstanding this, the applicant has demonstrated a link by continuing the pattern of existing roofshapes with its pitched roof design. Furthermore, there are no overriding concerns of overshadowing, overbearing or overlooking; all windows have been fenestrated in line to one another which add further depth and character to the building, and at first floor level to the rear elevation both windows proposed will serve bathrooms and therefore will be restricted to obscure glazing to minimise overlooking issues. It has therefore been considered that the general design principles fall sympathetic to the surrounding area, in keeping with saved 'Policy UHT1' (a) on '*Design of New Development*'; saved 'Policy UHT4' (c) on '*Visual Amenity*' from the Adopted '*Eastbourne Borough Plan 2007*'.

The description of the proposed materials and finishes have been specified to include: walls 'facing brickwork'; roof 'plain tiles with colour to be approved'; windows and doors 'UPVC white'; boundary treatments 'brick walls and timber fence'; vehicular and hardstandings area 'brick paviors'. The proposed scheme therefore conforms to saved 'Policy UHT1' (b) on '*Design of New Development*' and with saved 'Policy UHT4' (c) on '*Visual Amenity*' from the Adopted '*Eastbourne Borough Plan 2007*'. The proposed scheme further adheres to 'Policy D1' on '*Sustainable Design*' from the '*Eastbourne Core Strategy Local Plan 2013*' and in line with design principles from '*Eastbourne Borough Councils Supplementary Planning Document 2013*' on '*Sustainable Building Design*'.

In line with the recommendations made by the Councils arboriculture officer, to safeguard the visual amenity of the area, it has been suggested a landscaping plan be submitted to and approved to create minimal disruption of the streetscene through the loss of the trees on the side elevation. A condition will have to be placed to this effect on the application. In keeping with the above recommendation and requirement, the proposed scheme shall fall in accordance with saved 'Policy UHT6' on 'Tree Planting'; saved 'Policy UHT7' on 'Landscaping' from the Adopted 'Eastbourne Borough Plan 2007'.

Access, Movement, Parking,

Inclusive access to the rear garden of the proposed dwellinghouse would fall from its front elevation (east facing) fronting onto Dacre Road. Evidently present is the space around the building, indicative of its free flowing layout is 'ease of movement'. The proposed scheme therefore satisfies the essential requirements found in layout of design in accordance with 'Policy D1' on 'Sustainable Development' from the 'Eastbourne Core Strategy Local Plan 2013'.

Vehicular access to and from the site shall run off Dacre Road, the newly proposed dropped curb with crossover have been carefully assessed by the Highways Agency and based on their recommendations, there is no cause for concern on visibility spays or hazard to public safety. The site falls capable of accommodating two vehicles on site with the provision for on-street parking, upon satisfying the conditions placed by the Local Highways Manager, the proposed scheme with its parking arrangement falls in accordance with saved 'Policy TR11' on 'Car Parking' from the Adopted 'Eastbourne Borough Plan 2007'.

Material Planning Considerations

S106 Contributions - The applicant has completed their Unilateral Agreement for S106 contributions in relation to an affordable housing contribution to the satisfaction of the Councils Housing and Policy teams.

Landscaping - Additionally, the Councils Arboriculture Officer has stated '*The trees in the rear of 34 Dillingburgh Road are not worthy of a tree preservation order and would be classed as category C trees which should not be considered a constraint to development, I think the applicant should be looking at a landscaping plan to offset the loss of these trees should an application be successful*'. In keeping with their recommendations, the proposed scheme shall fall in accordance with saved 'Policy UHT6' on 'Tree Planting' from the Adopted 'Eastbourne Borough Plan 2007'.

Infrastructure - The proposed scheme has failed to demonstrate its proposed drainage arrangements. A condition will have to be attached to this consent so that further details for the drainage points, rainwater collection methods, guttering and downpipes to be provided to the Council and approved in writing prior the commencement of development. As it stands, the proposed scheme fails to address saved 'Policy US4' on 'Flood Protection and Surface Water Disposal' and saved 'Policy NE4' on 'Sustainable Drainage Systems' from the Adopted 'Eastbourne Borough Plan 2007'.

Human Rights Implications:

It is considered that there are no adverse Human Rights implications.

Conclusion:

The proposed dwellinghouse with its area of hardstanding and vehicular crossover is considered acceptable on its planning merits, as it would be compatible with the pattern of development seen throughout the area. The proposed scheme falls in accordance with the Eastbourne Core Strategy Local Plan (2012); saved policies from the Eastbourne Borough Plan (2007) and the National Planning Policy Framework (2012). Having regard to the material considerations and all other matters raised, the Local Planning Authority considers that the balance of considerations therefore weigh in favour of granting planning permission, subject to conditions.

Recommend: Permission be granted approval subject to the following conditions:

- 1) Timescale
- 2) Compliance with Submitted Drawings
- 3) Compliance with Material Specification/Submission of details
- 4) Submission of Drainage Details
- 5) Cycle Parking
- 6) Highways - Vehicular Access and Crossover
- 7) Highways earthworks washing equipment
- 8) Construction hours Standard
- 9) Arboricultural – Landscape Design

Summary of recommendations:

The proposed development is considered acceptable for the following reasons:

The proposed scheme by virtue of its design, siting, scale, use of materials would not detract the visual amenity of the area or fall detrimental to the amenities of nearby or adjoining properties. Subject to conditions, the proposal accords with Eastbourne Borough Local Plan 2007, Eastbourne Core Strategy Local Plan (2007-2027) and the National Planning Policy Framework (2012). It is therefore recommended that this application be put for approval.