

<b>App.No:</b> 130516 (PPP)	<b>Decision Due Date:</b> 27 September 2013	<b>Ward:</b> Devonshire
<b>Officer:</b> Katherine Gardner	<b>Site visit date:</b> 27 August 2013	<b>Type:</b> Planning Permission
<b>Site Notice(s) Expiry date:</b> 3 September 2013		
<b>Neigh. Con Expiry:</b> 3 September 2013		
<b>Weekly list Expiry:</b> 3 September 2013		
<b>Press Notice(s):</b> N/A		
<b>Over 8/13 week reason:</b> To Planning Committee at earliest opportunity.		
<b>Location:</b> 42 Wannock Road, Eastbourne.		
<b>Proposal:</b> Proposed Conversion and Extension of an Existing Single Storey Storage Building into a 1 Bedroom, 2 Storey Dwellinghouse.		
<b>Applicant:</b> Mr R. Mitchell		
<b>Recommendation:</b> Approved conditionally		

**Planning Status:**

Primarily Residential Area  
Close Proximity to Sub-station  
Currently storage - conversion to residential

**Constraints:**

Archaeological Notification Area  
Aquifer  
Flood Zone 2

Convenants

Gilbert Estate

**Eastbourne Core Strategy Policies:**

B1 Spatial Development Strategy and Distribution  
B2 Creating Sustainable Neighbourhoods  
C3 Seaside Neighbourhood Policy  
D1 Sustainable Development  
D5 Housing Low Value Neighbourhoods  
D10A Design

**Borough Plan Saved Policies:**

US5 Tidal Flood Risk

HO2 Predominantly Residential Areas  
NE4: Sustainable Drainage Systems  
NE6: Recycling Facilities  
NE7: Waste Minimisation Measures in Residential Areas  
NE14: Source Protection Zone  
UHT1: Design of New Development  
UHT2: Height of Buildings  
UHT4: Visual Amenity  
UHT7: Landscaping  
HO1: Residential Development Within the Existing Built-up Area  
HO2: Predominantly Residential Areas  
HO6: Infill Development  
HO7: Redevelopment  
HO9: Conversions and Change of Use  
HO20: Residential Amenity  
TR11: Car Parking

National Planning Policy Framework 2012

**Site Description:**

The application site is a garage/storage area at the far end of a residential road which has a private access at the end to Sovereign Court. The properties are terraced and the store is currently single storey attached to a row of 2 storey residential properties. There are flats located on the other side of the site which are separated by a parking area for the flats and a small alleyway with access to an electrical substation at the rear of the property.

The site is currently unused, except for storage, and is run down. It backs onto the rear of properties in Sidley Road and there is a small alleyway separating the gardens of the properties. There is a necessity for on-street parking in this street. It is within the low value housing, Seaside Neighbourhood and close to the Seaside District Shopping Area.

The terraces within the area are all of a similar design. The storage area has driveway access at the moment with a ramped curb. There are already toilet facilities on the ground floor to the rear of the property which are outside in the existing courtyard. The site shares a party wall at ground floor level with number 40.

**Relevant Planning History:**

No relevant planning history.

**Proposed development:**

The applicant proposes the conversion of the single storey storage building, along with a second storey extension to form a 1 bedroom dwellinghouse.

Firstly, there will be a change of use of the site from B8 (Storage) to C3 (Dwellinghouses).

In relation to the proposed extension, the second storey will not extend beyond the roofline of the existing terraces. The conversion is to a terraced dwelling, the ground floor is currently terraced to number 40 and the development requires a second storey to be built and attached to this adjoining neighbour.

The first floor extension will be in line with the roof line of the existing terraces and form a two storey terrace with number 40. It will be a gable roof in line with the existing terraces. There is one skylight proposed on the rear pitch, and 2 second storey windows on the front elevation and one second storey window on the rear elevations.

The lower extension on the left will reach 6.2m in height to form a smaller gable roof for internal staircase space with a skylight on the front pitch of the roof.

The ground floor front elevation will house a full length glazed area where the front entrance is and where the left hand double garage doors currently sit, a small window as existing, but in line with the other fenestration and a bay window to match those existing on the other terraces, nearest to number 40 on the front elevation. There are 2 high level windows on the side elevations, measuring 1.17m width by 0.46m height. There are no windows or access proposed on the ground floor rear elevation. The current rear courtyard will be enclosed to form a utility area and toilet which already exists at the site.

The back of the property which houses the utility and downstairs toilet are ground floor only with a flat roof and skylight window. The ground floor extension will be constructed using the existing brick and render will be used on the first floor elevations. The roof tiling will be interlocking to match that on number 40 Wannock Road.

The applicant proposes a small front garden area with soft landscaping, bounded by a 750mm high brick wall and piers to match the adjacent terrace. There is provision for a refuse bin and bike store at the front of the property which is nearest the alleyway to the left of the site and enclosed by a 1600mm high brick wall at the front.

The 2 redundant crossovers will be removed and the pavement and curb reinstated to form an extra 2 parking spaces.

### **Consultations:**

#### Internal:

Cleansing Contracts Manager – no objections

#### External:

Southern Water – no objections

Fire Brigade – no objections

Seaboard Energy – no objections

Building Control Manager – no objections

Environment Agency – recommendation by condition

County Archaeologist – no objections

Local Highway Manager – recommendation by condition  
South East Water – no objections  
Southern Gas Networks – no objections

Neighbour Representations:

2 Objections have been received and cover the following points:

Appearance

Front access and layout

Rear access and bins

Gardens and recreational use

Parking

Rear elevation and change of use

Loss of light/privacy

Drainage/flooding

**Appraisal:**

Following delegation and escalation to committee, the applicant has provided amended plans to address some of the objections received.

By virtue of the size, layout and materials proposed for this development, it harmonises with local character and makes effective use of a currently disused storage area.

The conversion is acceptable as the premises is currently a redundant storage facility. It will form a terrace to number 40, as are the majority of existing properties in this road, and the amenity of adjoining residents has been considered. It is believed that due to the modest size of the development and its location and layout, there are no adverse effects on neighbouring residents. Although the site is small, the proposal still provides an adequate level of accommodation. There is only one door for access in and out of the property as there is no back garden, however the Building Control Manager has been informed and raised no objections.

The development is within the existing built up area and therefore is situated in an appropriate location and within a Predominantly Residential Area. It achieves change to residential use through infill development and redevelopment of a redundant site which is in line with policy HO2 of the Eastbourne Borough Plan. Furthermore, HO6, Infill Development, ensures that development does not prejudice adjacent sites and it is well designed in terms of scale, siting and materials and enhances the locality. The full terrace has been designed in with the existing character of the neighbourhood but there is a modern element to the proposal, which the applicant wished to keep, and is accepted as it is at the end of the terrace and next door is Sovereign Court which is a modern development and not in keeping with the terraces, therefore the addition of a small modern half terrace does not detract from character of the area.

Due to the development providing only one, 1 bedroom property, issues surrounding sustainable neighbourhoods are minimal but have been taken into account. It has already been discussed that transport links are good and it is already an established neighbourhood area, close to a District Shopping Centre.

The development is considered sustainable development in that it enhances the built environment, conserves resources by efficiently using the available space and demonstrating sustainable construction and waste minimisation measures. As discussed transport links are good and improving the site in this way may also prevent crime as it will be a used, inhabited site.

The applicant has provided an Affordable Housing Statement and has been instructed to complete a Unilateral Undertaking for the relevant contribution to size of development, thereby adhering to the Core Strategy Policy on Housing.

The height of the proposed building does not exceed that of number 40 and there is no significant effect to the skyline as the buildings surrounding the site are as tall, if not taller than the proposal and the site is adjacent to properties in Sidley Road so there are no distinctive skylines or long distant views effected.

The enclosing of the rear courtyard to form a utility area and indoor toilet facilities will increase the privacy of the neighbours at number 40 as the facilities will be internal and no longer part joining the rear garden of number 40. The roof on this area of the extension is flat and no more intrusive than the structure already there. There is an evident change of use for this back area but activities will be internal and there are no windows on the ground floor rear elevation to effect privacy.

The second storey extension is small and only reaches the height of the current terraces over half of the site. The second storey does not protrude over any of the existing elevations and the first floor rear extension does not extend above the existing roof of the toilet facilities and is flat roofed so effect on overshadowing is minimal. Loss of privacy is not increased as there are no ground floor windows on the rear elevation, the windows proposed on the front and rear do not cause any more privacy issues than the windows of existing terraces and therefore this can not be considered a significant issue. There will be a condition stating that the side elevation windows need to be obscured glazing and non-opening.

The development does not cause an unacceptable loss of outlook. It is part 2-storey but this is not out of keeping with the locality. Due to the position of the application site, next to a footpath, within a residential street and backing onto Sidley Road, there is no overlooking into habitable rooms created by the development as it is not sufficiently close to windows or doors of neighbouring properties for this to be considered a problem.

The windows proposed on the side elevation are first floor only and the skylights do not impose an unacceptable view into the rear of rooms of properties in Sidley Road of the gardens of neighbours in Wannock Road.

As this is a small residential dwelling the level of noise, general disturbance or odour is not likely to increase significantly as the use is residential within an already largely residential street. There is concern that as there is no back garden, the front garden will be used as recreational space and cause noise and

disturbance. As only a small garden space is proposed and there will be a bin store in the vicinity of the soft landscaping area, there is not a significant likelihood that the front of the property will be used for recreational purposes any more than any of the other terraces therefore this is a small consideration which is outweighed by the positive impact on the neighbourhood and area.

Neighbours object to the fact that the proposal does not have a bay window and the positioning of the front door is close to the bay window of number 40, rather than the opposite side. This has been addressed in the amended plans, a bay window has been installed closest to number 40 and the front door relocated to the left hand side. Due to the location of the development not being within any areas of special interest (conservation etc) and developments on surrounding properties changing the character of the area (different styles of bays and porches, enclosing bay windows) it is not deemed that the development has any requirement to stay avidly in-keeping with the surrounding area. However, concerns have been taken on board but this applies to the modern addition and supports keeping this element in the proposal.

Following conversations about how the extension is intended to be attached to the party wall, the applicant has given consideration to this proposing a timber-framed external masonry structure to be incorporated. There will also be lead sheet weathering detail at the abutment of the existing tiles.

There is also shrubery proposed to be planted to increase the natural screening, therefore the privacy for neighbours at number 40 is maintained.

There is landscaping proposed at the front of the site, to form a front garden area. There are no existing hedges, shrubs etc to retain, as the site for landscaping is currently a concrete driveway. Therefore, there is only provision for new planting and creation of a small lawn area. The boundary is proposed to be brick and piers to fall in line with the neighbouring properties.

There is no provision for car parking on-site and the majority of properties in Wannock Road are subject to on-street parking. However, as the 2 existing vehicular crossovers will be removed and the curb reinstated, this will arguably provide 2 extra car parking spaces in Wannock Road.

Consideration has been given to the effect of further vehicles parking in this residential street. As it is a small dwelling (1 bed), there will not be a significant increase in the number of cars relating to the change of this site to a residential dwelling. There are concerns from neighbours regarding the level of on street parking in relation to being near the town and the seafront and being used by residents and visitors to Sovereign Court nearby. Who uses the parking is not an enforceable planning consideration. There are no restrictions on Wannock Road, or the roads immediately surrounding the site, except for a few allocated disabled bays.

There is provision for space to store refuse bins at the front of the property. One neighbour concern is that refuse is collected from the rear of properties in Wannock Road through alleyway access between Wannock Road and Sidley Road.

Having checked with the Specialist Advisor that deals with the waste contract, the contractors have to go to the end of Wannock Road (Sovereign Court end) on their rounds and therefore if 42 Wannock Road was to present refuse bins at the front of the property, it would not be an issue to have these collected.

The Highway Authority has been consulted and advise that the kerb and pavement must be reinstated before the property is occupied.

Water resource adequacy has been considered and the appropriate external agencies, Environment Agency and local water and sewage companies have been consulted in order to alleviate any concerns in regard to whether there are adequate water resources to sustain another dwelling in this area. It is a comparatively small development but the Environment agency have responded as above and Southern Water suggest the applicant consults with them directly which can be applied as an informative.

There has been a concern raised from the residents at number 36 Wannock Road, as the main sewage pipe for the existing terrace of houses, runs through their property and they have previously experienced blockages in the drain which is situated beneath their conservatory. All the necessary external consultees have been informed and the Environment Agency have voiced concerns regarding flood risk improvements which are enforceable through condition.

There is already toilet facilities at the site so there is a connection to the main drains, but the development proposed a new bathroom and additional toilet so this is still a consideration. The Environment Agency, Southern Water and South East Water were consulted. No objections have been received in regard to this.

The development is within Floodzone 2 and The Environment Agency have been consulted. There is already provision for the disposal of surface water into nearby drains. No objections were received.

The applicant has provided a flood risk assessment and there is consideration given to the fact that surface water will be discharged into an adopted combined foul/surface water sewer. The applicant has also provided a waste minimisation statement to comply with the requirement for waste minimisation measures in residential areas.

There is not considered to be an unacceptable risk of pollution to the aquifer or air, land or water in relation to the development or indeed the quality or yield of water available. This is due to the small scale of the development and the consideration given to flood risk assessment and the levels.

The development demonstrates neutral benefits to the environmental amenity of the area and is therefore in support of granting the application.

The development of this site into residential supports the Core Strategy requirements of spatial development and distribution of residential development within the Seaside Neighbourhood Area. The development also supports the

Seaside Neighbourhood Policy through redeveloping and converting this redundant property into a single private dwelling.

**Human Rights Implications:**

It is considered that the proposed development would not affect the rights of occupiers of surrounding residential properties to the peaceful enjoyment of possessions and protection of property. Furthermore the proposals will not result in any breach of the Equalities Act 2010.

**Conclusion:**

The proposed development is suitable in terms of location, scale and materials. It has a positive impact on the Neighbourhood Area and a neutral impact on residential, visual and environmental amenity.

This is subject to conditions but the proposal accords with Eastbourne Borough Local Plan (Saved policies, 2007), Eastbourne Core Strategy Local Plan (2007-2027) and the National Planning Policy Framework (2012).

**Recommendation:** Approve with conditions and subject to satisfactory completion of a Unilateral Undertaking in relation to an affordable housing contribution.

**Conditions:**

- (1) Time for commencement.
- (2) Approved drawings.
- (3) Access shown on the submitted plan to be stopped up and the kerb and footway reinstated.
- (4) In accordance with the approved Flood Risk Assessment

**Informatives:**

Southern Waters  
Flood proofing  
Pre-commencement conditions.

**Appeal:** Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**