

<b>App.No:</b> 130316	<b>Decision Due Date:</b> 04 July 13	<b>Ward:</b> Devonshire
<b>Officer:</b> Ray Deans	<b>Site visit date:</b> 17 May 13	<b>Type:</b> Minor
<b>Site Notice(s) Expiry date:</b> 12 June 13 <b>Neigh. Con Expiry:</b> 13 June13 <b>Weekly list Expiry:</b> 10 June 2013 <b>Press Notice(s)-:</b> N/A		
<b>Over 8/13 week reason:</b> Backlog of applications in connection with staff changes and organisational restructure		
<b>Location</b> 14 and 15 Marine Road And1 Leaf Hall Road		
<b>Proposal: Conservation Area Consent</b> Demolition of buildings (14 and 15 Marine Road) and construction of 3 new terrace houses in addition to change of use from car valeting to residential with creation of flat at 1 Leaf Hall Road		
<b>Applicant:</b> Mr M Mumtaz		
<b>Recommendation:</b> Approve		

**Planning Status:**

- Residential area
- Flood zone 3
- Former Car Valeting site
- Town Centre and Seafront Conservation Area

**Relevant Planning Policies:**

Eastbourne Core Strategy Policies:

B2 Creating Sustainable Neighbourhoods  
C3 Seaside Neighbourhood Policy  
D1 Sustainable Development  
D10A Design

Eastbourne Borough Plan Saved Policies:

UHT1 Design of development  
UHT2 Height of buildings  
UHT4 Visual amenity

UHT7 Landscaping  
HO1 Residential development within existing built-up area  
HO2 Predominantly residential areas  
HO6 Infill development  
HO20 Residential amenity  
TR11 Car parking  
US5 Tidal flood risk

**Site Description:**

The site is located at the junction between Marine Road and Leaf Hall Road. The area is predominantly residential, although there are some community and commercial uses in nearby Seaside and Leaf Hall Road.

Surrounding development is mainly two and three storey including terraced houses along Marine Road although the Metropole an 8 storey residential block of flats is located immediately to the north-west.

**Relevant Planning History:**

App Ref: EB/1959/0436 Extension of Garage to Provide Showrooms Inc Semi-Derelict Premises Previously Used As Builders Store: Approved conditionally

App Ref: EB/1987/0429 Alterations to form new garage front and Canopy, demolition of Store & 2 storey addition forming showroom & Office on Ground /Floor living Accommodation on 1<sup>st</sup> floor. Decision: Refused,

App Ref: EB/1986/0243 Description: Erection of a three-storey building comprising 6 one-bedroom flats, with 6 car-parking spaces at the rear. Date: 18/06/1986 Decision:

App Ref: EB/1986/0627 Description: Erection of a terrace of 3 single private dwellinghouses, with integral garages. Date: 14/01/1987 Decision: Refused,

**Proposed development:**

Demolition of Buildings. The applicant seeks Conservation Area Consent for the demolition of buildings to facilitate the development of 3 new terraced houses and 2 new flats, the new this will provide for additional residential accommodation.

**Consultations:**

Consultation letters were sent to neighbouring residents and businesses, and a site notice was displayed nearby.

Representations were sought from the Conservation, Highways and the Planning Policy Team.

**Highways Response (15.04.13):**

The site is considered to be accessible by sustainable modes of travel, and is within walking distance of a number of shops and services in both Seaside and Lottbridge Drive.

**Planning Policy Response (24.04.13):**

The application site is currently a low grade space within the Borough and makes no contribution to either the local environment or the townscape quality. It is shown on the Eastbourne Borough Plan Proposals Map as being located within a Predominantly Residential Area (HO2), and is therefore an appropriate location for new residential development.

The proposed scheme will contribute to the aim of increasing densities in the most sustainable parts of the town and provide a useful small-scale windfall opportunity that will help meet the housing needs of the area.

As the application was submitted prior to the changes regarding Affordable housing contributions, no contribution are sought for this application

**Conservation Response (11 June 2013):**

The proposal **13 0316** is to for demolition in a Conservation Area. The proposal is to demolish the single storey car valeting building to Marine Road. It is considered that the style and quality of design of the existing structure does not contribute to the streetscape, and would be considered a negative detractor to the streetscape. Therefore, there is no objection to the demolition.

**Neighbour Representations:**

No objections were received however one letter of support was received from a local resident welcoming the proposals and the positive contribution the development would make to the street scene.

**Appraisal:**

The Conservation Officer raises no objections to the proposed demolition of the building or the development of the site. An acceptable scheme has been submitted for approval for full planning permission. The application for Conservation Area Consent for demolition works is therefore recommended for approval.

**Human Rights Implications:**

It is considered that there would be no adverse impact on the amenities of adjacent or nearby residents as a result of the development.

**Recommendation:** Permission be granted for Conservation Area Consent.

**Conditions:**

- (1) Time for commencement
- (2) Standard Demolition Condition

