

<b>App.No:</b> 130216	<b>Decision Due Date:</b> 4 July 13	<b>Ward:</b> Devonshire
<b>Officer:</b> Ray Deans	<b>Site visit date:</b> 17 July 13	<b>Type:</b> Minor
<b>Site Notice(s) Expiry date:</b> 12 June13 <b>Neigh. Con Expiry:</b> 13 June13 <b>Weekly list Expiry:</b> 10 June 13 <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:</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 Subject to Conditions		

**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

National Planning Policy Framework 2012

**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:**

The applicant seeks permission for the change of use of vacant buildings from a car valeting use (14 and 15 Marine Road) and showroom /office (1 Leaf Hall Road) to residential whilst retaining the existing 1<sup>st</sup> Floor Flat at 1 Leaf hall Road.

The ground floor premises have been vacant for over 18 months and the proposed development will see the demolition of the existing buildings and the redevelopment of the site.

The proposal is for 3 new terraced houses and 2 new flats, the new this will provide for additional residential accommodation. The overall development I will incorporate a pitched roof to 1 Leaf Hall Road.

## **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 originally submitted plans were discussed, and some amendments have now been made, primarily to exterior finishes. The current street frontage (corner of Leaf Hall Road and Marine Road) comprises a two storey car valeting service. It is proposed to retain this, and add an additional storey and pitched and tiled roof as shown in proposal drawings. There are minor alterations to the Marine Road elevation to create a domestic entrance, and the introduction of new fenestration to the Leaf Hall elevation. It is noted that casement windows are detailed to this elevation, where it is preferred that sliding or fixed with top hung casement or sashes (as detailed to the Marine Road elevation) are used, to retain the style of opening typical of the street.

The use of exterior finish of multi stock brick to ground floor, white render and weatherboard is considered appropriate. However, the use of *Cedral* weatherboard, rather than white painted timber similar to the adjacent building would be considered more appropriate.

The roofline of the proposal is considered to be high, and the roof pitch steep for the setting. It is noted that the steeply pitching roof conceals a flat roofed section with sunpipes behind. This is an unusual design as the roof space is not marked as living space. A lowered roofline, with lower pitch would be considered appropriate and in keeping with the surrounding properties. This would reduce the dominance of the massing of the townhouses as proposed. The use of Redland Cambrian slates to roofs is welcomed. Rainwater goods are not detailed, but the adjacency to the Leaf Hall would make cast metal preferable, and should be subject to detail.

It is recommended that both the demolition and proposal be recommended for approval subject to alteration of roofline and samples of materials as described above.

**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 applicant has stated in their submissions that the ground floor of the building has been redundant in excess of 18 months.

The Policy Team raise no objections to the proposed development and welcome the residential use on the site.

The site as mentioned lies adjacent to the Leaf Hall Building and is considered likely to be a positive addition to the streetscene. The Conservation Officer raises no objections to the proposed demolition of the building or the development subject to redesign of the roof echoing the comments made at the CAAG meeting. The applicant has subsequently submitted revised plans which have seen the roof form altered in line with CAAG and Conservation comments. The Conservation Officer now welcomes and supports the scheme and raises no further objections.

The proposed 3 new terraced houses and 2 new flats, will provide for additional residential accommodation in line with Council Policies and objectives as given by the Eastbourne Core Strategy.

The ground floor premises have been vacant for over 18 months and the proposal will incorporate a pitched roof to 1 Leaf Hall Road.

There is no single design of buildings that is dominant in the area, apart from rows of terracing. This feature is reflected in the appearance, as well as being a simple, modern design that blends well with the surrounding properties the proposed development is of appropriate scale and design commensurate with the surrounding area and urban form. The scale, location and visual impact of the proposals are unlikely to detract from the residential amenity of the surrounding area.

In accordance with saved policy HO20, the proposal by virtue of its location, size and design, does not impact on outlook, privacy, overshadowing or loss of light, and is at a scale that is appropriate to the neighbouring buildings. Subject to conditions, the proposal complies with the relevant Borough plan policies and Eastbourne Core Strategy 2013.

In conclusion, the planning application is recommended for approval subject to conditions.

**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.

**Conclusion:**

The scale, location and visual impact of the proposals do not detract from the residential amenity of the surrounding area. In accordance with policy HO20, the proposal by virtue of its location, size and design, does not impact on outlook, privacy, overshadowing or loss of light, and is at a scale that is appropriate to the neighbouring buildings. Subject to conditions, the proposal complies with the relevant borough plan saved policies and policies of the Eastbourne Core Strategy 2013.

**Recommendation:** Permission be granted subject to conditions.

**Conditions:**

- (1) Time limit
- (2) Hard and soft landscaping to be submitted
- (3) Foul and surface water details to be submitted
- (4) Materials to be submitted
- (5) Details of cycle parking
- (6) Construction and demolition times
- (7) Removal of PD rights
- (8) Refuse and recycling facilities to be submitted
- (9) Means of enclosure to be submitted
- (10) In accordance with approved plans

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

