



Addendum to Planning Committee

Addendum Date: 24th February 2023

Meeting date: 27th February 2023

Item No 8 – Application No: 220626 – 2 Denton Road, Eastbourne

Details of a further representation is provided at Appendix 1 to this Addendum. A video was included with this representation, which is viewable on the Council's website.

The Eastbourne Society has provided a representation, which objects to the loss of the 'lantern' sky light in views of the western elevation. The Society suggests incorporation of the existing sky light in any redevelopment scheme.

Members are advised of a misnumbering in the Committee Report, which involves the doubling of section 4. The content of the report remains unaltered.

The recommendation seeks delegated authority to Officers to conclude the required bat emergence surveys and following this and upon the advice of the Council's Ecologist, to approve the application with conditions.

Members are advised of a minor alteration to part 2 the officer recommendation, which adds further clarity regarding the imposition of any additional conditions recommended by the Council's Ecologist following conclusion of the bat surveys. This would ensure that the development aligns with any Mitigation License obtained from Natural England under separate, non-planning, legislation. The revised recommendation is noted as follows:

1. Delegate to the Head of Planning to liaise with EBC Specialist Advisor (Ecology and Biodiversity) on receipt of further information relating to protected species; and on conclusion of this consultation process to:
2. Approve subject to conditions, including any additional conditions recommended by the Council's Ecologist to accord with any requisite Mitigation License from Natural England

Appendix 1

Dear Emily,

Many thanks for your email. I have attached a video and photos. The reason for the photos is to prove, as written in the objections, that Geneva Investments, the applicant, has not been taking care of the building as it is. They should not be allowed to construct a

3 bed flat on top of an already decrepit building.

We would like these photos displayed on Monday please.

The Ecology report also points out holes in the roof and around the chimney and we have been waiting for 18 months for Geneva to fix the issues. Tenants have damp and mould in their flats, which as you know, is extremely dangerous. One couple has a new born baby and the ceiling was full of mould!

The tenants cannot complain for fear of consequences.

I understand that some of these issues have been already reported to Holly King at the council.

We also suspect water logging in the basement of the building and movement of the building. Geneva Investments should have used an independent surveyor, not their own.



Photo 1 - This is the magnificent skylight in the communal hallway which Geneva Investments wishes to rip out. This will result in there being no natural light at all in the communal hallway. This was also one of the reasons I bought the property and it

has been confirmed by estate agents that taking this away will devalue the whole property and my flat. I am the only flat owner in the building. All the other flats are owned by Geneva Investments.

These following photos are from various flats and from outside. The building, (incl. windows and doors), along with the communal garden/walkways have been left to rot by Geneva. Tenants have been threatened if they dare to complain. Such a company should not be allowed to ignore the rules, lie, leave their tenants in unsafe accommodation and then bully their way to constructing this flat on top of an already decrepit building. This is a conservation area and must be protected at all costs.



Photo 2 - A ground floor flat



Photo 3 - Overgrown paths & stairways - dangerously uneven



Photo 4 - Floor dipping by radiator, due to water ingress. Reported in 2018 - nothing has been done.



Photo 5 - mould on ceilings - this is one of the milder cases.



Photo 6 - More mould - a different flat



Photo 7 - Another downstairs flat. Drain pipes flooded due to lack of guttering cleaning and care.



Photo 8 - another downstairs picture of mould and rotten doors.



Photo 9 - more rotten windows



Photo 10 - The outside of the porch which has started to move



Photo 11 - Porch photo No. 2



Photo 12 - Porch photo 3



Photo 13 - More ceiling mould



Photo 14 - The guttering is not maintained and as a result flooding and water ingress occurs.

It has only been cleared recently but the damage is done.



Photo 15 - I have had this scaffolding outside my window now for 18 months with no action nor repairs to the roof

Many thanks for taking the time to read this email. These photos are to show the level of disregard for the building, it's tenants and myself, as the sole leaseholder.

I know that the fact that my property will be devalued and this will be brushed aside by the planning department, but I am sure not one of you would be happy for this to happen to your property, nor to have a 3 bed flat built on top of your home.

If they cannot maintain and care for this stunning Victorian villa, why should they have permission to ruin it further?