

Our Ref: 200168

Mr Tony Allen
The Old Fire Station Ec
Salt Lane
Salisbury
SP1 1DH

7th April 2020

Dear Mr Allen

Re: Berkley House, 26-28 Gildredge Road, Eastbourne

Proposal: Prior approval under Schedule 2, Part 3, Class O for change of use from offices (Class B1a) to form 30 self-contained residential units (Class C3)

I refer to the above prior approval application, which was registered on 25th February 2020.

The Council has concluded that prior approval is required for the following reasons:

- Transport and highways impacts of the development; and
- Impacts of noise on the intended occupiers of the development.

Following consideration, however, the Council APPROVES prior approval for the following reason:

- Together with condition 1 below, the proposal would be acceptable in terms of the impact upon the transport network; and
- The occupiers would not be likely to suffer from any significant noise disturbance due to its location and the existing surrounding uses.

Subject to the following conditions:

- 1) Notwithstanding what is shown on the approved drawings, details of secure and covered cycle parking facilities for 15 cycles shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be provided prior to first occupation of the development, hereby approved, and retained solely for the parking of cycles, in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

- 2) Notwithstanding what is shown on the approved drawings, details of enclosed refuse and recycling storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the facilities shall be provided prior to first occupation of the development, hereby approved, and retained solely for the storage of refuse and recycling in accordance with the approved plans for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority. Reason: To ensure satisfactory refuse and recycling to the properties and to protect the amenity of the adjacent residential property.


For the avoidance of doubt, this notice relates to the following drawings, received 25th February 2020:

- Site Location Plan
- Proposed Floor Plans Ground to Fourth Floors: 321-PL4-104.P1
- Proposed Ground and Lower Ground Floor Plans: 321-PL4-103.P1

The applicant is advised that additional work enlarging or altering the external appearance of the building may still require planning permission, and in instances where this is the case, a separate planning application will be required.

In addition, the applicant is advised to discuss the full proposal, including the change of use elements and internal changes with East Sussex Building Control Partnership on 01892 602005 or at building.control@wealden.gov.uk

Yours faithfully



Leigh Palmer
Senior Specialist Advisor