

Delegated Officer Report

App.No: 240310 (PPP)	Decision Due Date: 31 July 2024	Ward: Devonshire
Officer: Chloe Timm		Type: Planning Permission
Site Notice(s) Expiry date: 4 July 2024 Neighbour Con Expiry: 4 July 2024 Press Notice(s):		
Over 8/13 week reason:		
Location: Flat, 86 Seaside, Eastbourne		
Proposal: Replace existing first floor extension with first floor pitch roof extension, rear external access stairs, erection of 1.8m fence and alterations to rear yard		
Applicant: Mrs M. Katsari		
Recommendation: Approve Conditionally		

Planning Status:

A three storey mid-terrace property with mixed commercial and residential use.

Relevant Planning Policies:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan Policies 2013

B1 Spatial Development Strategy and Distribution - Sustainable Neighbourhood

C3 Seaside Neighbourhood Policy

D4 Shopping - Seaside (Langney Road to Springfield Road) District

D5 Housing -Low Value Neighbourhoods

D8 Sustainable Travel - A259 Quality Bus Corridor

D10a Design

Eastbourne Borough Plan Saved Policies 2007

SH7 District Local and Neighbourhood Centres

TR4 Quality Bus Corridors

US5 Tidal Flood Risk

HO2 Predominantly Residential Areas

HO20 Residential amenity

UHT1 Design of New Development

UHT4 Visual Amenity

Environment Agency Flood Zones

Flood Zone 2

Flood Zone 3
Tidal Models

Environment Agency Flood Defences
Areas Benefiting from Defences

Site Description:

The application site is a three storey mid-terrace property of mixed use. The ground floor level is currently occupied by Dolphin Fish Bar and the first and second floor is residential which is currently unoccupied.

The site is on the west side of Seaside and can also be accessed via an alleyway to the rear off Willowfield Square.

Relevant Planning History:

EB/1992/0058
Erect canopy to cover freezer
Approved
1992-03-27

EB/1970/0260
2ND/FL EXTN AT REAR
Approved Unconditional
1970-06-11

180117
Proposed demolition of rear first floor extension and installation of new raised flat roof to part of existing ground floor rear extension to enable expansion of restaurant seating area and W.C. facilities. In addition proposed formation of new access stair and walk way over the flat roof of the rear extension to provide new access to flat above from the rear.
Planning Permission
Approved conditionally
16/04/2018

180446
Proposed installation of a Euronet NCR Self Service 26 ATM through the shop front left hand window as a through glass installation. Installation of a fascia advertisement with blue surround and an illuminated blue and white sign, with blue lettering out of a white background. An ATM projecting illuminated sign is to be installed above and to the left of the shop front.
Planning Permission
Approved conditionally
03/07/2018

180447
Illuminated ATM Fascia sign decal with blue lettering out of a white background. Illuminate Projecting Wall sign with blue lettering out of a white background.
Advertisement
Approved conditionally
03/07/2018

Proposed development:

The application is seeking permission for the demolition and replacement of a first floor rear extension and the erection of a walkway along the roof of the flat roof of the ground floor rear extension to provide access to the flat from the rear.

Consultations:

Neighbour Representations:

Public notification regarding the application has been undertaken in the following ways:

- Letters have been sent to all registered properties adjoining the application site;
- A site notice has been displayed in the vicinity of the application site;
- An advert has been published in the local newspaper.

No representations have been received.

Appraisal:

Impact upon the amenity of neighbouring occupants

Relevant policy: Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003 and para. 130 of the NPPF.

It is considered that the proposal will not have detrimental impact on the amenity of the adjoining occupiers. This area of Seaside has a mixed commercial and residential use throughout, and the proposal is thought to have an immaterial effect.

The new entrance to the rear for the residential property at first floor will mean that access no longer has to be via the restaurant and the occupants can gain access externally.

Design quality and impact upon the street scene and visual amenity of the area:

Relevant policy: Policy D10a (Design) of the Eastbourne Core Strategy 2013, saved policies UHT1 (Design of New Development) and UHT4 (Visual Amenity) of the Eastbourne Borough Plan 2003 and paragraph 135 of the NPPF

The design of the proposed first floor extension will have a flat roof, rather than a pitched roof like the current extension. This change is not felt to have a detrimental impact on the character of the host property or the surrounding area, the proposal is to the rear elevation and not visible within the wider street scene.

The new access to the flat at first floor level will be via the rear of 86 Seaside through an alleyway located off Willowfield Square. A metal staircase in the rear garden of 86 Seaside will lead up to a metal walkway which will go along the stretch of the ground floor rear extension to the new entrance to the flat.

The surrounding properties are a mix of commercial with residential above with the rear of the majority of the premises of Seaside being built up with various ground and first floor extensions. The proposed access stairway and walkway to the rear whilst not ideal is appropriate in terms of design and an alternative to creating access via the front elevation by taking away floor space from the commercial unit.

Other Matters

A similar proposal for the first floor extension and walkway was approved under 180117.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

It is considered that the proposed development will not negatively impact the amenity of the occupiers of surrounding properties or be detrimental to the character and appearance of the area. The Proposal therefore complies with local and national policies.

Recommendation:

Approve Conditionally

Appeal:

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