

Delegated Officer Report

App.No: 240500 (HHH)	Decision Due Date: 31 October 2024	Ward: Meads
Officer: Chloe Timm	Site visit date: 02 October 2024	Type: Householder
Site Notice(s) Expiry date: 17 October 2024 Neighbour Con Expiry: 17 October 2024 Press Notice(s):		
Over 8/13 week reason:		
Location: Brockley, 2a Camden Road, Eastbourne		
Proposal: Erection of side extension to existing dwelling to form garage		
Applicant: Mr Sal Dato		
Recommendation: Refuse Planning Permission		

Constraints:

Area of High Townscape Value
Source Protection Zones 2

Relevant Planning Policy:

National Planning Policy Framework

Eastbourne Core Strategy Local Plan 2006-2027

B1 Sustainable Centre
B2 Creating Sustainable Neighbourhood
C1 Town Centre Neighbourhood Policy
D5 Housing
D10 Historic Environment
D10a Design

Eastbourne Borough Plan 2001-2011

HO2 Predominantly Residential Areas
HO20 Residential Amenity
UHT1 Design of New Development
UHT4 Visual Amenity
UHT16 Area of High Townscape Value
NE14 Source Protection Zone

Site Description:

The site comprises a two-storey terraced dwelling faced in white render and roof tiles, with upvc windows. The land adjacent to the site is included within the proposal and is vacant.

Adjoining the property to the south are 24, 25, and 26, York Road, to the north is 2 Camden Road. The topography of Camden Road is relatively flat with all properties at approximately the same level.

The site is neither a designated heritage asset or situated within a conservation area, the site is within an area of high townscape.

Relevant Planning History:

220597

Erection of two storey side extension

Householder

Refused

06/10/2022

Proposed development:

The application is seeking planning permission for the erection of a single storey garage to the south side elevation of the property, on an area currently used as off-road parking.

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;

10 comments have been received following public notification regarding the application, which raise objection on the following material planning considerations:

- Out of keeping with the character and design of the area.
- Obstruct access to 26 York Road
- Loss of parking
- Impact to privacy
- Impact to light
- Noise from the use and construction
- Garage will be converted into habitable space
- Deeds forbid building on the area of land proposed

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.

The development will have a significantly detrimental impact upon the amenity of the occupiers of 26 York Road.

The side elevation of the garage would be situated approximately 1.2m from the rear elevation of 26 York Road, the garage would remove the rear access currently afforded to the property of 26 York Road and would impact upon windows in the rear elevation.

From plans the LPA have on file for 26 York Road, the property is split into 3 separate flats, basement, ground floor and first floor. The proposed garage would detrimentally impact upon the basement and ground floor flats. The basement and ground floor flats both have access to the rear which would be prevented if the garage were to be erected. There would be loss of light to the living area of the basement flat and to a bedroom and kitchen for the ground floor flat.

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 proposed garage would be a single storey flat roof structure with painted render elevations, felt roof and white up-and-over garage door. The garage will form an in-fill development between the properties of 2a Camden Road and 26 York Road and will be built in-line with the existing building line of 2a Camden Road.

The surrounding area is comprised of two-storey and three-storey terraced dwellings, features include tiled pitched roofs, bay windows, gables, painted render elevations and small front gardens with low rendered front walls and rendered brick piers.

The erection of a single storey garage attached to the south side elevation of 2a Camden will be out of keeping with the character of the area and will have a detrimental impact upon the visual amenity of the area.

Impact upon highway network, access and/or pedestrian/highway safety:

Relevant policy: Policy D8 (Sustainable Travel) of the Eastbourne Core Strategy 2013 and policies TR7 and UHT1 (Design of New Development) of the Eastbourne Borough Plan 2003 and para. 116 of the NPPF.

The proposal is for the erection of a single storey garage 4.9m by 6m and set back approximately 2.3m from the public highway.

Guidance from the local highway authority (LHA) provides details on the minimum measurements required for new garages for residential use. A garage is required to be 6m by 3m or 7m by 3m if it is to be used for cycle parking and any garage is required to be set back 6m from the highway so there is sufficient space for a car to park in front, access to the garage is maintained and to stop cars parked in front from creating an obstruction on the highway.

The also guidance states that a garage will only be counted as 1/3rd of a parking space. The current site has space for 2no parking spaces, the garage would result in a loss of parking provision.

The proposed development fails to meet the requirement as set out by the LHA.

Other Matters

From the redline plan submitted, the application site of 2a Camden Road and 26 York Road are under the same ownership.

The area proposed for the erection of the garage falls within what was the garden area within the curtilage of 26 York Road, whether this has formally been changed with land registry is unknown.

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:

The proposed development would have detrimental impact upon residential amenity, would be out of keeping with the character of the area and would not meet local highway authority standards. The proposal is found to be discordant with national and local planning policies.

Recommendation:

Refuse Planning Permission.

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**.