

Report to: PLANNING COMMITTEE
Date of Meeting: 19 October 2017
Report from: Assistant Director of Housing and Built Environment

Application Address: **56 Alma Terrace, St Leonards-on-sea, TN37 6QT**

Proposal: **Approval of reserved matters relating to the access, appearance, landscaping, layout and scale, including drainage infrastructure and biodiversity enhancements of Outline Permission HS/OA/15/00211 (Conditions 1, 2, 5 & 9) - Proposed demolition of chalet bungalow and garage and construction of 10 No. new dwellings with associated off-street parking.**

Application No: **HS/DS/17/00507**

Recommendation: **Approve Reserved Matters**

Ward: SILVERHILL
Conservation Area: No
Listed Building: No

Applicant: Martello Developments Ltd per Elevations Design Ltd Junction House 1 Sedlescombe Road South St Leonards on Sea, East Sussex. TN38 0TA

Interest: Owner

Existing Use: Dwellinghouse

Public Consultation

Site Notice: Yes
Press Advertisement: Yes - General Interest
Letters of Objection: 0
Petitions of Objection Received: 0
Letters of Support: 0
Petitions of Support Received: 0
Neutral comments received 0

Application Status: Not delegated -
Proposal within two years of previous Committee refusal

1. Update

Members will remember that a previous reserved matters application (ref HS/DS/16/00485) was heard at Planning Committee on 05 April 2017. That application was refused due to concerns about the size of plot 1 and its impact on neighbouring residential amenities, the lack of design detail at plot 8 and the level of soft landscaping. It is considered that this application, as discussed below, has overcome these reasons for refusal. Although this application has not attracted any objections in accordance with the Planning Protocol the application is brought before members as it is similar to an application refused by the Planning Committee within the last 2 years.

2. Site and Surrounding Area

The application site relates to 56 Alma Terrace, St Leonards-On-Sea. This is a detached bungalow property within substantial grounds. There was a small flat roofed garage in the western corner of the site which has been demolished since outline consent was granted. The site is addressed as Alma Terrace, which is to the west of the site, but it also bounds Burry Road to the north with an access on this side. The site otherwise bounds 100 Burry Road to the north-east (another detached bungalow with a substantial garden), properties on Vale Road to the south-east (on the other side of a small natural valley) and 55 Alma Terrace to the south-west.

Along the southern boundary are well established mature trees which form part of the woodland gardens of properties on Vale Road. There is a mixture of hedges and trees along all other boundaries. The garden has some unkempt elements, and whilst it was well maintained given the size of the site and its recent vacancy at the time of the outline application, the garden is beginning to become overgrown.

The site slopes downward from northwest to southeast under a gentle gradient until it falls away more steeply towards the southeast boundary - particularly in the eastern corner of the site. The change in levels from north to south ranges from approximately 6m on the west side of the site to 11.5m on the eastern side.

The local area is made up of residential properties which vary in type and size including terraced houses, bungalows, detached two-storey houses and semi-detached properties.

Alma Terrace itself is a cul-de-sac leading straight to the application site - but with a pedestrian access only. The site is otherwise served by Burry Road which has a high volume of on-street parking and this leads on to Alma Villas which is a very narrow road.

Constraints

- Tree Preservation Orders - Individual trees along the boundary with Burry Road and a group woodland along the southern boundary
- 1 in 1000 surface water flooding area
- SSSI Impact Risk Zone - does not relate to residential development
- Within 600m distance of a playground

3. Proposed development

This is an application for approval of reserved matters following outline planning permission HS/OA/15/00211, which was for the erection of 10 dwellings. The applicant is seeking approval for all reserved matters - access, appearance, landscaping, layout and scale.

As mentioned earlier, the applicant had previously applied for approval of these reserved matters under a separate application HS/DS/16/00485. This application was refused by Planning Committee on 05 April 2017 for the following reasons:

- 1. The proposed development, by reason of the height, mass and bulk of dwelling proposed at plot 1 and associated balcony screening, combined with the proximity to the north eastern side boundary of the site, would result in an overbearing and dominating form of development that would harmfully affect the outlook of the residential amenities of occupants at no. 100 Burry Road. The proposed development would therefore be contrary to policies DM1 criterion e) and DM3 of the Hastings Local Plan Development Management Plan (2015) and paragraph 17 of the National Planning Policy Framework.*
- 2. The proposed side elevation of plot 8, where it faces onto the access road, would have insufficient design detail relative to its prominent position in the site. The proposed development would therefore be contrary to policy DM1 of the Hastings Local Plan Development Management Plan (2015), paragraphs 58 and 64 of the National Planning Policy Framework, paragraph 002 Reference ID: 26-002-20140306 of the National Planning Policy Guidance and guidance within Housing and Community Agency's 'Urban Design Lesson - Housing Layout and Neighbourhood Quality' (January 2014).*
- 3. The proposed development would fail to provide sufficient levels of soft landscaping to support the proposed built form. The proposed layout would therefore represent poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions as advocated by paragraph 64 of the National Planning Policy Framework. The proposed development is therefore contrary to policies DM1 and DM3 of the Hastings Local Plan Development Management Plan (2015), paragraphs 58 and 64 of the National Planning Policy Framework and paragraph 27 of the National Planning Policy Guidance ID Reference ID: 26-026-20140306.*

The applicant considers that they have overcome these concerns and this new reserved matters application is for 10 houses, separated into 8 x semidetached (plots 1-8) and 2 x detached (plots 9 and 10) houses. Plots 1-6 are significantly lower than the two-storey houses proposed previously as, rather than raising the land to deal with the site's sloping nature, the applicant has proposed to build into the slope. Plots 1-6 will therefore appear as 1 or 1.5 storeys to the front and 2 storeys to the rear. Plots 7-10 are two-storey dwellings. Each property has two off-street parking spaces and each property has storage for wheeled bins.

The eaves height for the houses is approximately 5.1m when measured from the proposed ground level around each house and the ridge heights range from approximately 7.85m to 9.15m (when measured from the front elevation). In reality each house will be perceived differently due to the slope of the site and the level of the proposed road.

To facilitate the development, the existing householder vehicular access onto Burry Road is being widened from 2.7m (the width of the current vehicular gate) to 4.5m for the estate road and approximately 10.25m at the access's widest point where it meets the carriageway. If the existing property were occupied and its access in use, there would be a loss of 2 on-street parking spaces. The proposed access will result in the loss of 3 spaces which is only a net loss of 1 on-street space.

25 spaces are proposed, 2 per property and 5 visitor spaces. Cycle storage shed and bin storage areas have been provided for each property.

The application is supported by the following documents:

- Drawings
- Materials schedule
- Design and access statement
- Construction and traffic management plan
- Secured by design statement
- Site waste management plan
- Arboricultural report
- Landscape scheme
- Construction environmental management plan
- Preliminary ecological appraisal
- Drainage calculations

Some of the information submitted with this application - i.e. drainage maintenance and management, sewer protection, the construction environmental management plan and the construction traffic management plan - are not being considered as part of this application as they are not reserved matters. They are instead being assessed through the discharge of conditions, attached to the outline consent, under application HS/CD/17/00725.

Relevant Planning History

HS/DS/16/00485 Approval of reserved matters relating to the access, appearance, landscaping, layout and scale of outline planning permission

HS/OA/15/00211(Conditions 1 & 2) - Proposed demolition of chalet bungalow and garage and construction of 10 No. new dwellings
Refused 06 April 2017

HS/OA/15/00211 Proposed demolition of chalet bungalow and garage and construction of 10 No. new dwellings with associated off-street parking
Outline planning permission granted subject to conditions and a s106 legal agreement 09 October 2015

National and Local Policies

Hastings Local Plan – Planning Strategy (2014)

Policy FA2 - Strategic Policy for Central Area

Policy SC1 - Overall Strategy for Managing Change in a Sustainable Way

Policy SC2 - Design and Access Statements

Policy SC3 - Promoting Sustainable and Green Design

Policy SC4 - Working Towards Zero Carbon Development
Policy SC7 - Flood Risk
Policy EN3 - Nature Conservation and Improvement of Biodiversity

Hastings Local Plan – Development Management Plan (2015)

Policy LP1 - Considering planning applications
Policy DM1 - Design Principles
Policy DM3 - General Amenity
Policy DM4 - General Access
Policy HN7 - Green Infrastructure in New Developments
Policy HN8 - Biodiversity and Green Space

National Planning Policy Framework (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay.

Three dimensions of sustainability given in paragraph 7 are to be sought jointly: economic (by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst paragraph 10 advises that plans and decisions need to take local circumstances into account, so they respond to the different opportunities for achieving sustainable development in different areas.

4. Consultations comments

Highways - **No Objection**. Highways state that their comments from the previous application HS/DS/16/00485 remain unchanged. In this case, as per the committee report of the previous application, the suggested Construction Traffic Management Plan condition is not necessary as this is already a condition on the outline consent and is being considered under application HS/CD/17/00725. The suggested condition relating to the gradient of the access and estate road is also not necessary either as this information is already shown on the submitted drawings and the applicant has confirmed that the gradients are within the prescribed limits. All conditions attached both to the outline consent and this application, if granted, would need to be complied with as part of the development of the land as proposed.

Ecology Officer - **No comments**. No comment has been received but the ecological details of the scheme have not changed compared with the previous scheme. No objection was raised to that proposal and it seems reasonable to conclude similarly in this application.

Arboricultural Officer - **No Objection**.

Southern Water - **No Objection**.

ESCC Flood Risk Management - **No Objection**.

Waste - **No objection**. Requires an informative about waste awaiting collection being presented at the kerb side.

5. Representations

None received.

6. Determining Issues

This is a reserved matters application for the approval of the access, appearance, landscaping, layout and scale of 10 houses pursuant to outline planning permission HS/OA/15/00211. It follows the refusal of an earlier reserved matters application, ref HS/DS/16/00485. No objections have been raised against this current application but the applicant has attempted to overcome the reasons for the refusal and the objections raised in the previous application. It should be reiterated that many of the previous objections related to considerations at the heart of the principle of development - issues such as the number of units proposed, housing density and whether the quantum of development would have any impact on highway safety. This application provides the technical detail for a development already approved so these matters are not for reconsideration.

a) Impact on the character and appearance of the area

The 10 houses proposed are separated into 8 x semi-detached (plots 1-8) and 2 x detached (plots 9 and 10) houses. Indicative housing design was shown at the outline planning application stage but the design has now been fully detailed. The appearance and scale of the dwellings has been expanded upon with each plot now fully detailed with materials, fenestration, roof profile, finished floor levels and relationship with surrounding land levels.

The main change since the previously submitted reserved matters application is that plots 1-6 are now designed to sit into the slope. Previously, the applicant was intending to build the houses up relative to the existing land level, but, this was shown to have an unacceptable impact on neighbouring houses so the proposals now show the houses built into the slope. This has resulted in a significant reduction in the height of the properties above the OS Datum level as follows:

- Plots 1 & 2 are approximately 3.56m lower than the previous scheme
- Plots 3 & 4 are approximately 2.48m lower than the previous scheme
- Plots 5 & 6 are approximately 1.52m lower than the previous scheme

Other changes include the introduction of a bay window to the side elevation of plot 8 to add interest and a change in the roof form of plots 5 and 6 which are now fully hipped rather than gable ended.

The consequence of plots 1-6 now proposed to be built into the slope is that their front elevations will be partially below road level. All of the houses are two-storey but plots 1-4 will appear at a chalet bungalow scale from the front and plots 5 and 6 will have part of the ground floor front elevation obscured. This change is not considered harmful to local character as the proposed house design has not significantly changed and will still relate well to the rest of the development which in turn references design features of the surrounding area. The change mostly allows the development to have a better relationship with neighbours.

Plots 7-10 are two-storey and consistent with the prevalent two-storey height of residential development in the area - there are a small number of bungalows, including the adjacent 100 Burry Road, but this is not considered to dictate local character.

All of the proposed houses exceed the minimum floor space requirements of the Technical Housing Standards - nationally prescribed space standard and are, therefore, of an

acceptable size.

The scale of the houses is, therefore, considered acceptable in terms of local character.

There was some objection raised in the previous application to the design of the houses on the basis that they are inconsistent with the surrounding area. The applicant is proposing the same use of materials as the previous application - brick and render - which matches that used in existing properties. The applicant has also taken reference from the more attractive Victorian and Edwardian architecture from the older properties along Burry Road, Alma Villas and Alma Terrace. Windows have a vertical emphasis (rather than the modern tendency for horizontal windows), properties include window bays, and some properties use strong gable features.

Whilst not explicit, it would seem, that the previous objections to the design of the houses were based on the prevalence of older architecture in the area and how the proposed development is inferior to that. Whilst no objections have been raised in this application, it is worth reiterating that the applicant has satisfactorily demonstrated compatibility with the existing architecture and that this particular section of Burry Road has a mixture of housing design. There is a lot of consistency when viewing the older housing stock but each house from 88 to 100 Burry Road is individual, being either a detached, semi-detached or bungalow property with differing appearances. In this context, it is considered that the design of the houses does have regard to the local architecture, whilst creating a distinct development within the site itself. This is considered acceptable.

The impact on trees is discussed in further detail below but the applicant has also submitted drawings that show soft landscaping is being provided within the development and around the boundaries. The development is close to being considered too hard, due to the limited nature of planting areas, but each property has small front-bedding areas and there is some planting between parking spaces and along the access. The landscaping has been slightly changed since the previous application too, with more planting shown in front of plots 3 and 4 and more tree planting. This will help provide a better visual appearance as one enters the development. The applicant has not altered the parking areas at the entrance of the development, so as per the recommendations made for the previous application, to further reduce the harshness of the hard surfacing, the visitors' parking spaces at the entrance to the site will be conditioned as grasscrete.

The hard landscaping within the scheme relates to the access and parking area, patio spaces/footpaths, decking, boundary treatments (including masonry piers) and retaining walls.

The road and parking areas are to be surfaced with a permeable block paving. The material chosen - Bradstone Woburn Rumbled Infilta (colour: graphite) - will contrast well with the traditional brick and render of the houses but also provides the added benefit of integrating with the site's surface water drainage system. This is considered acceptable.

The proposed sandstone paving is limited to patio areas and footpaths/steps. Only the footpaths/steps will be publicly visible but the sandstone paving is a good quality paving that will add to the attractiveness of the development. This is considered acceptable.

As a result of the changes made since the previous application, the applicant now proposes level paving areas for plots 1-6 which will then lead onto sloped gardens better relating to the sloping nature of the site. These paved areas and gardens are a much more sensible way of creating amenity space when compared with the substantial retaining walls proposed previously and are similar to gardens in the local area. This ensures the development is more

compatible in terms of the character of the area.

Other boundary fencing/wall treatments are not sufficiently explained on the submitted drawings. Fencing between properties and around the perimeter of the site is assumed, but it is not clear. It is not clear to what extent fencing will be retained, replaced or added to around the site's boundary. Finally, retaining walls and balustrading are proposed around the parking areas for plots 7-10 and around the plots 1-6 but the facing materials of the walls are not clear and full details of the balustrade have not been submitted. Clarification and revisions to the boundary treatments to explain all of this is covered by recommended condition 3.

The change in levels and resultant impact on neighbouring properties is discussed in further detail below.

Finally, the layout creates an insular development with all development fronting and focusing on the new estate road into the site. The layout creates good opportunities for sufficient parking (discussed in further detail below), each property has adequate garden space (in excess of 10m), each property is well-sized (exceeding minimum space standards) and the houses are well spaced.

Due to the insular layout, with the whole development fronting the new estate road, the development is such that plots 7-10 back onto Burry Road. Whilst the layout is good for creating a sense of place within the new development, it creates an atypical relationship with Burry Road where most properties front the road. That said, the position of plots 7-10 relates well to the jagged building line created by 95-100 Burry Road, the houses will be well screened by new and existing planting (which wouldn't be too dissimilar to the existing situation) and the houses are designed so the rear elevations are well detailed and won't be unattractive when visible. Because of this, it is not considered that the layout relates poorly to Burry Road or the character of the area.

The development is not proposed to be connected to Alma Terrace. Although the site can be accessed from Alma Terrace, the site is separated from development on this road due to the way in which the front garden of 55 Alma Terrace separates the road from the site, leaving a pedestrian access only. The proposed properties do not line up with the building line established along Alma Terrace but, as this site does not strongly relate to Alma Terrace and the fact that planting will be retained and enhanced along the western boundary, this relationship is considered acceptable.

Considering the above the proposed development is not considered to cause harm to the character of the area and does not conflict with policy SC1 and DM1.

b) Impact on neighbouring residential amenities

No properties are orientated to cause overlooking and most windows in side elevations are bathroom windows which will be obscure glazed. There is a window in the side elevation of plot 1 which isn't shown as obscure glazed and to ensure no harm to 100 Burry Road this window will be conditioned to be obscure glazed.

All properties are well separated from the site boundary with following distances noted for proposed houses near to side boundaries with existing properties:

- Plot 1 - 3.75m
- Plot 7 - 3.72m
- Plot 10 - 2.34m

Plots 7 and 10 are level with the existing site, which is comparable with the elevation of neighbouring properties, so, given the separation from the boundary and their modest two-storey height, they will not appear imposing or overbearing. Their positions within the site will not create any significant issues in terms of loss of daylight or sunlight to neighbouring residents.

Most level changes within the site are subtle and have no significant impact on neighbouring amenities - plots 6 and 7 in relation to 55 Alma Terrace or the parking and road levels in relation to 100 Burry Road for example. However, as discussed above, the previous scheme showed plots 1-6 and their gardens as significantly raised when compared with the existing ground level. The applicant now proposes to build into the slope which will result in much less change - the maximum change being the parking areas and patio garden areas of plots 1 and 2 which would be approximately 1.5m above existing level. The level changes proposed previously were as much as 2.75m so the reduction is a significant improvement.

Plot 1 in relation to 100 Burry Road is still one of the significant areas of change. Here, due to the design requirements associated with the level changes, the proposed house would appear slightly taller than two storeys to the side and rear. The eaves are approximately 4.1m high when compared with the land level of 100 Burry Road and the ridge height is 8m. However, as the applicant is now proposing to build into the slope, the level change is much reduced when compared with the previous scheme. The decking proposed in the previous scheme would have been approximately 3.5m high when compared with the neighbouring land level. However, the proposed changes mean that the patio areas would be approximately 1.4m higher than the neighbouring land level. This difference in levels would be offset by the separation from the boundary by approximately 3.7m, the use of a hipped roof on the east elevation of plot 1 and boundary fencing and hedging to reduce overlooking. To safeguard privacy additional screening is recommended by condition 3.

The substantial size of the garden of 100 Burry Road is also a factor to take into account. Plot 1 would be adjacent to the bottom half of the garden of 100 Burry Road, part of which appears to have been sectioned-off and become semi-natural. A building on the boundary of this part of the garden is not considered to cause harm as it is well separated from the neighbouring house and will not appear overbearing in the context of such a substantially sized garden.

The rear of plots 1-6 face towards the boundaries of properties on Vale Road. The properties on Vale Road are in excess of 40m away, partially screened by existing trees/vegetation and on the opposite side of a natural valley. Because of this, it is not considered there will be any harm to their amenities.

There are parking areas on the boundaries with 55 Alma Terrace and 100 Burry Road, but, given the separation from the boundaries, the relatively low level of spaces (and therefore movements) and the boundary screening, it is not considered that there will be unacceptable levels of noise or disturbance.

Considering the above the proposed development is not considered to cause harm to neighbouring residential amenities and does not conflict with policy SC1, DM1 and DM3.

c) Access, parking and highway safety

The outline consent established that the quantum of development and the resultant impact on Burry Road and Alma Villas was acceptable.

The applicant has sought approval of the access in this application. The proposed access is from Burry Road and reinstates an existing access, widened to approximately 10.25m. The

position of the proposed access into the development remains unchanged from that shown indicatively in the outline planning application. The position of the access was considered acceptable at that time, as was the small loss of on-street parking space along Burry Road and tree loss as a result. This application expands on the outline consent with technical details to explain that the access is of a sufficient width and gradient that it can be used safely. Following consultation with the Local Highway Authority the access is considered acceptable and will not be detrimental to highway safety.

The applicant is still proposing 25 spaces, as shown and considered acceptable during the assessment of the outline application. Each property will be served by 2 parking spaces and an additional 5 spaces for visitors will be provided. Four visitor spaces will be provided at the entrance to the site and one between the parking for plots 9 and 10.

The tree loss as a result of the creation of the access was considered acceptable as part of the previous consent and the Borough Arboriculturalist still raises no objection in this respect. This is discussed in further details below.

The proposed access is considered to comply with policy DM4.

d) Drainage

As required by the original outline consent, this application has been accompanied by detailed drainage proposals. The details were required up-front given the impact drainage provision could have on the layout and landscaping of the site.

The latest drainage scheme shows that foul surface water will be sent to a diverted sewer which will run across the north of the site, to the rear of plots 7 to 10, and surface water will be sent to attenuation tanks under the estate road. These tanks will control flow rates into the existing surface water drain to the western side of the site at a flow rate that is acceptable to Southern Water and ESCC. This will ensure that the surface water, which ultimately flows out of the sewer to a watercourse in the gardens of the Vale Road properties, flows at rate which will not cause any flooding concerns, even during extreme rainfall events.

The drainage system proposed is acceptable to Southern Water and ESCC.

The applicant has also provided details explaining that foul sewerage will include a pumping station (to deal with gravity flow problems). The pumping station is subterranean and as such it is not considered that the use of one in this scheme will create a noise nuisance. Environmental Health were previously consulted in this respect and raised no objection. As this aspect of the scheme has not changed it is considered that the same applies now.

Detailed maintenance and management of the drainage system is being dealt with as part of the discharge of conditions application HS/CD/17/0725, and a plan showing that measures are in place to deal with regular maintenance as well as drainage blockages and emergencies has been submitted. No objection has been raised by Southern Water or ESCC to this plan.

The proposed development is considered acceptable in terms of policy SC7.

e) Trees

Although all matters were reserved at the outline planning application stage, the nature of the development and the constraints of the site - i.e. mature trees - meant that soft landscaping was well explained during the consideration of the outline application. At the outline stage, the development was found to be generally acceptable in respect of tree protection but this matter should be revisited given the now detailed design.

The applicant has submitted an updated Arboricultural Report. This explains which trees will be removed, some of which are now protected, and designates an area of tree protection to safeguard remaining trees along the southern and northern boundaries. The trees being removed include:

- T2 - Ash. Grade C.
- T3 and T4 - Apple. Grade C.
- T5 - Holly. Grade C.
- T6 - Monterey cypress. Grade B.
- Part of G7 - Monterey cypress, pittosporum, sycamore and holly. Grade C.
- G10 - Apple and Pear. Grade C.
- T21 - Grade C.

The Borough Arboriculturalist is satisfied with this information on the basis that the development maintains separation from trees as outlined in the previous consent. Trees along the southern boundary are being retained and protected. Some of the preserved trees on the northern boundary are remaining and there will be some replacement planting. The Borough Arboriculturalist previously noted that the replacement planting on the northern boundary, to offset the loss of some protected trees to create the access, was not sufficient and this application has addressed that.

The proposed development is considered acceptable in terms of policies EN3 and HN8.

f) Ecology

It was established as part of the outline planning permission that the site was not home to protected species and that the development of the site would not have any adverse impact on biodiversity. However, it was a requirement of the outline consent to provide biodiversity enhancements as part of this application. These details, which include bird boxes placed at various locations around the site, are shown on the submitted landscaping plan and were previously considered acceptable by the Ecologist. As this aspect of the scheme has not changed it is considered that the same applies now.

The Construction Environmental Management Plan is being considered under application HS/CD/17/00725, and will ensure that appropriate working practices are adopted to safeguard biodiversity during the proposed works.

The proposed development is considered acceptable in terms of policies EN3 and HN8.

g) Affordable housing

The proposed development is for 10 units. This is below the threshold for affordable housing contributions; however, it was flagged up as part of the outline planning permission that the applicability of an affordable housing contribution was also subject to a floorspace threshold of 1000sqm. The development is below this threshold so affordable housing contributions cannot be sought for this scheme.

h) Ground stability

The previous application was subject to an objection raising concerns about ground stability due to the use of retaining structures on site. This site is sloping but the gradient is not steep and no evidence has been submitted in relation to known land stability issues. The requirements of policy DM5 are therefore, not considered applicable to this proposal and matters relating to retaining walls can sufficiently be dealt with as part of the building regulations.

7. Local Finance Considerations

With regard to Local Finance Considerations, the development would be subject to the New Homes Bonus scheme. Under the scheme the Government matches the council tax raised from new homes for the first six years. The Council then works with the community to decide how to spend the extra funding. Although a clear incentive to promoting development, this payment is not considered material to the application.

8. Conclusion

Outline planning permission has already been granted for the redevelopment of the site for 10 houses. The details submitted show that the approved quantum of development can be achieved with an acceptable design in terms of access, appearance, landscaping, layout and scale. Subject to conditions, these proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004 which states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise".

The Human Rights considerations have been taken into account fully in balancing the planning issues.

9. Recommendation

Approve Reserved Matters subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

16.757/01F, 16.757/02F, 16.757/03F, 16.757/04G, 16.757/05F, 16.757/06E, 16.757/07F, 16.757/11A, CSD369-01D, CSD369-02C, CSD369-03D, CSD369-05D, CSD369-06B, CSD369-09F, CSD369-10C & CSD369-10E
2. The external materials of the development shall be carried out in accordance with the approved document 'Material Schedule'.
3. Notwithstanding that shown on the approved drawings, before any works above ground are undertaken the following details shall be submitted to and approved by the Local Planning Authority:
 - Details of all new and retained fences and retaining walls around the perimeter of the site, within the curtilage of the new houses and within the estate.
 - Details of screening between plot 1 and 100 Burry Road to ensure privacy.
 - Details of grasscrete on the 4 x visitor vehicle parking spaces along the entrance of the site.

The development shall be carried out in accordance with the approved details.

4. All planting seeding or turfing comprised in the approved soft landscaping scheme (consisting of drawing no. 16.757/07F and document Landscape Scheme by The Mayhew Consultancy Ltd, dated June 2017, ref LP/35215/17/R4) shall be carried out prior to the occupation of any part of the development, or with the written agreement of the Local Planning Authority, in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation and the development shall otherwise be maintained in accordance with the approved soft landscaping scheme.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as may be subsequently amended or re-enacted no extensions or buildings to the dwellinghouses or within their curtilage shall take place without the grant of an additional planning permission.
6. No development shall take place until the measures outlined in the submitted arboricultural report (Tree Survey, Arboricultural Impact Assessment & Tree Protection Plan, dated June 2017, referenced AR/35215/R4, by The Mayhew Consultancy Ltd) have been fully implemented, unless:
 - (i) the programme for such measures is otherwise specified within that document, in which case the works shall be carried out in accordance with the timescales contained therein or;
 - (ii) unless the scheme(s), or programme(s) of measures contained within the ecological statements and reports is otherwise first varied, by way of prior written approval from the Local Planning Authority.

Development shall otherwise be carried out in accordance with the submitted arboricultural report.

7. The access shall be laid out in accordance with detail shown on drawing CDS369-05D and the development hereby permitted shall not commence until the construction of the access has been completed to binder course level for the construction period and thereafter completed in accordance with the specification/details agreed prior to occupation.
8. The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans and the turning space shall thereafter be retained for that use and shall not be used for any other purposes.

9. The development shall not be occupied until car parking areas have been provided in accordance with the approved plans and the areas shall thereafter be retained for that use.
10. The first floor windows in the west elevation of plot 1 hereby approved shall remain obscure glazed at all times and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows other than those expressly authorised by this permission shall be constructed in the same elevation.

Reasons:

1. For the avoidance of doubt and in the interests of proper planning.
2. In the interests of the visual amenity of the area.
3. To ensure a satisfactory form of development in the interests of the visual amenity.
4. To ensure a satisfactory form of development in the interests of the visual amenity.
5. To protect features of recognised nature conservation importance, in the interests of the protection of preserved, retained and newly planted trees and to avoid damage to existing and new drainage infrastructure.
6. In the interests of the health of the trees and the visual amenity of the area.
7. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
8. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
9. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
10. In the interests of the amenity of the neighbouring residential occupiers.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

3. The Highway Authority would wish to see the road within the site, that are not to be offered for adoption, laid out and constructed to standards at, or at close to, adoption standards.
 4. The applicant is advised that they must ensure the proposed works, hereby approved, do not contravene laws protecting wildlife including the Countryside and Wildlife Act 1981. Where the applicant is in doubt they should contact Natural England on wildlife@naturalengland.org.uk Telephone 020 802 61089 or Environment and Natural Resources on parks@hastings.gov.uk Telephone 01424 451107 prior to commencement of any works.
 5. Consideration should be given to the provision of a domestic sprinkler system.
 6. The developer is advised to notify purchasers or tenants of the approved properties that refuse and recycling bins must be presented to the kerb side when awaiting collection and otherwise stored within the storage areas shown.
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Officer to Contact

Mr S Batchelor, Telephone 01424 783254

Background Papers

Application No: HS/DS/17/00507 including all letters and documents