

Report to: PLANNING COMMITTEE

Date of Meeting: 06 June 2019

Report from: Assistant Director of Housing and Built Environment

Application Address: 817 The Ridge, St Leonards-on-sea, TN37 7PX

Proposal: Conversion into two dwellings and alterations including dormer extensions to front and rear

Application No: HS/FA/19/00179

Recommendation: Grant Full Planning Permission

Ward: ASHDOWN 2018
Conservation Area: No
Listed Building: No

Applicant: Mrs Connolly per Pump House Designs Pump House Yard The Green SEDLESCOMBE, East Sussex. TN33 0QA

Public Consultation

Site Notice:	Yes
Press Advertisement:	No
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 -
Application by serving employee in restricted post.

1. Site and surrounding area

817 The Ridge is set back approximately 45m from the highway with an access driveway which runs southwards between 815 and 821 The Ridge. The existing dwelling is of a chalet bungalow style with the front and rear facing dormer windows, set at a lower level than the main road. The garden areas to the rear of 815-817 are extensive and in the process of being developed for housing. The rear boundary of the application site adjoins the Dunelm/Pets at Home stores fronting Sedlescombe Road North, again at a lower level than the application site (although the upper floors of the building are clearly visible).

817 The Ridge is a chalet bungalow style detached dwelling with rooms in the roof. The property has previously been extended to create an annexe to the side along with box dormers to the front and rear roof slopes.

The area has a varied character being defined by a mixture of uses and different size buildings including a two storey shop, two storey public house, bungalows, detached properties and two storey terraced house, as well as the retail park to the rear.

Constraints

- Area affected by surface water flooding (1 in 100 and 1 in 1000)
- 2km buffer zone of SGN high pressure pipeline
- SGN low pressure pipeline
- SSSI Impact Risk Zone

2. Proposed development

This application seeks permission for the subdivision of an existing, large detached dwelling to two, semi-detached dwellings, one three bed and one four bed. As part of the development it is proposed to erect two dormers to the front elevation and two dormers to the rear. These dormers will extend the existing box dormers on site.

For ease, hereafter the units will be referred to as Unit L for the left hand unit and Unit R for the right hand unit.

Unit L Dimensions:

Total floor area - 119.29m²

Bedroom 1 - 12m²

Bedroom 2 - 12m²

Bedroom 3 - 9.95m²

Bedroom 4 - 8m²

Unit R Dimensions:

Total floor area - 121.4m²

Bedroom 1 - 11.2m²

Bedroom 2 - 11.22m²

Bedroom 3 - 8.5m²

The application is supported by the following documents:

- Design and Access Statement
- Site Waste Management Plan

Relevant planning history

HS/FA/18/00062 Variation of condition 2 - (Approved plans) and condition 5 - (alignment of the parking area for plot 3 and 817A, and the spaces to the rear; turning space, and an additional parking space for visitors) of Planning Permission HS/FA/16/00790 - Amendments to internal layout & design changes - GRANTED - 05.04.2018

HS/FA/15/00237 Erection of 3 dwellings - GRANTED - 3 June 2015

HS/FA/12/00772 Erection of two detached houses - GRANTED - 5 December 2012

HS/FA/08/00818 Renewal of planning approval HS/FA/06/00004 - GRANTED - 16 February 2009

HS/OA/06/00986 Demolition of existing dwellings and outbuildings and redevelopment of site including road junction improvements, new site access road, 7 x dwellings and associated off road parking - WITHDRAWN - 15 December 2014

HS/FA/06/00004 Erection of single dwelling - GRANTED - 6 March 2006

HS/FA/05/00617 Erection of single dwelling - REFUSED - 29 April 2005

HS/FA/05/00532 Erection of single dwelling - WITHDRAWN - 5 August 2005

National and local policies

Hastings Local Plan – Planning Strategy 2014

Policy DS1 - New Housing Development

Policy FA1 - Strategic Policy for Western Area

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

Policy SC7 - Flood Risk

Policy H1 - Housing Density

Policy H2 - Housing Mix

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 DM5 - Ground Conditions

National Planning Policy Framework (NPPF)

Paragraph 11 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.

Paragraph 12 of the NPPF states that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Three dimensions of sustainability given in paragraph 8 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 9 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.

Section 12 of the NPPF sets out the requirement for good design in development. Paragraph 124 states: "The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 127 of the NPPF requires that decisions should ensure developments:

- Function well;
- Add to the overall quality of the area for the lifetime of that development;
- Are visually attractive in terms of:
 - * Layout
 - * Architecture

- * Landscaping
- Are sympathetic to local character/history whilst not preventing change or innovation;
- Maintain a strong sense of place having regard to:
 - * Building types
 - * Materials
 - * Arrangement of streets
- Optimise the potential of the site to accommodate an appropriate number and mix of development;
- Create safe places with a high standard of amenity for future and existing users

Paragraph 130 states permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way that it functions.

Paragraph 130 also seeks to ensure that the quality of an approved development is not materially diminished between permission and completion through changes to the permitted scheme.

Other Guidance:

Technical housing standards – nationally described space standard - DLCCG - March 2015

3. Consultation comments

County Highways - **No objection, subject to conditions (No.5, 6)**

Refuse and Waste - **No objection**

County Flood Risk Authority - **No objection**

4. Representations

In respect of this application a site notice was displayed at the front of the site. No responses were received.

5. Determining issues

a) Principle

The site is in a sustainable location and the application is therefore in accordance with policy LP1 Hastings Local Plan - Development Management (2015) in this respect and acceptable in principle subject to other local plan policies.

b) Impact on character and appearance of the area

Policy DM1 of the Hastings DM Plan requires that all proposals must reach a good standard of design, which include efficient use of resources, and takes into account, amongst other things, protecting and enhancing local character and shows a appreciation of the surrounding neighbourhood's historic context, street patterns, plot layouts and boundaries, block sizes and scale, height, massing and materials.

This area of The Ridge is, in the majority, of non-uniform properties made up of a mixture of building types or varying sizes, heights and designs. It is considered that the conversion will not change the general character of the area, merely result in an additional unit within the existing building fabric. The proposed external alterations, namely the introduction of further box dormers are also considered a sympathetic addition as they retain the chalet style character of the property. Taking these factors in to account, it is considered that the proposed

development is acceptable and meets the aims of the above quoted policy.

c) Loss of existing use

Policy DS1 of Hastings Planning Strategy states that in order to protect the existing stock of family-sized housing, existing homes should remain as dwellings unless they are unsuitable for residential use or would be replaced with new residential development. The existing premises property could easily accommodate a single family, however, due to the overall scale of the premises being much larger than the average family home, the proposal will still result in a four bed house along with a further three bed house. Taking this in to account, while the loss of such a large single family unit is unfortunate, due to the resultant gain of two good sized units, the loss of a single family dwelling is acceptable in this instance.

Policy H2 of the Hastings Planning Strategy states that planning permission will be granted for residential development that delivers a balanced mix of housing both within each site, and across Hastings as a whole. The application proposes to provide a good level of accommodation and contributes to the overall mix of property types within the surrounding area.

Taking the above in to account, it is considered that the subdivision of the premises, is acceptable and meets the aims of the Hastings Development Management Plan and the Hastings Planning Strategy in respect of housing policies.

d) Impact on neighbouring residential amenities

Policy DM3 of the Hastings Development Management Plan states that in order to achieve a good living standard for future users of proposed development and its neighbours it should be demonstrated that amenity has been considered and appropriate solutions have been incorporated into schemes

It is considered that the occupation of the premises as two units would not be dissimilar to occupation by a large single family in terms of movements to and from the site and potential levels of noise. As a result of this, it is considered the proposed use is in keeping with the residential character of the area and would not have an unacceptable impact on the amenities of the neighbouring residents.

With regards to the external alterations, the proposed dormer windows are to be located on the front and rear of the property. The dormers in the rear will face towards the side elevation of one of the newly erected properties, approved under HS/FA/18/00062, approximately 18 metres away. While the new dormers would result in additional windows at first floor level facing towards these properties, it is considered that, due to the separation distance along with the existing levels of fenestration in the rear roof slope, the new dormers would not alter the relationship between the properties in a detrimental manner.

Similarly, the dormers in the front elevation will face towards No. 815 The Ridge. This property is over 25 metres from the application property, in an elevated position to the site. As a result of this, it is considered that the additional dormers would not have a detrimental impact on the amenities of the residents at No.815.

Taking the above in to account, it is considered that the proposed development is acceptable and complies with the requirements of Policy DM3 of the Hastings Development Management Plan, in terms of considering amenity.

e) Future residential amenities

Internal:

The proposal has been assessed against the technical housing standards as produced by the Department for Communities and Local Government. The minimum floor space requirements for new residential units within this document are as follows;

- 2 storey, three bedroom unit (Unit R) - 90 - 108m²
- 2 storey, four bedroom unit (Unit L) - 103 - 130m²

The proposed dwellings at 121.4m² (Unit R) and 119.29m² (Unit L) meet the minimum requirements respectively and as such are considered acceptable.

The bedrooms within the units have also been assessed and all are large enough to meet the 7.5m² for a single room and those shown as doubles on the proposed plan also meet the minimum of 11.5m² required for double bedrooms. It should be noted that the smallest room in Unit R on the first floor is too small to be occupied as a bedroom and as such is to be used as a study.

External:

Each of the properties are to have a garden to the rear in excess of 17 metres in length. It is considered that this is acceptable and would ensure adequate external amenity space for future residents.

Taking the above in to account, it is considered that the proposed development is acceptable and would provide an acceptable level of accommodation for future residents. The proposal therefore meets the aims of Policy DM3 of the Hastings Development Management Plan 2015 which requires a minimum of 10 metres of rear garden length.

f) Highway safety/parking

Access:

The proposed dwellings are to be accessed via an existing drive leading from The Ridge to No.815 and the new development to the rear. The County Highways Authority has reviewed the proposal and has advised that the access is acceptable and the visibility splay and sight line in both directions is satisfactory.

Parking Provision:

The ESCC Car Parking Demand Calculator Tool indicates that to serve the two units, a total of 5 on-site parking spaces are required. The existing areas of hardstanding are to be extended to provide 5 spaces and as such, the parking provision is acceptable.

The County Highways Officer has however noted that the alignment of the 3 spaces fronting units 817 & 817B would require drivers to make more than one movement to turn. Given the length of the drive and that access is onto the A2100 it is unlikely that drivers would reverse to/from The Ridge, but if there is not adequate space residents may choose to park on the access road. As a result of this, it is suggested that a condition (No.6) be imposed to secure the final parking arrangement within the site to ensure accessible and functional parking to serve the new dwellings.

Cycle Parking:

ESCC parking standards requires 2 cycle spaces per dwelling. Cycle parking details have not been provided however, this is a matter than can be resolved as part of a planning condition (No.5)

Taking the above in to account is it considered that the proposed development would not have an unacceptable impact on the existing highway network in terms of parking or public safety.

g) Refuse Storage

Refuse and recycling stations have been provided around the site, in easily accessible locations for future residents. These locations are acceptable and are within a satisfactory distance to the highway to allow for ease of collection. It is however suggested that a condition be imposed to ensure that these storage areas are provided and retained thereafter.

h) Drainage

This application seeks permission for the conversion of an existing dwelling to two units. No drainage details have been provided in relation to drainage provision for the two units, however, there is an established connection on site as a result of the existing dwelling. While the lack of any proposed drainage details is unfortunate, it is considered that, due to the established connections on site, refusal of the proposal would not be justified on this ground. The County Flood Risk Authority have requested multiple conditions in relation to drainage, however, as there is an established connection on site, with no ground works or additional connections proposed it is not considered that these conditions are necessary in this instance. There will be no increase in surface water given that this is a conversion of an existing property. As such, surface water drainage solution is not needed to be considered.

i) Site constraints

SSSI IRZ: The scale of development does not fall within the threshold for consultation with Natural England and as such it is not considered that there will be any impact on SSSIs.

6. Conclusion

The proposed conversion is appropriate in this location and will provide a further family home in the town, it is considered that the development is therefore acceptable complies 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.

7. Recommendation

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

4178/19/LBP, 4178/19/3, 4178/19/1-A & 4178/19/EX/A
3. The materials to be used in the external alterations and extensions hereby

permitted shall match those used in the existing building.

4. With the exception of internal works the building works required to carry out the development allowed by this permission must only be carried out within the following times:-

08.00 - 18.00 Monday to Friday

08.00 - 13.00 on Saturdays

No working on Sundays or Public Holidays.

5. Prior to completion of the conversion hereby permitted, details of the required cycle storage units are to be submitted to and approved in writing by the Local Planning Authority. The storage provision is to then be installed on site in accordance with the approved details, prior to occupation of the units.
6. Prior to completion of the conversion hereby permitted, the final arrangement of the proposed parking area is to be submitted to and approved in writing by the Local Planning Authority. These details shall include the following;
 - The final layout, taking in to account the comments from the County Highways Authority
 - The hard landscaping materials proposed
 - The method for dealing with surface water run-off

The development shall then be completed in accordance with the approved details.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure a satisfactory standard of development.
4. To safeguard the amenity of adjoining residents.
5. To ensure a satisfactory standard of development.
6. To ensure a satisfactory standard of development.

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 paragraph 38 of the National Planning Policy Framework.

3. A formal application for connection to the public foul sewerage system is required in order to service this development, please contact Southern Water: Developer Services, Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW. Tel: 0330 303 0119. E-mail: developerservices@southernwater.co.uk.
 4. The maximum gradient of the private drive should not exceed 1 in 9.
 5. The applicant is reminded that the study within the right hand unit, at first floor level is too small to be occupied as a bedroom.
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Officer to Contact

Mrs E Meppem, Telephone 01424 783288

Background Papers

Application No: HS/FA/19/00179 including all letters and documents