

Report to: PLANNING COMMITTEE
Date of Meeting: 22 October 2020
Report from: Assistant Director of Housing and Built Environment

Application address: 29 Boscobel Road, St Leonards-on-sea, TN38 0NY

Proposal: Variation of condition 2 (approved plans) of planning permission HS/FA/17/00344 - Change of use from C2 (residential institution) to 6 x 2 bedroom flats C3 (residential) - Amendments - alteration to front porch, alterations to openings within north, south and west elevations, creation of new pathways including ramped access to front porch, alterations to rear single storey projection to include revised roof and alterations to the internal floor layouts (part-retrospective) (amended description).

Application No: HS/FA/20/00092

Recommendation: Grant Full Planning Permission

Ward: MAZE HILL 2018
Conservation Area: Yes - Burtons' St. Leonards
Listed Building: No

Applicant: Moreton House Property LTD per LGS New Holme
Victoria Road Bexhill-on-Sea TN39 3PD

Public Consultation

Site notice: Yes
Press advertisement: Yes - Conservation Area Amended Plans
Neighbour Letters: Yes
People objecting: 12
Petitions of objection received: 0
People in support: 0
Petitions of support received: 0
Neutral comments received: 0

Application status: Not delegated - 5 or more letters of objection received
Referred by Councillor

1. Site and surrounding area

The application site relates to 29 Boscobel Road, a substantial sized two storey detached traditional style building. The building is not listed but does fall within the Burtons St Leonards Conservation Area designation. The property is built of red facing brick with a rendered finish to the upper level with white UPVC windows throughout. To the front the property features a reasonable area of lawn and vegetation which is enclosed by a low stone boundary wall. Boscobel Road is predominantly Victorian with substantial sized detached and semi-detached dwelling houses present.

Constraints

Burtons St Leonards Conservation Area

Conservation Area Appraisal Consultation Draft

Low Pressure Pipeline SGN

SSSI Impact Risk Zone

2. Proposed development

This application is an amendment to the previously approved planning application HS/FA/17/00344 which was for a change of use from C2 (residential institution) to 6 x 2 bedroom flats C3 (residential). The proposal is to vary condition 2 (approved plans) and sees amendments to the following:

- Alterations to the front porch

The size of the porch will remain the same as existing. The flat roof will be removed and replaced by a pitched roof finished with tiles to match the main roof. The side window will be blocked up and six gas meters are to be fitted externally in gas meter boxes. The entrance will be set back within the covered porch area with a traditional Victorian timber four panel front door to be installed. All materials are to match and complement the host building.

- Alterations to openings within north, south and west elevations

The second floor window which serves the stairway within the north elevation has been replaced by a new window required by Building Control to allow for a 1m² Automatic Opening Vent (AOV) for fire safety requirements, the window is to be fitted with obscure glazing. The roof light within the south elevation is to be reduced in size and re-positioned and the existing single door to be replaced with a differing design. Two windows within the west elevation at first and second floor are to be blocked up and a ground floor window removed and replaced by a single door.

- Creation of new pathways including ramped access to front porch

The existing front path has been enlarged and replaced with a new pathway with a concrete underlay and will be finished with paving slabs in natural light grey. The pathway has a gradual fall, providing ramped access to the front porch to allow for wheelchair access. A new pathway will also run along the front and down the south side of the building to provide access to the front and rear of the site, all pathways and associated areas are to be finished with paving slabs in natural light grey.

- Alterations to rear single storey projection to include revised roof

The roof will feature a minor amendment with the roof towards the south side now featuring a pitched element which connects to the existing pitched roof, with the remainder of the roof set behind to be flat. It is also proposed within the north elevation for a window and door to be blocked up and one of the windows to be fitted with obscure glazing and to be non-openable. The window within the west elevation is to be blocked up. The window within the south elevation is also to be blocked up with the bi-folding doors to be replaced with a differing design.

- Alterations to the internal floor layouts

These will be fairly minor with the number of units to remain the same and the number of bedrooms within each unit to remain the same.

Background information

This site was approved planning permission under HS/FA/17/00344 for a change of use from C2 (residential institution) to 6 x 2 bedroom flats C3 (residential). Works have commenced on site but have not yet been completed. Works which have been carried out already include alterations to the openings within the north, south and west elevations, except the second floor landing/stairwell window within north elevation needs to be fitted with obscure glazing and the ground floor lounge window needs to be non-openable and fitted with obscure glazing / the front ramped pathway has been laid but the pathways have not yet been completed / the revised roof to the single storey rear addition has been constructed and the alterations to the internal layouts have been made. This application is a result of an enforcement notice served for unauthorised works, as some of the works which have been carried out are not in accordance with the approved plans. This application is part-retrospective with the application submitted in order to rectify these issues.

Amendments

The applicant has worked alongside the Conservation Officer in order to achieve a front porch which both enhances and protects the Conservation Area in which it sits. The size of the porch has been reduced and will remain the same as existing and the design and materials have been significantly revised also. The porch will have a pitched roof, traditional Victorian timber four panel front door with all materials to match and complement the host building.

It is also noted the development proposes alterations to the openings within north, south and west elevations, creation of new pathways including ramped access to the front porch, revised roof to the rear single storey and a revision to the internal floor layouts. Some of which have already been completed. These alterations have been included within the plans and the description amended to reflect all proposed deviations from the original permission.

The plans have also been amended so the replacement first floor window within the north elevation of the building is to be fitted with obscure glazing and the ground floor window within the north elevation of the rear single storey is to be fitted with obscure glazing and to be non-openable, all of which to help protect the privacy of the neighbouring properties.

Following the submission of amended plans and description, the application was re-advertised.

The application is supported by the following documents:

- Heritage statement.

Relevant planning history

- HS/CD/20/00550 Discharge of conditions: 5 (car parking); 6 (cycle spaces) and 7 (refuse storage and collection area) of Planning Permission HS/FA/17/00344.
Not yet determined
- HS/FA/17/00344 Change of use from C2 (residential institution) to 6 x 2 bedroom flats C3 (residential).
Granted with conditions on 10/07/2017
- HS/FA/12/00943 Change of use to care/nursing home (C2).
GRANTED 6 February 2013
- HS/CC/88/00758 Change of use to educational purposes.
RNO 15 September 1989

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 EN1 - Built and Historic Environment

Hastings Local Plan – Development Management Plan 2015

Policy LP1 - Considering planning applications

Policy DM1 - Design Principles

Policy DM3 - General Amenity

Policy HN1 - Development Affecting the Significance and Setting of Designated Heritage Assets (including Conservation Areas)

Other Policies/Guidance

Technical housing standards - nationally described space standard (CLG, March 2015)

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.

3. Consultation comments

Conservation Officer - No Objection

The site lies within a designated Conservation Area and as such the character and appearance of buildings that contribute to the overall appearance of the Conservation Area must be sustained and enhanced. This is a requirement of Policy HN1 of The Hastings Development Management Plan and extends to what is visible from the public realm. In this case the amendments to the porch, entrance and paving seen from the front of the building are now considered to be suitable and reflect the character and appearance of the Conservation Area. In terms of Policies HN1 and HN2 the proposed porch is considered to be of a suitable appearance, utilising correct materials and being of acceptable proportion.

I have no objection to the works to the rear including revision of the roof appearance and adjustments to openings as they are minimal with a marginal positive effect on the overall appearance. With regard to the works on the northern elevation, these works are considered as essential by building control for access to services and are only partially visible from the public realm.

4. Representations

In respect of this application a site notice was displayed to the front of the site and an advert placed in the local paper. Following amendments to the scheme, neighbour letters were issued, and adverts placed in the local newspaper.

12 letters of objection received from 9 different properties, raising the following concerns:

- The new proposed porch is too large, out of keeping and harmful to the building and Conservation Area.
- Noise and disturbance.
- The plans do not depict the actual build.
- Concerns to the quality, safety and duration of the building works.
- Concerns to works damaging the boundary wall.
- Impact on daylight.
- Inadequate pipe work and drainage.
- Unsightly gas meters.
- Front garden needs to remain as it was with existing lawn and shrubs.
- Impact on privacy.
- Concerns to new front paths, paving and ramp not in keeping with Conservation Area.

Regarding noise and disturbance from the development, the government accepts that noise and disturbance will occur as part of any construction and this is not a reason for refusal. The principle of development on the site has already been agreed through planning consent HS/FA/17/00344 and is not for further consideration here, the amendments considered here are not considered to cause any additional noise. Condition 3 will be carried forward to control the hours of construction.

In relation to the plans not depicting the actual build, the development although it has commenced it has not yet been completed. Once the applicant has received a decision on this application, then they will need to ensure that the development is completed in line with the approved scheme.

Concerns regarding the quality, safety and duration of the building works are noted. It is acknowledged that the development is not yet complete and is a building site, upon receiving this decision the applicant will be able to complete all works on site. Building Control have been made aware of the situation and it's the applicants' responsibility to satisfy all Building Regulation requirements prior to works and occupation of the building.

Concerns have been raised that the works may be causing damage to the boundary wall between the site and No. 28 Boscobel Road. This is a civil / legal matter between the applicant and neighbours and is not a planning consideration. The applicant intends for this boundary wall to remain in place as existing and this has been depicted on the proposed site plan.

Regarding concerns in relation to inadequate pipe work and drainage. The development is not affected by any flooding related constraints. As mentioned above the development is not yet complete and as such not all pipe work and associated drainage have been completed on site. Adequate drainage is a requirement of Building Regulations and the applicant will need to ensure that these requirements are satisfied.

The proposed site plan has been amended to illustrate that the front lawn and shrubs are to remain in place as previously approved.

The other concerns listed above will be dealt with within the main body of the report.

5. Determining issues

The main issues which need to be determined is the impact of the proposed amendments on

the character and appearance of the Conservation Area, layout and the neighbouring residential amenities.

a) Principle

The principle of development on the site has already been agreed through planning consent HS/FA/17/00344 and is not for further consideration here. This is an application for a minor material amendment and as such, the main considerations are with regards to the proposed amendments only, which include alterations to front porch, alterations to openings within north, south and west elevations, creation of new pathways including ramped access to front porch, alterations to rear single storey projection to include revised roof and alterations to the internal floor layouts.

b) Impact on character and appearance of Conservation Area

Policy EN1 of the Hastings Planning Strategy (2014) states development which sustains and enhances the significance of heritage assets and/or their setting will be encouraged. Policy DM1 of the Hastings Development Management Plan (2015) establishes all proposals must reach a good standard of design, which includes efficient use of resources, and takes into account: protecting and enhancing local character. Furthermore Policy HN1 of the Hastings Development Management Plan (2015) states permission will be given for those schemes that show a full understanding of the significance of the asset and convincingly demonstrate how their chosen design sustains and enhances the significance of any heritage assets affected (including Conservation Areas).

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The application site forms part of the Burtons St Leonards Conservation Area designation. Boscobel Road is predominantly Victorian with substantial sized detached and semi-detached dwelling houses present with many of their traditional architectural features remaining providing an enhancement to this street. Whilst it is acknowledged that there is some variation within the street with some modern additions, any future development should protect and enhance the local character.

Alterations to the front porch

The dwellinghouse is situated within a prominent position within the street scene, as a result this building is clearly visible and helps contribute to the Conservation Area, with the proposed porch to be clearly visible within the street. Planning application HS/FA/17/00344 was approved with a small front entrance porch with a lean to roof not much dissimilar to the original porch arrangement.

This application seeks to further amend the front porch, mainly being that the existing flat roof will be removed and replaced by a pitched roof finished with tiles to match the main roof. The side window will be blocked up and six gas meters are to be fitted externally in gas meter boxes. The entrance will be set back within the covered porch area with a traditional Victorian timber four panel front door to be installed. The size of the porch will remain the same as existing.

The applicant initially proposed to replace the front porch with a Neo-Georgian reproduction consisting of a pedimented and columned arrangement. This porch was to be much larger in length and height compared to the one approved under HS/FA/17/00344. This design and size of porch was not considered to reflect the design and context of the surrounding area and was considered wholly inappropriate by the Conservation Officer. A high number of

objection comments were received with concerns to the size and design of the porch being harmful and out of keeping with the building and Conservation Area. The applicant has worked alongside the Conservation Officer and has amended the porch several times in order to achieve a front porch which both enhances and protects the Conservation Area in which it sits.

The size of the porch has been significantly reduced with the size of the porch to remain the same as existing which will provide a clearly subservient addition to the building. The porch will now feature a pitched roof with tiles to match existing with a traditional Victorian timber four panel front door, this porch now reflects the design and context of the street and provides a sympathetic addition to the front. All the materials of the porch are to match and complement the host building. The porch will feature six gas meters fitted externally in gas meter boxes to the side elevation, given the position of these boxes set down low, the set back from the road and the presence of the high boundary brick wall, it is not considered that the presence of these boxes will cause significant harm. The Conservation Officer now considers the amendments to the porch to be suitable and reflect the character and appearance of the Conservation Area. In terms of Policies HN1 and HN2 the proposed porch is considered to be of a suitable appearance, utilising correct materials and being of acceptable proportion.

Alterations to openings within north, south and west elevations

Given the narrow spacing established between the site and No. 28 Boscobel Road and the set back from the road, views towards the north elevation are limited with only glimpsed views achieved at best. It is noted views towards the rear elevation cannot be obtained from Boscobel Road but views can mostly be achieved towards the south elevation. The proposed alterations are very minimal and mostly involve the blocking up of openings, the external finish will be made good with materials of a colour and style to match and complement the existing building. All openings will be white UPVC to match the existing arrangement to provide consistency across all elevations of the building. No openings will be altered within the front elevation of the existing building.

Creation of new pathways including ramped access to front porch

The creation of the new pathways and ramped access to the front porch will be clearly visible from the public realm. It is noted there are many differing materials used for neighbouring pathways along this road. These works are considered within proportion with the site and allow for good accessibility across the whole site for all, especially for people with a physical impairment. The plans have been reviewed by the Conservation Officer and they are now considered acceptable in terms of the impact on the character and appearance of the Conservation Area.

Alterations to rear single storey projection to include revised roof

As mentioned above, the rear elevation of the site is not visible from Boscobel Road and as such it is not considered to have a significant effect on the character and appearance of the street. The alterations to the rear single storey projection are minimal with a marginal positive effect on the overall appearance. All materials are to match and complement the existing building to provide a consistent appearance between both elements.

Considering the above, the proposed amendments to the scheme will not cause a significant harm to the character and appearance of the building or the Conservation Area in which it sits. As such, the proposed variations are considered acceptable in this respect and in

accordance with Policies DM1 and HN1 of the Hastings Local Plan - Development Management Plan (2015) and Policy EN1 of the Hastings Local Plan - Hastings Planning Strategy (2014). The Conservation Officer has reviewed the revised scheme and considers there to be no harm caused and as such no objection is raised.

c) Layout

Policy DM3 (f) of the Hastings Local Plan - Development Management Plan (2015) states dwellings should be designed to allow residents to live comfortably and conveniently with sufficient internal space.

This revised scheme will involve some alterations to the internal layout of the 6 flats, however these alterations are to be fairly minor with the number of units to remain the same and the number of bedrooms within each unit to remain the same.

The 6 proposed flats all meet the minimum internal floor space requirements as set out in the government guidance Technical housing standards - nationally described space standard (CLG, March 2015). Flats 2 and 3 greatly exceed these and provide particularly spacious living accommodation. It is however noted flats 4 and 6 only meet the minimum floor space requirements for a 2 bedroomed, 3 person unit, and as such bedroom 2 of each flat should therefore only be used for a single person. Furthermore, bedroom 2 of flat 5 only meets the minimum floor space requirement for a single bedroom and therefore should only be used by a single person. Informative note 4 has been attached detailing these requirements.

In view of the above, it is considered the proposed development provides sufficient internal space for future residents, as such Policy DM3 of the Hastings Local Plan - Development Management Plan (2015) and the Technical housing standards - nationally described space standard (CLG, March 2015) are complied with.

d) Impact on neighbouring residential amenities

Policy DM3 of the Hastings Local Plan - Development Management Plan (2015) states, 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. Permission will be given for development where; the use of the scale, form, height, mass, and density of any building or buildings, reduces or avoids any adverse impact on the amenity (privacy, over shadowing, loss of daylight) of neighbouring properties.

Alterations to the front porch

The proposed replacement front porch will remain the same size as existing, whilst the existing flat roof will be replaced by a pitched roof, the porch has already been approved a lean to style roof. Given the existing arrangement, moderate size and height of the porch and the distance to the boundaries and side elevation of No. 28 Boscobel Road there are no concerns that this revised porch will harmfully impact upon the resident's outlook and daylight levels. In terms of privacy, given the use of this space as a porch entrance there are no concerns that this space will lead to harmful overlooking. In addition, the existing side window has been blocked up which removes any potential views from this side towards No. 28.

Alterations to openings within north, south and west elevations

The second floor window which serves the stairway within the north elevation has been

replaced by a new window required by Building Control to allow for a 1m² Automatic Opening Vent (AOV) for fire safety requirements. The window has been installed with clear glazing and concerns have been raised by neighbours that the window could lead to harmful overlooking towards No. 28 Boscobel Road. Amended plans have been sought and received which now show that the new window will need to be fitted with obscure glazing which overcomes any initial concerns. Condition 7 has been attached to ensure that the obscure glazing is fitted prior to occupation of the flats. The other amendments to the openings within the south and west alterations are very minimal and will have little impact on amenity. The alterations involve several windows being blocked up and a revision to the design of some of the doors to be installed. No new openings are proposed. The ground floor window within the west elevation is to be removed and replaced by a single door. Given that the existing opening already exists it is not considered a change from a window to a door at ground floor will have any significant impact. The revised scheme will in fact result in a reduction in the number of openings previously approved, reducing possible views towards neighbouring properties. Given the nature and scale of these works there will be no impact upon the outlook and daylight levels of the neighbouring properties.

Alterations to rear single storey projection to include revised roof

The roof of the single storey rear projection will feature a minor amendment with the roof towards the south side now featuring a pitched element which connects to the existing pitched roof, with the remainder of the roof set behind to be flat. This element is set well away from any neighbouring properties with good boundary treatment in place it is not considered that this minor amendment will have any impact in terms of outlook and daylight levels. In terms of privacy, it is also noted several of the openings within this element are to be blocked up and the design of the bi-folding doors within the south elevation to be revised. As such the amended scheme will see a reduction in the number of openings and a reduction in possible views. Concerns regarding the window proposed within the north elevation have been raised by neighbours in terms of overlooking and noise. As such, amended plans were requested and received with the window to be fitted with obscure glazing and to be non-openable, this has addressed any previous concerns. Condition 7 has been attached to ensure that this window is fitted with obscure glass and is non-openable prior to occupation of the flats.

In view of the above findings, it is considered the proposed amendments to the scheme will not cause a significant harm to the amenity of any of the neighbouring properties in terms of privacy, outlook and daylight levels. As such, the proposed variations are considered acceptable in this regard and in line with the aims of Policy DM3 of the Hastings Local Plan - Development Management Plan (2015).

e) Environmental Impact Assessment

The National Planning Practice Guidance (Paragraph: 017 Reference ID: 4-017-20170728) states that "Projects which are described in the first column of Schedule 2 but which do not exceed the relevant thresholds, or meet the criteria in the second column of the Schedule, or are not at least partly in a sensitive area, are not Schedule 2 development."

This development is not within a sensitive area as defined by Regulation 2 (1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and does not exceed the thresholds of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The legislation regarding Environmental Impact Assessments can be found on the following link: <https://www.gov.uk/guidance/environmental-impact-assessment>

f) Site Constraints

The site is within a 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.

The site is affected by a Scotia Gas Networks (SGN) low pressure pipeline, as such an appropriately worded informative has been included on this permission (informative note 6) to inform the applicant of their responsibilities.

6. Conclusion

The revised scheme submitted now provides an acceptable standard of design. The significance and setting of the Conservation Area will not be harmed, residential amenities will not be harmfully affected and sufficient internal space will be provided for future occupants. The Conservation Officer raises no objection to the proposed amendments. The development is considered acceptable and in line with Policies DM1, DM3, HN1 of the Hastings Local Plan - Development Management Plan (2015) and Policy EN1 of the Hastings Local Plan - Hastings Planning Strategy (2014) and the relevant sections of the National Planning Policy Framework, and as such the revised scheme is recommended for approval subject to the attached 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.

7. Recommendation

Grant Full Planning Permission subject to the following conditions:

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

Site location plan, STL29BR101, STL29BR102, STL29BR107, STL29BR302 REV H, STL29BR303 REV D, STL29BR304 REV B, STL29BR305 REV A, STL29BR306 REV A, STL29BR308 and STL29BR309

2. The materials to be used to update the external surfaces shall match the colour and style used in the existing building.
3. 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.
4. No part of the development shall be occupied until the car parking has been constructed and provided in accordance with the approved plans. The area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.
5. No part of the development shall be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The area shall thereafter be retained for that use and shall not be used other than for the parking of cycles
6. Notwithstanding that shown on the approved drawings no flat hereby approved shall be occupied until refuse storage and collection areas have been provided in accordance with details submitted to and approved in writing by the Local Planning Authority.
7. Prior to the occupation of the flats, the ground floor window (north elevation) serving the lounge of flat No. 2 shall be fitted with obscure glass and shall be non-openable and the second floor window (north elevation) serving the stairs/stairwell shall be fitted with obscure glass, and once fitted, the windows shall be permanently maintained in that condition.

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 safeguard the amenity of adjoining and future residents.
4. To provide car-parking space for the development
5. To provide alternative travel options to the use of the car in accordance with current sustainable transport policies
6. To ensure a satisfactory form of development in the interests of the character and amenity of the area.
7. To safeguard the amenity of adjoining and future residents.

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. Consideration should be given to the provision of a domestic sprinkler system.
4. The applicant is advised that flats 4 and 6 only meet the minimum floor space requirements for a 2 bedroomed, 3 person unit, and as such bedroom 2 of each flat should therefore only be used for a single person. It is also acknowledged that bedroom 2 of flat 5 only meets the minimum floor space requirement for a single bedroom and therefore should only be used by a single person.
5. 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.
6. The development subject to this application falls within a highlighted proximity of a mains gas pipe which is considered a major hazard. The applicant/ agent/ developer is strongly advised to contact the pipeline operator PRIOR to ANY works being undertaken pursuant to the permission granted/ confirmed by this notice.
Address is:
Southern Gas Networks Plc
SGN Plant Location Team
95 Kilbirnie Street
Glasgow
G5 8JD
Tel: 01414 184093 OR 0845 0703497
Search online at:
www.linesearchbeforeyoudig.co.uk
SGN personnel will contact you accordingly.

Officer to Contact

Mrs L Fletcher, Telephone 01424 783261

Background Papers

Application No: HS/FA/20/00092 including all letters and documents