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PLANNING

19 APRIL 2023

Present: Councillors O'Callaghan (Chair), Colins (Vice Chair), Beaney, Beaver, Cannan, Edwards, Patmore, Roberts

Officers: Eleanor Evans (Planning Services Manager), Surinder Atkar (Senior Solicitor), Tom Bagshaw (Principal Planning Officer), William Larkin (Planning Officer)

408. APOLOGIES FOR ABSENCE

Councillors Williams substituted by Councillor Patmore

409. DECLARATIONS OF INTEREST

Councillor	Item	Interest
Cllr Beaver	5(a,b)	Personal – East Sussex County Councillor
Cllr Bacon	5(a)	Prejudicial – Family lives near by
Cllr Beaver	5(a)	Personal – Knows someone who lives nearby

410. MINUTES OF PREVIOUS MEETING 22/03/23

RESOLVED – that the minutes of the meetings held on 22nd March 2023 be approved as a true record

411. NOTIFICATION OF ANY ADDITIONAL URGENT ITEMS

None received

412. PLANNING APPLICATIONS

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413. 5 THE GREEN, ST LEONARDS-ON-SEA, (HS/FA/22/00264)

Proposal	Demolition of existing outbuilding and proposed extension with associated parking and landscaping. Change of use from HMO (Sui Generis) to 11 flats (C3).
Application No	HS/FA/22/00264
Conservation Area	No
Listed Building	No
Public Consultation	Yes – 83 objections received

Councillor Bacon left the chamber

The Principal Planning Officer updated that a petition has been received against the proposal stating objections with design, loss of greenspace and Insufficient provision of 3 or more-bedroom units. There are two clerical issues that need to be rectified. These are that the air quality and admission guidance refers to the 2020 guidance which should be 2021 and the recommendation sets out that a legal agreement should be completed by the 28th of July 2022. This should say the 28th of July 2023.

Slides were shown of a location plan and block plan. Slides were shown of an arial photograph, photographs of the front of the building, photograph from the opposite roadside and a photograph of the outbuilding. A slide was shown of the site plan showing a two and a half storey extension which would give the impression of the building having two wings. The proposal includes 9 parking spaces and the access will be widened to allow two vehicles to pass each other. The garden to the rear of the property would be retained as a communal amenity space for the proposed residential units. Bin stores would be located at the front of the property and cycle storage to the rear. The proposal is not considered to result in any impact upon neighbouring amenity that would warrant the refusal of the application.

Slides were shown of the front and rear elevation of the proposed extension which would pay recognition to the original property whilst differentiating itself with some modern elements including a large glazed window. Slide were shown of the Floor plans for the Ground Floor, First Floor and Second Floor. The application would provide 11 flats. Concerns have been raised by neighbours regarding impact on neighbouring amenity, however, the application layout and information provided mitigate these concerns and offers do not consider there to be an unacceptable impact upon neighbouring amenity

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The petitioner Suzy Trevethan spoke to the committee in opposition to the officers' recommendations. The proposed building is of a poor design and much too big. It's too close to neighbouring homes and would have a significant, overbearing and enclosing impact on neighbouring properties overlooking and causing a particular loss of light and privacy to neighbouring properties. This is contrary to policy, paragraph 130 of the NPPF, which requires that all planning policies and decisions should ensure that developments promote a high standard of immunity for existing and future users. Policy DM1 of the Hastings local plan states that new development should observe the neighbourhood's block sizes, scale, height and massing. This extension would look like a cramped and overdeveloped addition to the plot, and far too close to the boundary for a building of its excessive size. The excessive four storey height and the glazed Gable would also look completely out of keeping with the character of the area. Contrary to policy DM1, this building has four stories at the front and five at the back, roughly doubling the footprint of the existing building. It would be much bigger than the other small scale domestic extensions in the area and would diminish the sense of spaciousness as well as the historic and architectural character of this part of the road. The design approach also falls short of established local and national planning policies, particularly policies DM1 and DM3 of the Hastings local plan and paragraphs 126 and 130 of the NPPF, which seek to secure a high standard of design in all new developments that is sympathetic to the surrounding built form. #5 is a characterful Edwardian building. The proposed design is undistinguished and incongruous. The officer report refers to a previous approval at the site for these three Storey link block between numbers 5 The green, which was never implemented in has since expired. This was much smaller than the current proposal and the circumstances were entirely different at the time, five and six had the same owner and functioned as a care home. I consider the neighbouring amenity section of the officer report to be inaccurate, agreeing that the side facing living room window to the North East elevation of our property will suffer a loss of light, it says. This loss would not detrimentally impact the light levels to a point that would warrant the refusal of the application. We have commissioned a new Chartered Surveyors report showing that the proposed extension doesn't observe either the relevant 25 degree or 45 degree line of sight BRE standards, which is a typical requirement in the case of the side facing living room window, the room would feel considerably less pleasant. There would be a need for artificial lighting during the day and the outlook would also be severely restricted by a large flank wall along the boundary. Seven side facing windows are proposed facing directly over the boundary towards the windows and the Garden of number 6 resulting in a strong sense of overlooking and increasing the overbearing impact of the extension. The recommendation to ensure the windows are fitted and maintained as obscure glazed does not seem a reasonable compromise given the proximity to the boundary. The officer report says nothing about the inevitable increase in the number of comings and goings, noise and disturbance that would result from the creation of 11 new dwellings. The application is not supplemented with the noise assessment. Nor is any noise attenuation to be secured by condition, as would normally be expected for a

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development of this scale. For these reasons, the proposal would be contrary to policy DM3, which requires neighbouring amenity to be considered and appropriate solutions to be incorporated into schemes. This proposal has received 83 objections from residents and local Councillors know local people have pride in their area and in the high quality of much of the architecture in the area and the town.

Councillors asked if the neighbouring property is a single dwelling. The petitioner answered it is a single dwelling.

The architect Bernard Baker spoke to the committee on behalf of the applicant. The case Officer Recommendation is to grant full planning permission for HSFA 22264. It seeks full planning permission for change of use and internal alterations to an existing HMO which serves 11 properties to form 5 flats. The proposed new extension would provide an additional 6 private flats. The site has a history of approved development and is Brownfield, which demonstrates that the proposal would be acceptable in principle. The Council is presently falling short of a five year supply of housing land. Therefore, due to the lack of housing, the provision of five additional units is considered a benefit of this scheme and should be weighed accordingly in planning balance. The site is near local facilities and public transport. The proposed extension will be a positive contribution to the appearance of the building and architectural features, such as the Edwardian mouldings, demonstrating respect to the host building, it does incorporate modern glazed windows as well, so it is defined separately. The scale of the building would not be out of keeping with the street scene in which most properties are built within proximity of the plot boundary. The front and rear curtilage of the property would be relatively unchanged and would retain much of the existing parking. A garden the surface water drainage strategy has been supplied and confirmed acceptable by Southern Water. We have supplied a daylight and sunlight statement which shows that the room which has one window to the side, will suffer some loss of light. This loss of light would not detrimentally impact on the light levels that would warrant a refusal of the application as stated by the case Officer and the room also benefits from a Bay window to the front and therefore would benefit from sufficient daylight. The living standards of the future occupier complies with the national space standards. The application proposes to widen the existing access. It's already 3.6 metres but we would widen it to 4.8 to allow two vehicles to pass at the entrance. The layout of the parking area is for 9 spaces, and it's been assessed by East Sussex County Council highways, who confirmed that the layout would be acceptable and allow access and egress from the site so full. The refuse and cycle storage proposals have been provided and considered acceptable. The recommendation of the report is that the Planning Services Manager be authorised to issue Planning Commission upon completion of a Section 106. The provision of 1 residential unit which will be as the first home and there is also provision of a commuted sum for affordable housing.

Councillors asked regarding an aesthetically pleasing property being produced.

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The architect answered that application is to recess the central link between the old original Edwardian building and the new proposed whilst picking up on the some of the original features and incorporated a certain modern style such as the glazed Gable

Councillors asked why such a large extension is being added? The architect answered that that it is a very large site, and the extension is not large in proportion to the site. A further question was asked regarding why not build the extension two and half storeys high. The architect explained it would look strange. Now there's a single-story extension, the application is for a two and half story extension then that it would follow the street pattern down the road.

The councillors asked the architect regarding the number of parking spaces. The agent answered there would be nine parking spaces including a disabled space. Councillors also asked regarding the size of the entrance. The agent explained the entrance would be widened to allow two vehicles through at one time. East Sussex County Council have agreed it's a safe access with low level planting on the front area.

The Principal Planning Officer updated the window would not be the only source of light to the room in the neighbouring property. The parking space is in accordance with East Sussex County Council parking calculator.

Councillors asked if the current residents have been informed of the application. The Principal Planning Officer and Planning Service manager explained an informative can be added.

Councillors asked if any of the points raised by the petitioner regarding National Planning policy are material considerations? The Principal Planning explained there are some comments regarding overbearing and issues of design and character which are planning judgements. They have all been considered within the report and officers have weighed that in a planning balance at the end to try to give a rounded view of the application. The Senior Solicitor explained there are many in there, but they have to be considered in your judgement in the light of the fact that that there is no longer a five year housing supply available, which means that you don't use the normal balance in coming to your determination. You have what is called the tilted balance by virtue of the fact that we don't have a five year housing supply, which means that the harm has to demonstrably and significantly outweigh the benefit before you can refuse it.

Councillors asked if the Officer is content with the parking. The Principal Planning Officer explained that the layout has been reviewed and approved by East Sussex Highways engineers who are our expert consultees in this matter.

Councillors debated.

The Principal Planning Officer suggested an informative of 'The applicant is advised that contact should be made to the relevant part of the Council's housing Department

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to assist in the securing of current occupants and rehousing at the earliest opportunity.'

Councillor Beaver proposed approval of the recommendation including the informative, seconded by Councillor Roberts.

RESOLVED (5 votes for, 3 votes against)

A) That the Planning Services Manager be authorised to issue planning permission upon completion of an agreement under S106 of the Town and Country Planning Act to secure:

- a) The provision of 1 residential units as a First Home
- b) The provision of a commuted sum for 1.2 units of affordable housing of approximately £115,200

unless it has been conclusively shown that the development would not be viable and it would still be acceptable in planning terms without the identified development contributions/infrastructure.

In the event that the Agreement is not completed by 28 July 2023, that the application be refused on the grounds that it does not comply with the relevant policies (Policies H3) of the Hastings Local Plan, The Hastings Planning Strategy 2011-2028 or the Hastings Local Plan, Development Management Plan unless an extension of time has been agreed in writing by the Planning Services Manager in consultation with the Chair and Vice Chair of the Planning Committee.

B) Subject to the above

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. 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.
3. The development hereby permitted shall be carried out in accordance with the approved plans.

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4. The use hereby permitted shall not commence until details of the layout of the reconstructed access and the specification for the construction of the access have been submitted to and approved in writing by the Planning Authority and the use hereby permitted shall not commence until the construction of the access has been completed in accordance with the specification set out on Form HT407 which is attached to and forms part of this permission.

5. The proposed development shall be carried out in accordance with the submitted Surface Water Drainage Strategy (SuDS, RevA). These details shall be retained and maintained thereafter.

Prior to commencement of the development hereby approved the following details shall be submitted to and approved in writing by the LPA in consultation with ESCC SUDS:

- a) Detailed drainage drawings and calculations demonstrating that surface water runoff from the proposed development shall be limited to 2 litres per second. Surface water attenuation up to and including storms with a 1 in 100 (plus climate change) annual probability of occurrence shall be stored with onsite or downstream flooding. Evidence of this (in the form hydraulic calculations) shall be submitted with the detailed drainage drawings.
- b) Details of the outfall connection to the public sewer should be provided as part of the detailed drainage drawings, including approval from the Statutory Sewage Undertaken.
- c) Information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.
- d) A maintenance and management plan which shall clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and the appropriate authority should be satisfied with the submitted details. Evidence that these responsibility arrangements will remain in place through the lifetime of the development shall be provided to the Local Planning Authority.

The approved details shall be implemented prior to occupation of the development. These details shall be retained and maintained thereafter.

6. Prior to occupation of the development, evidence (including photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs.

7. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of soft landscaping, which shall include indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their

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protection in the course of development. New soft landscaping details shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate together with an implementation programme.

All trees produced abroad but purchased for transplanting shall spend at least one full growing season on a UK nursery and be subjected to a pest and disease control programme. Evidence of this control programme, together with an audit trail of when imported trees where needed and their origin and how long they have been in the nursery will be supplied to the Local Planning Authority prior to the commencement of any tree planting.

If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same location.

8. All planting seeding or turfing comprised in the approved soft landscaping scheme 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.
9. No development above ground shall take place until full details of the hard landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours; means of enclosure (fences/walls); car parking layouts; other vehicle and pedestrian access and circulation areas; bin collection points, hard surfacing materials; and, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc).

In addition these details should demonstrate that the proposed surface water drainage would prevent the discharge of surface water from the proposed site onto the public highway and, similarly, to prevent the discharge of surface water from the highway onto the site shall be submitted to the Local Planning Authority for approval in consultation with the Highway Authority.

10. All hard landscape works shall be carried out in accordance with the approved

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details to be approved under condition 8 of this permission. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

11. No development shall commence until a sustainability assessment including an emissions mitigation plan has been submitted to and approved by the LPA. These details shall thereafter be retained for the life of the development unless otherwise agreed in writing by the LPA.
12. The development hereby approved shall not be occupied until full details of the external storage spaces for cycles have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details and retained thereafter and once provided the cycle storage area shall not be used for any other purpose other than the storage of cycles.
13. No development shall take place, including any ground works or works of demolition, until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:
 - e) the anticipated number, frequency and types of vehicles used during construction,
 - f) the method of access and egress and routing of vehicles during construction,
 - g) the parking of vehicles by site operatives and visitors,
 - h) the loading and unloading of plant, materials and waste,
 - i) the storage of plant and materials used in construction of the development,
 - j) the erection and maintenance of security hoarding,
 - k) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway
 - l) details of public engagement both prior to and during construction works.

detailed measures to manage flood risk, both on and off the site, during the construction phase.
14. No development shall take place above ground until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such samples should include bricks, roofing materials, mortar samples, and samples of all windows and doors and rainwater goods.

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Thereafter development shall be carried out and maintained in accordance with the approved details.

15. The development hereby approved shall not be occupied until full details of the external storage spaces and collection point for refuse bins have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details and once provided the refuse storage area shall not be used for any other purpose other than the storage of refuse bins and retained thereafter.
16. Prior to occupation, a "lighting design strategy" shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - a) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not unacceptably harm the amenities of neighbouring properties.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

17. The development shall not be occupied until the proposed parking arrangements which have been approved in hardlandscaping condition 8 have been provided in accordance with the approved details prior to the occupation of the building and shall thereafter be retained and maintained and would not be used for any purpose other than the parking of vehicles.
18. All windows proposed (Excluding existing windows) on the side elevations of the development (south west and north east) shall be obscurely glazed and non-opening up to 1.7 metres from finished floor level. These details shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.
19. The development hereby approved shall be carried out in accordance with waste management details as set out within BA2070 Waste Statement_Mar 22. These details shall thereafter remain in place for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To safeguard the amenity of adjoining residents.

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3. For the avoidance of doubt and in the interests of proper planning.
4. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway
5. To ensure that the proposal would not result in unacceptable flooding and drainage impacts and to ensure an acceptable form of development.
6. To ensure that the proposal would not result in unacceptable flooding and drainage impacts and to ensure an acceptable form of development
7. In the interests of the visual amenity of the area.
8. In the interests of the visual amenity of the area.
9. To secure a well planned development that functions well and in order to protect the visual amenities of the locality and to ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding
10. To secure a well planned development that functions well and in order to protect the visual amenities of the locality and to ensure the appropriate management of surface water on and adjacent to the highway and prevent an increased risk of flooding
11. To ensure a satisfactory development and in terms of environmental impacts and sustainability
12. In order that the development site is accessible by non-car modes and to meet the objectives of sustainable development.
13. In the interests of highway safety and the amenities of the area.
14. In the interests of the visual amenity of the area.
15. In the interests of the visual amenity of the area and to ensure an acceptable form of development.
16. To ensure a satisfactory design and appearance of the proposal and to minimise the impact upon the amenities of neighbouring properties.
17. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
18. In order to protect the amenities of neighbouring residential properties
19. To ensure an acceptable form of development.

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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. 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.
4. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.
5. This permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
6. If during development and excavations any suspicions become evident or are aroused as to the potential or presence for any contaminated land, then works should immediately cease and a contaminated land assessment / ground investigation report be carried out which should then be submitted to and approved in writing by the Local Planning Authority prior to the work, associated with the permission hereby granted, commencing.
7. That applicant is advised that prior to commencement of development details of the applicant shall establish the exact position of the public water main.
8. **THE AREA HIGHWAY MANAGER WILL REQUIRE NOTICE OF COMMENCEMENT OF WORKS ON OR ADJACENT TO THE HIGHWAY. SEE NOTE m).**

Notes to be read in conjunction with attached highway comments and conditions

- a) In urban areas the treatment of the radii shall be accordance with the requirements of the Highway Construction Engineer.
- b) Any existing ditch shall be cleaned out to even fall and piped to a size to

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accept the maximum flow of water likely to arise (internal diameter 300mm or as agreed with the Highway Construction Engineer).

- c) Where an existing access is to be stopped up the applicant is required to raise the existing dropped kerb and make good the footway/verge and kerb.
- d) Any existing footway shall be made good with similar construction and surfacing.
- e) Where the edge of the carriageway is already defined by Continental Channel, dropped Continental Channel sections (if available) or concrete channel blocks shall be used instead of dropped kerbs and if necessary the transition between the constructions made in in-situ concrete to the satisfaction of the Highway Construction Engineer.
- f) Any gates are to be set back a minimum distance of 5 metres (11 metres for farm or industrial accesses) from the edge of the carriageway and are to open away from the highway.
- g) The applicant's attention is drawn to the necessity to ensure that no surface water is allowed to flow from the development onto the highway and similarly no surface water from the highway should be allowed to flow into the site. The provision (by the applicant) of positive drainage measures may be required to collect any flow of surface water.
- h) Any necessary alterations to the property or services of, any statutory authority or undertaker shall be carried out at the expense of the applicant and under the supervision of such authority or undertaker to their satisfaction.
- i) If the requirements outlined in these details and/or notes conflict with the requirements of the Fire Officer then the Fire Officer's requirements shall prevail.
- j) Reference to Sub-Base (Type 1) in the access section diagram refers to graded granular sub base complying with Clause 803 Specification for highway works (SHW), Amendment – February 2016.
- k) The County Council charges a fee for works on or adjacent to the highway and will expect you to obtain a licence/ enter into a Private Works Agreement prior to the commencement of works. For crossovers (and

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minor access works) please call 0345 6080193 or email customer@eastsussexhighways.com For other highway works please call Transport Development Control on 01273 482254 or email TDC at developmentcontrol.transport@eastsussex.gov.uk. The Highway Inspectors require at least 15 days notice of your intention to commence works under a PWA in order that the necessary utility service checks may be completed before works commence. Three months notice is required for major schemes

- l) You must ensure that the contractor has ten million pounds public liability insurance and one of their employees holds a current Supervisors New Roads and Street Works Act Certificate and at least one operative on site should hold an Operators Certificate. A list of contractors with the required certificates is available from East Sussex Highways and the Transport Development Control (TDC) team.
 - m) For crossovers (and minor access works) please call 0345 6080193 or email customer@estsussexhighways.com For other highway works please call TDC on 01273 482254 or email TDC at developmentcontrol.transport@eastsussex.gov.uk
 - n) If you decide to use one that is not on the list, you must ensure that copies of the certificates are supplied by the contractor to East Sussex Highways or the Transport Development Control Team).
 - o) Your attention is drawn to the fact that your contractor will have to book road space under the Traffic Management Act 2004. Please ask them to contact the Network Co-ordination Team on 0845 60 80 193 who will need at least 21 days notice of the commencement of works.
9. The applicant is advised that contact should be made to the relevant part of the Council's housing Department to assist in the securing of current occupants and rehousing at the earliest opportunity

414. HIGH BEECH CHALET PARK, (THE OFFICE), WASHINGTON AVENUE, ST LEONARDS-ON-SEA (HS/FA/23/00023)

Proposal	Erection of a single-storey rear extension (retrospective) (amended description)
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Application No	HS/FA/23/00023
Conservation Area	No
Listed Building	No
Public Consultation	Yes – 7 objections received

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Councillor Bacon returned to the chamber

The Planning Officer reported that seven letters of objection were received from six addresses and one letter of support. There were concerns that the office would be made into a residential chalet. The existing office, which gains planning permission in 2019, measures below 14 square metres, which is significantly below the minimum permitted size of a one person one bedroom dwelling of 37 square metres. Due to the frequency of the use of the WC and hand basin there would be no noticeable impact on the private sewage system. Slides were shown of a location plan, block plan, aerial photographs and drawings showing that the extension is lower in height than the office and does not extend beyond either of the side walls. It's not considered to cause any overshadowing to any neighbouring properties. It's considered that the extension does not cause any harm to neighbourhood amenity nor to the character and appearance of the area.

There were no questions for the officers.

Councillors debated.

Councillor Beaver proposed approval of the recommendation, seconded by Councillor Roberts.

RESOLVED (Unanimously)

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:

1773 [7] - 1A
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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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 that the finished extension matches the appearance of the existing dwelling.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

More details on the district licensing scheme can be found at www.naturespaceuk.com

Contact details: info@naturespaceuk.com

3. 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.

415. PLANNING APPEALS AND DELEGATED DECISIONS

The Committee noted the report.

(The Chair declared the meeting closed at. 7.03 pm)