

Report to: PLANNING COMMITTEE

Date: 03 June 2015

Report from: Head of Housing and Planning Services

Application Address: 815-817 The Ridge, St Leonards-on-sea,
TN37 7PX

Proposal: Erection of 3 dwellings

Application No: HS/FA/15/00237

Recommendation: Grant Full Planning Permission

Ward: ASHDOWN
File No: RI70817/815
Applicant: Mr & Mrs Connolly per Pump House Designs
Pump House Yard The Green
SEDLSCOMBE, East Sussex. TN33 0QA

Interest: Freeholder
Existing Use: Residential curtilage

Policies

Hastings Local Plan 2004: H2, DG1, DG2, DG3, DG11
Conservation Area: No
National Planning Policy Framework: No Conflict
Hastings Planning Strategy: DS1, SC1, H1, H2,
Hastings Local Plan, Development
Management Plan, Revised
Proposed Submission Version: DM1, DM3, DM4

Public Consultation

Adj. Properties: Yes
Advertisement: Yes - General Interest
Letters of Objection: 0
Petitions Received: 0

Application Status: Not delegated, applicant is a member of staff within a politically restricted post.

Summary

This application is for the erection of three dwellings within the rear garden space of numbers 815-817 The Ridge. The main issues are the impacts on the amenity of neighbouring residents, the character and appearance of the area and highway safety. After considering all matters, I recommend the proposal for approval subject to conditions.

The Site and its Location

The site is located to the South of the Ridge and consists of the rear garden of 817 The Ridge and a portion of the rear garden of 815.

The existing property at 817 The Ridge is set back 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. The existing garden areas to the rear of 815-817 are large. The rear boundary adjoins the Dunelm/Pets at Home stores at a lower level and the rear garden of 815 The Ridge. At the present time, all boundaries are indicated mainly by vegetation or fences.

The existing property at 815 The Ridge is also a chalet bungalow style detached dwelling but is not set back from the road. A drive runs to the rear of 815 The Ridge which leads to a single storey garage and garden area further to the south. This garden area adjoins the retail premises to the south and the rear boundaries of 813 The Ridge, 221 Harrow Lane, 219 Harrow Lane and a telephone exchange building. The boundaries surrounding the site are indicated by mature vegetation and fences.

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 houses.

Details of the Proposal and Other Background Information

This is a fully detailed application. The proposal involves the erection of a pair of semi-detached and one detached dwelling to the rear of 815-817 The Ridge. It is proposed to utilise a portion of the rear garden space of No. 815 to allow for the creation of a driveway which would form the access to the new dwellings.

The semi-detached properties are shown to have a combined width of 10.7 metres, a depth of 12.3 metres and a maximum height of 9.5 metres. The detached property has a width of 5.5 metres, a depth of 12.3 metres and a maximum height of 9.5 metres.

Limited information has been submitted regarding the materials however, this can be dealt with by condition.

Previous Site History

HS/OA/03/00872 Proposed building plot.
Refused. 04/12/03.

HS/FA/05/00532 Erection of single dwelling.
Withdrawn. 05/08/05.

HS/FA/05/00617 Erection of single dwelling.
Refused. 29/04/05.

HS/FA/06/00004 Erection of single dwelling.
Granted. 06/03/06.

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.

Resolved to grant subject to a S106 agreement. 28/02/07.

HS/FA/08/00818 Renewal of planning approval HS/FA/06/00004 for erection of single dwelling.
Granted. 16/02/09.

HS/FA/12/00772 Erection of two detached houses
Granted 06/12/2012

Details of Consultations

As part of this application 29 neighbouring properties were consulted and a site notice was displayed. One comment was submitted.

Southern Water have provided comments on the layout of the sewerage and the need for investigation prior to development. This can be dealt with by pre-commencement condition.

The Council's Arboriculturalist has stated that trees on site affected by the development are of insignificant landscape value. It has been suggested that a landscaping condition be imposed.

The Highways Authority have suggested conditions be imposed relating to the width and layout of the access way and the parking and turning areas

Planning Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 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".

Living Environment

Policy DM3 of the Development Management Plan requires that dwellings with 3 bedrooms require a minimum internal floor area of 93sq.m. Having reviewed the floor area of the proposed dwellings it is clear that the proposals exceed this requirement.

Concerns have been raised by the neighbouring residents in relation to the potential noise from the proposed driveway. Having reviewed the submitted plans the distance between the existing dwelling at 219 Harrow Lane and the proposed driveway exceeds 20 metres. I take into account that the furthest point of the rear garden of No. 219 would only be approximately 3 metres from the driveway however, with a robust planting scheme I am of the opinion that potential noise impact can be adequately addressed.

The proposed dwellings are shown to have 3 bedrooms and suitable gardens measuring at least 10 metres in length. The remaining garden space for 815 & 817 The Ridge also exceeds 10 metres. This will ensure that a good quality of living environment will be retained. The proposed dwellings have been orientated east to west across the site to limit any potential loss of privacy to the existing dwellings. On the proposed elevation facing towards No. 817 The Ridge there are two windows proposed. These windows are shown to serve a hallway and a bathroom (obscure glazed). In the front and rear elevations there are additional windows which face towards the properties in Harrow Lane and the car park of the adjoining retail units. Having visited the site I am of the opinion that due to the distances

between the existing and proposed properties, the proposal would not result in unacceptable levels of overlooking and that the situation remains similar to existing.

Impact on street scene/design

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 proposed dwellings are of a size and scale which is in keeping with other properties found in the area. The proposed residential use is also in keeping with the variety of uses found in the area and will ensure that the proposal remains in keeping with the character of the area.

With regard to the appearance, the site is set back from The Ridge and would not form part of the streetscene. The proposed properties, due to their positioning, will almost be almost entirely hidden from view and as such have no impact on the existing street scene.

Highways and Transport

The proposed parking provision on site is two spaces per unit. Although this falls short of the East Sussex County Council requirement, the Highways officer has stated that the addition of a visitor parking bay in the space adjacent to the driveway serving units 1-3 would be considered acceptable. Although this space is not currently shown on the proposed plan, I am of the opinion that the layout of this additional parking area can be dealt with by condition.

Drainage

The advice provided by Southern Water has requested that the exact location of the existing public foul sewer be identified on site. In accordance with Southern Water's recommendation, it is felt that a condition should be imposed requiring these details be submitted for approval.

Sustainable Development

The current application follows on from the grant of planning permission: HS/FA/12/00772 and HS/FA/06/00004. Both of these applications were for a smaller number of dwellings on site. The NPPF sets a presumption in favour of sustainable development (paragraph 14), which aims to boost significantly the supply of housing (paragraph 47) and encourages local planning authorities to identify the type and tenure of housing required (paragraph 50). Following on from this guidance the Planning Strategy identifies that there is need for additional family size dwellings across the Borough which has an unusually high number of flats (paragraphs 8.3 - 8.8, Policy H2).

In this case the proposal has been designed to minimise the impact on neighbouring properties and, as mentioned above, the dwellings are 3 bedroom, and have adequate sized gardens which makes them suitable for families. It is therefore considered that the proposal does represent sustainable development and that it will help achieve the aims of both national and local planning policy.

Conclusion

The proposal has been designed to ensure that a good quality living environment is created for future occupants without impacting on the amenity of neighbouring residents. The scheme is considered to be in keeping with the character and appearance of the area and helps provide additional family size accommodation in this part of the Borough. It is

therefore considered that the scheme represents sustainable development and is acceptable. I therefore recommend the proposal for approval subject to conditions.

Other considerations

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

These proposals comply with the development plan in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004.

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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. 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. No development shall take place above ground until details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. The development shall not be occupied until parking and turning areas have been provided in accordance with the submitted plan (Drawing No. 4178/15/1), along with one additional off street parking space for visitors. Thereafter the parking areas be retained for that use and shall not be used other than for parking and turning of motor vehicles.
5. The access shall be widened to 4.5m for a distance of 10m from the carriageway and all work shall be undertaken and completed by the applicant to the satisfaction of the Local Planning Authority prior to occupation of the development hereby permitted.
6. There shall be no obstruction to visibility (over 0.8 metres above the level of the adjoining footway) in either direction onto The Ridge within splays of 2.4metres x 43metres.
7. The development shall not be occupied until cycle parking areas have been provided in accordance with details which have been submitted to and approved in writing by the Planning Authority and the areas shall thereafter be retained for that use and shall not be used other than for the parking of

cycles.

8. The windows in the side elevations of the proposed dwellings shown serving bathrooms shall be obscure glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent and be permanently fixed shut and non-opening below 1.8 metres from finished floor level.
9. No development shall commence on site until full details of the measures to be undertaken to divert the public sewers which are known to cross the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.
10. No development shall take place until details of the exact location of the public foul sewer on the site have been submitted to the local planning authority. No development or tree planting shall be located within 3m either side of the centreline of the public sewer, and no soakaways shall be located within 5m of the sewer without the prior written consent of the local planning authority.
11. 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 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.
12. 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.
13. No development shall take place until full details of the hard landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials.
14. All hard landscape works shall be carried out in accordance with the approved details. 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.

15. The dwellings hereby permitted shall be carried out in accordance with the following approved plans: 4178/15/LBP, 4178/15/3, 4178/15/1 & 4178/15/2.

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. (Hastings Local Plan 2004 - Policy DG4).
3. In the interests of the visual amenity of the area. (Hastings Local Plan 2004 - Policy DG1)
4. In the interests of the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
5. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
6. To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway.
7. In order that the development site is accessible by non car modes and to meet the objectives of sustainable development.
8. To protect the amenities of adjoining residential properties
9. To ensure a satisfactory standard of development.
10. To ensure the public sewer is adequately protected.
11. To ensure a satisfactory form of development in the interests of the visual amenity.
12. To ensure a satisfactory form of development in the interests of the visual amenity.
13. To ensure a satisfactory form of development in the interests of the visual amenity.
14. To ensure a satisfactory form of development in the interests of the visual amenity.
15. For the avoidance of doubt and in the interests of proper planning.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. A formal application for connection to the public foul sewerage system is required in order to service this development, please contact Atkins Ltd. Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH

(Telephone 01962 858688) or www.southernwater.co.uk

3. In the event that any sewers are found within the site the applicant is advised to contact Atkins Ltd. Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Telephone 01962 858688) or www.southernwater.co.uk.
4. With regard to conditions 4, 5, 6 & 7, the applicant's attention is drawn to the comments of the Highways Authority dated 27 March 2015.
5. Consideration should be given to the provision of a domestic sprinkler system.

Officer to Contact

Mrs E Meppem, Telephone 01424 783288

Background Papers

Application No: HS/FA/15/00237 including all letters and documents