

Planning Committee

13 October 2026



Time and venue:

6.00 pm in the Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG

Membership:

**Councillor Hugh Parker (Chair); Councillors Tom Nevill (Deputy-Chair).
Councillors Amanda Morris, Nick Ansell, Ali Dehdashty, Jane Lamb, Teri Sayers-Cooper and Margaret Bannister**

Quorum: 2

Published: Monday, 5 October 2026

Agenda

1 Introductions

2 Apologies for absence and notification of substitute members

3 Minutes of the meeting held on 11 August 2026 (Pages 5 - 8)

4 Declarations of Interests

Disclosure by Councillors of personal interests in matters on the agenda, the nature of any interest and whether the Councillor regards the interest as prejudicial or a Disclosable Pecuniary Interest (DPI) under the terms of the Members' Code of Conduct.

5 Urgent items of business.

The Chair to notify the Committee of any items of urgent business to be added to the agenda.

6 Right to address the meeting/order of business.

The Chair to report any requests received to address the Committee from a member of the public or from a Councillor in respect of planning applications/items listed and that these applications/items are taken at the commencement of the meeting.

7 Officer Update

Where additional information has been received by Planning Officers subsequent to the publication of the agenda, a supplementary report will be added to this item and published on the Council's website the day before the meeting to update the main reports with any late information.

- 8 **West Cliff Mansion, 6 St Johns Road. ID: 250515 (Pages 9 - 26)**
- 9 **Land adjacent Reynolds Road, Langney Rise. ID: 260394 (Pages 27 - 44)**
- 10 **7 Lincoln Close. ID: 260404 (Pages 45 - 56)**
- 11 **Town Hall, Grove Road. ID: 260429 (Pages 57 - 66)**
- 12 **Date of next meeting**

To note the next meeting of the Planning Committee is scheduled to be held on Tuesday, 10 November 2026.

Information for the public

Accessibility:

Please note that the venue for this meeting is wheelchair accessible and has an induction loop to help people who are hearing impaired. If you would like to use the hearing loop please advise Democratic Services (see below for contact details) either in advance of the meeting or when you arrive so that they can set you up with the relevant equipment to link into the system.

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Filming/Recording:

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Speaking at Planning

Registering your interest to speak on Planning Applications

If you wish to address the Committee regarding a planning application, you need to register your interest by emailing committees@lewes-eastbourne.gov.uk **by 12 noon on Friday, 9 October**. Requests made beyond this date cannot normally be accepted. Please provide your name, address and contact number, the application number and the proposed development to which it refers. You need to make clear

whether you wish to speak in favour or against the application and your relationship to the site.

The Public Speaking Scheme rules place a limit on the numbers of public speeches allowed and time allotted apply. So up to 2 members of the public can speak (up to 1 objector and 1 supporter) on a first come first served basis and that one person can act as spokesperson for a group. In addition, the ward member will be allowed to speak. Anyone who asks to speak after someone else has registered an interest will be put in touch with the first person, or local ward Councillor, to enable a spokesperson to be selected. Those who are successful, will receive an email to formally confirm their request to speak has been granted. The speech should take no longer than 3 minutes (which is approximately 500 words).

Please note:

Objectors will only be allowed to speak where they have already submitted objections in writing, new objections must not be introduced when speaking.

You should arrive at the Town Hall at least 15 minutes before the start of the meeting and will be advised which microphone to use.

The Chair will announce the application and invite officers to make a brief summary of the planning issues.

The Chair will then invite speakers to the meeting table to address the Committee in the following order:

- Objector
- Supporter
- Ward Councillor(s)

The objector, supporter or applicant can only be heard once on any application, unless it is in response to a question from the Committee. Objectors are not able to take any further part in the debate.

Information for Councillors

Disclosure of interests:

Members should declare their interest in a matter at the beginning of the meeting.

In the case of a disclosable pecuniary interest (DPI), if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation).

Democratic Services

For any further queries regarding this agenda or notification of apologies please contact Democratic Services.

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Planning Committee

Minutes of meeting held in Court Room at Eastbourne Town Hall, Grove Road, BN21 4UG on 11 August 2026 at 6.00 pm.

Present:

Councillor Hugh Parker (Chair).

Councillors Tom Nevill (Deputy-Chair), Christina Ewbank, Amanda Morris, Ali Dehdashty, Jane Lamb and Teri Sayers-Cooper.

Officers in attendance:

Neil Collins (Head of Development Management), Helen Monaghan (Lawyer, Planning), and Emily Horne (Democratic Services Officer).

62 Introductions

Members of the Committee and Officers introduced themselves to all those who were present during the meeting.

63 Apologies for absence and notification of substitute members

Apologies had been received from Councillor Nick Ansell and Margaret Bannister. Councillor Ewbank confirmed she was acting as substitute for Councillor Bannister.

64 Minutes of the meeting held on 14 July 2026

The minutes of the meeting held on 14 July 2026 were submitted and approved as a correct record, and the Chair was authorised to sign them.

65 Declarations of Interests

For transparency, Councillor Tom Nevill advised that he was a member of the South Downs National Park, and this was confirmed by the Lawyer to be neither a personal nor a prejudicial interest.

66 Urgent items of business.

There were no urgent items.

67 Right to address the meeting/order of business.

The Chair outlined the speakers who had registered to speak in relation to agenda item 8 and 9.

68 Officer Update

An officer addendum was circulated to the Committee prior to the start of the meeting, updating the report on the agenda with any late information (a copy of which was published on the Council's website).

69 Greenways, 14 Chatfield Crescent. ID: 260295

Erection of single-storey side extensions to the north-west and south-east elevations, a part single/part two-storey rear extension, a front porch, and conversion of the existing loft – RATTON.

The Head of Development Management presented the report.

The Committee was advised by way of an Addendum that there were no further updates.

Mr Kemp (neighbour) spoke in objection to the application. The Democratic Services Officer read a speech on behalf of Katheryn Richardson (Applicant) in support of her application. Councillor Belsey, Ward Councillor, spoke in opposition to the application.

Councillor Lamb put forward a proposal to delegate the Head of Development Management to negotiate the omission of the Juliet balcony with the applicant and for it to be replaced with a standard window. This was seconded by Councillor Dehdashty and was put to a vote and carried.

RESOLVED: (unanimously) To delegate authority to the Head of Development Management to negotiate an amendment to the application with the applicant to omit the proposed first floor rear Juliet balcony and full height doors and to replace it with a non-full height window; and on the conclusion of the above, grant planning permission subject to the conditions in the Officer's report. Should the negotiations fail, the application will be refused on grounds of impact upon neighbour amenity.

70 56 & 58 Beverington Road. ID: 260284

Demolition of existing garages at no 56 and no 58 and erection of 2no. detached 3x bedroom dwellings – RATTON

The Head of Development Management presented the report.

The Committee was advised by way of the Addendum of the amended wording to the recommendation and the additional conditions for inclusion in the decision. An error was reported at paragraph 1.7 of the report.

Patricia Price (neighbour) spoke in objection to the application. The Democratic Services Officer read a speech on behalf of Mr Jenkins (Agent) in support of the application. Councillor Small, Ward Councillor, spoke in opposition to the application.

A proposal to approve the application in line with the Officer's recommendation as set out in the report and the Addendum was moved by Councillor Parker, but was not seconded and the proposal was lost.

Councillor Ewbank put forward a proposal to refuse the application on grounds of amenity and character and to delegate the Head of Development Management to determine the wording for the reasons for refusal. This was seconded by Councillor Sayers-Cooper and was put to a vote and carried.

RESOLVED: (unanimously) that the application be refused, and to delegate the Head of Development Management to determine the wording for the reasons for refusal on grounds of impact of amenity and character of the area.

71 Date of next meeting

It was noted that the next meeting of the Planning Committee was scheduled to commence at 6:00pm on Tuesday, 15 September 2026.

The meeting ended at 8.06 pm

Councillor Hugh Parker (Chair)

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Agenda Item 8

Report to: Planning Committee

Date: 13 October 2026

Application No: 250515

Location: West Cliff Mansion, 6 St Johns Road, Eastbourne

Proposal: Demolition of 11no. single storey garages and erection of 4no. 2 x bedroom dwellings with associated landscaping and parking.

Applicant: Mr Derek Godfrey

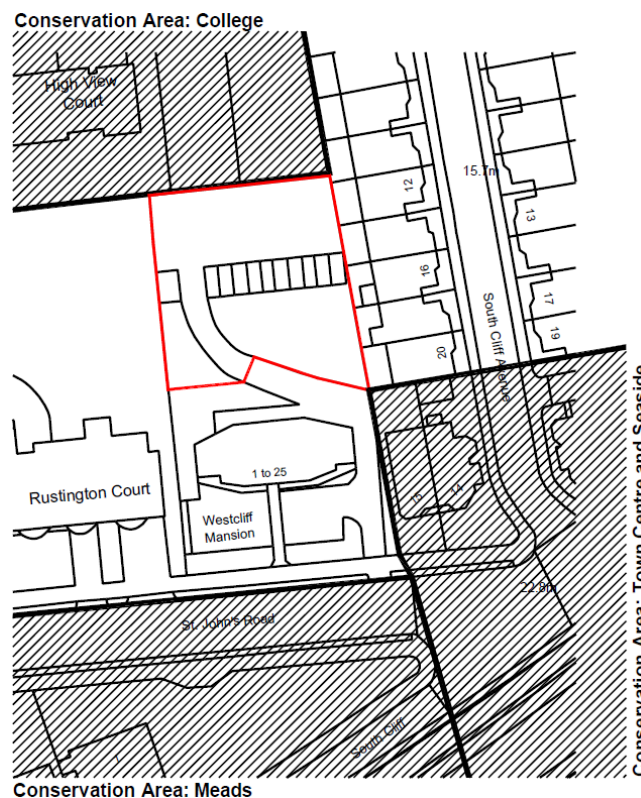
Ward: Meads

Recommendation: Delegate to the Head of Development Management to:

- a) Conclude consultations with the County Ecologist;
- b) Agree any amendments, mitigation measures and planning conditions arising from those consultation responses; and
- c) Grant planning permission subject to the conditions set out below, provided no substantive objections are received which would materially alter the recommendation.

Contact Officer: **Name:** Chloe Timm
E-mail: Chloe.Timm@lewes-eastbourne.gov.uk

Site Location Plan:



1.	Executive Summary
1.1	The application is presented to the Planning Committee in line with the scheme of delegation due to the number of representations raising concerns on material planning grounds.
1.2	The application seeks full planning permission for the demolition of 11 existing garages and the redevelopment of land to the rear of Westcliff Mansions, 6 St John's Road, Eastbourne, for the erection of four two-bedroom mews dwellings with associated landscaping, parking provision, cycle storage, refuse facilities and access improvements.
1.3	Merits of the scheme can be summarised as: • Delivering sustainable development within the Built-Up Area of the Borough; • Delivering housing within a Predominantly Residential Area, as defined on the Eastbourne Policies Map. The following paragraphs outline the weighting of the material considerations in the planning balance.
1.4	<u>Social Benefits</u> There would be social benefits for the provision of an additional dwellings in an established neighbourhood providing an increased choice of homes and population in the area. This carries moderate positive weight in the planning balance.
1.5	<u>Design and Built Environment</u> The proposal would not impact upon the visual amenity of the host property or impact upon the character of the area. This would carry moderate positive weight in the planning balance.
1.6	<u>Transport</u> The proposal would provide off-road parking for future occupiers, provision for cycle storage to promote sustainable methods of travel will be provided. The site is sustainably located with local amenities nearby. This carries neutral weight in the planning balance.
1.7	<u>Economic Benefits</u> The proposed development would provide short-term economic benefits in the form of jobs associated with the construction of the dwelling and with ongoing maintenance of the site, increased local spend in the local economy and the regeneration of the area attracting further inward investment. This carries moderate positive weight in the planning balance.

1.8	<u>Sustainability</u> The proposal would make efficient use of the land by subdividing a large plot area to provide additional dwellings. This carries moderate positive weight in the planning balance.
1.9	<u>Neighbour Amenity</u> The proposed development would not significantly impact upon the amenities of neighbouring occupiers. This would carry neutral weight in the planning balance.
1.10	Overall, it is considered that the proposed development would not result in any harm of a significance that would outweigh the benefit of an additional dwellings which would contribute towards the Council's housing delivery targets and address identified housing need within the Borough.

2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework (August 2026)</u> National Development Management Policies: 3. Decision-Making Policies: - DM1: Preparing development proposals - DM2: Information requirements - DM3: Determining development proposals - DM6: Use of planning conditions and obligations - DM7: Relationship with other regulatory regimes. 4. Achieving sustainable development: - S3: Presumption in favour of sustainable development - S4: Principle of development within settlements. 5. Meeting the challenge of climate change: - CC2: Mitigation of climate change - CC3: Adaptation to climate change. 6. Delivering a sufficient supply of homes: - HO7: Meeting the need for homes. 12. Making Effective Use of Land: - L2: Making effective use of land - L3: Achieving appropriate densities. 14. Achieving well-designed places: - DP3: Key principles for well-designed places - DP4: The design process. 15. Promoting sustainable transport: - TR3: Locating development in sustainable locations

	TR4: Street design, access and parking. 17. Pollution, public protection and security: P3: Living conditions and pollution. 19. Conserving and enhancing the natural environment: N2: Improving the natural environment N3: Trees in new development.
2.2	<u>Eastbourne Core Strategy 2006-2027</u> B1: Spatial Development Strategy and Distribution B2: Creating Sustainable Neighbourhoods C11: Meads Neighbourhood Policy D1: Sustainable Development D8: Sustainable Travel D9: Natural Environment D10: Historic Environment D10A: Design.
2.3	<u>Saved policies of the Eastbourne Borough Plan 2001-2011</u> HO1: Residential Development Within the Existing Built-up Area H07: Redevelopment HO20: Residential Amenity NE4: Sustainable Drainage Systems NE28. Environmental Amenity TR2: Travel Demands TR11: Car Parking UHT1: Design of New Development UHT2. Height of Buildings UHT4: Visual Amenity UHT5. Protecting Walls/Landscape Features UHT7: Landscaping UHT16. Protection of Areas of High Townscape Value US4. Flood Protection and Surface Water Disposal.
2.4	<u>Supplementary Planning Documents and other relevant guidance</u> Sustainable Building Design SPD Sustainability in Development EBC Sustainability in Development TAN EBC Biodiversity Net Gain TAN EBC Electric Vehicle Charging Points TAN. <u>Other Guidance</u> National Design Guidance The Technical housing standards – nationally described space standard (2015).

3.	Site Description
3.1	The site forms part of the existing plot of West Cliff Mansion, a 10-storey block of flats which faces onto St Johns Road. The site itself is to the rear of the flats and is largely occupied by a block of flat roof garages and hard surfaced car parking bays that are associated with the flats. The site is accessed via a hard surfaced driveway taken from St Johns Road. The site level is sunken in comparison to the ground level of the existing flats and there is a grass bank, with mature ornamental tree planting, positioned between the existing flats and the application site.
3.2	The site backs on to the rear gardens of properties on Silverdale Road, including dwellings at numbers 23 and 25 and the 3½-storey flats at Highview Court. The rear gardens of dwellings and flats on South Cliff Avenue face directly onto the side (eastern) boundary whilst communal amenity space serving the neighbouring block of flats, Rustington Court, is adjacent to the west.
3.3	The site falls within an Area of High Townscape Value and is adjacent to the Town Centre and Seafront Conservation Area, which extends to the east, and the Meads Conservation Area, which extends to the south. There are no other specific planning designations or constraints attached to the site or immediate surroundings that are relevant to the determination of this application.

4.	Proposed Development
4.1	Demolition of 11 existing garages and the erection of four two-bedroom mews dwellings with associated parking, cycle storage, refuse storage, landscaping, biodiversity enhancements, sustainable drainage measures, green roofs, photovoltaic panels, access alterations and associated works on land to the rear of Westcliff Mansions.
4.2	The development includes the reconfiguration of existing parking areas, provision of 28 parking spaces to serve the existing and proposed residential development, creation of pedestrian routes, installation of electric vehicle charging infrastructure and enhancement of the site's landscaping and ecological value.

5.	Relevant Planning History:
5.1	<u>EB/1966/0497:</u> Erection of nine-storey block of twenty-six flats with, in addition, a lower ground floor comprising a bedsitting roof, flat, an office, one larger store, twenty-four smaller stores, a boiler room, an oil store, a refuse room and thirteen car parking spaces and, at the rear, twenty-four garages in two blocks. Planning Permission Approved Conditionally 03/11/1966. <u>EB/1968/0135:</u> Erection of nine-storey block of twenty-five flats with stores, refuse room, boiler room and electricity sub-station in the basement. Planning Permission Approved Conditionally

	01/04/1968. <u>EB/1968/0495:</u> Amendments to layout of garages to rear to improve access thereto, resulting in total number being reduced from 25 to 24. Planning Permission Approved Conditionally 04/11/1968. <u>200375:</u> Erection of 9.no 2-bedroom residential units, provision of access, car parking, landscaping and other associated infrastructure. Planning Permission Refused 23/09/2020 Dismissed on Appeal 22/10/2021.
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6.	Consultations:
6.1	<u>CIL Officer</u> The application is CIL Liable.
6.2	<u>Highways</u> Refer to standing advice.
6.3	<u>SUDS</u> Refer to standing advice.
6.4	<u>Ecology</u> Consultation yet to be concluded at the time of writing this report.
6.5	<u>Arboriculture</u> No objection.
6.6	<u>Meads Community Association</u> This planned development is not in keeping with the High Townscape Value of the area, and the immediate area's prevailing character and setting are at threat by it. It amounts to an overdevelopment of the area resulting in a negative impact on both the local environment and the amenity enjoyed by neighbouring residents There would be a reduction in existing green landscape, including mature trees, with a negative impact on biodiversity. Its height and bulk is overbearing and would greatly restrict the views enjoyed by many neighbouring residents and significantly introduce overlooking as well as overshadowing to currently private gardens and rear living and bedrooms of properties in South Cliff Avenue and Silverdale Road.

	The change in level from pavement to the new development would make access for the disabled and elderly problematic, and therefore the development is not inclusive. Proposals to utilise the space in front of West Cliff Mansions for displaced parking are unsuitable due to the confined nature of the space and proximity to living quarters, making it detrimental to health and lowering the standard of amenity for existing and future users. There will also likely be additional demand for on-street parking within an already overly congested area. We note and support the objections raised by numerous others and demand that this application be refused. We also request to speak should a decision come before the Planning Committee.
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7.	Other Representations:
7.1	Neighbour Representations: Public notification regarding the application has been undertaken in the following ways: - Letters have been sent to all registered properties adjoining the application site; - A site notice has been displayed in the vicinity of the application site. 93 representations have been received following public notification regarding the application, which raise objection on the following material planning considerations: Impact to privacy Overlooking Loss of light Overshadowing Light Pollution Out of character Site is within area of high townscape Overdevelopment Overbearing impact on adjoining properties Overcrowding Parking Highway safety Noise Air pollution Loss of trees/screening Loss of natural environment Insufficient infrastructure Disruption from construction works Loss of garages Non-material matters raised: Impact to views

	Property values.
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8.	Appraisal:
8.1	<u>Key Considerations</u> Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The adopted Development Plan for the area therefore forms the starting point for decision making and its policies should be afforded full weight where they are relevant and up to date. National decision-making policies (NDMP), as set out in the National Planning Policy Framework (NPPF 2026), is a material consideration of significant importance and must be taken into account alongside the Development Plan. The weight to be attributed to the NPPF depends on the degree of consistency between national and local policy and the circumstances of the case; however, where Development Plan policies are consistent with the NPPF and remain up to date, substantial weight should normally be given to both in the planning balance. Planning decisions should therefore be reached through a balanced assessment of the proposal against the Development Plan as a whole, having regard to all other material considerations, including the NPPF and any relevant neighbourhood plan.
8.2	<u>Principle of development</u> The application seeks the redevelopment of an existing garage court and hardstanding area within the built-up area of Eastbourne to provide four mews dwellings. The site forms part of the established residential curtilage of Westcliff Mansions and represents the efficient reuse of previously developed land within a sustainable residential location. The proposal accords with Core Strategy Policies B1, B2 and D1, which seek to direct development to sustainable urban locations and make effective use of land, and with saved Borough Plan Policies HO1 and H08, which support residential development and the redevelopment of garage courts subject to detailed considerations. The National Planning Policy Framework (2026) places significant emphasis on boosting housing supply and supporting the effective use of brownfield land in sustainable locations. Moderate positive weight is attached to the delivery of four additional dwellings. Eastbourne Borough Council's latest monitoring information identifies a housing land supply of only 1.4 years, whilst modest in scale, the proposal would contribute towards housing delivery on previously developed land within the urban area. Accordingly, the principle of residential development is considered acceptable, subject to the detailed assessment of the proposal set out below.

8.3	<u>Achieving sustainable development</u> NDMP S3 sets out a presumption in favour of sustainable development. Planning applications that accord with the development plan should generally be approved without delay. Where relevant policies are absent or out of date, permission should normally be granted unless the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits, or specific policies indicate that development should be restricted. The policy seeks to support sustainable growth while ensuring that environmental, social and economic considerations are properly balanced in decision making. The proposal accords with NDMP S3 by supporting the economic, social and environmental objectives of sustainable development. It would provide four dwellings on previously developed land within Eastbourne's urban area, making efficient use of an underused garage court and parking area in a highly sustainable location. The scheme would help meet the Borough's housing needs, support local services and provide environmental improvements through landscaping, sustainable drainage, renewable energy, biodiversity enhancements and electric vehicle charging. Overall, it represents a balanced and sustainable form of development consistent with NDMP S3. NDMP S4 supports the principle of development within settlements where proposals are in sustainable locations and have access to existing services and facilities. Development should be approved where it accords with the development plan and relevant national policies, unless there are adverse impacts that would significantly outweigh the benefits of the proposal. The policy seeks to make effective use of land within settlements while ensuring that development remains acceptable in planning terms. The proposal also accords with NDMP S4, which directs development to locations that are, or can be made, sustainable through access to services, facilities and sustainable transport. The site lies within Eastbourne's built-up area, approximately 300 metres from bus services, and has convenient access to the seafront, town centre, Meads village centre, employment and community facilities. The scheme would use the existing residential access and provide cycle parking and electric vehicle charging points, enabling residents to make everyday journeys on foot, by bicycle and by public transport. The site is therefore a sustainable location for residential development in accordance with NDMP S4.
8.4	<u>Design and Visual Impact</u> Section 14 of the NPPF 2026 places great importance on achieving well-designed places, whilst NDMP DP3 (Key principles for well-designed places) and NDMP DP4 (The Design Process) require development to respond positively to local character and context. At the local level, Core Strategy Policy D10a and saved Policies UHT1, UHT4 and UHT16 seek high-quality design that preserves and enhances local distinctiveness. The proposal has been carefully designed in response to the site's constraints, the topography and the concerns identified in the previous dismissed appeal relating to a substantially larger scheme. The development comprises four mews-style dwellings arranged in a chevron formation upon the site of the existing garage

	court and parking area. The siting, scale and form have been informed by neighbouring properties and similar mews developments within the Meads area. The dwellings are intentionally subservient in scale to surrounding development and incorporate green roofs, traditional red brick elevations and detailing reflective of the local character. Importantly, the development occupies a contained rear land site and will not be visible from the public realm along St John's Road. Existing boundary walls and significant landscape features are retained, whilst the landscape strategy provides replacement tree planting, enhanced hedgerows and biodiversity improvements. Whilst the site lies within an Area of High Townscape Value, the proposal is located on a contained rear land site, would not be visible within the wider public realm, and is considered to preserve the character and appearance of the Area of High Townscape Value.
8.5	<u>Impact upon Heritage Assets</u> The application site is adjacent to Meads Conservation Area, Town Centre and Seafront Conservation Area, and College Conservation Area, but does not fall within any of the boundaries. There are no listed heritage assets within or near the site and the site is not within an archaeological notification area. The development is located on land to the rear of West Cliff Mansions and will not be visible in direct views from the roads surrounding. the proposal would preserve the character and appearance of the adjacent conservation areas and would result in no harm to the significance or setting of any designated heritage asset.
8.6	<u>Impact upon residential amenity of future occupants</u> The technical housing standards – nationally described space standards set out minimum recommended Gross Internal Area (GIA) for new residential units, based upon number of bedrooms provided, number of storeys and number of occupants. The proposal is to provide 4no two-bedroom three storey dwellings each with a GIA of 92m², the proposal is to have parking and storage area at lower ground floor level and access to the ground floor with open plan kitchen, living, dining area with balcony to the rear and stairs leading to first floor with two double bedrooms (one ensuite), and a family bathroom. The proposal would provide a good level of accommodation for future residents.
8.7	<u>Impact upon residential amenity of neighbouring occupants</u> The proposed dwellings have been designed to minimise impacts on neighbouring occupiers through their scale, siting and orientation. The development is positioned between approximately 10.3m and 12.9m from properties on South Cliff Avenue and adopts a chevron layout, with obscure glazed eastern windows and privacy

	screening to balconies, reducing opportunities for overlooking and protecting neighbouring privacy. A Daylight, Sunlight & Overshadowing Report has been submitted in support of the application. The assessment demonstrates that all 23 tested neighbouring rooms satisfy the BRE Vertical Sky Component criteria and all 24 assessed rooms pass the Daylight Distribution test, confirming that neighbouring properties would continue to receive acceptable levels of daylight. Of the 23 windows assessed for sunlight, 22 meet the BRE guidance, with only one window at No. 14 South Cliff Avenue not meeting the BRE guidance, however the submitted assessment demonstrates it would continue to receive good levels of sunlight, particularly during the summer months. The overshadowing assessment identifies that five of the six neighbouring gardens comply with BRE guidance. Whilst the garden to No. 14 South Cliff Avenue does not meet the BRE target, the garden already experiences limited sunlight under existing conditions, with only 17% of the garden receiving two hours of direct sunlight on 21 March. Supplementary transient overshadowing analysis demonstrates that the garden would continue to receive direct sunlight during the day and would not be permanently overshadowed. The assessment further confirms that approximately 87% of the garden would receive at least two hours of direct sunlight on 21 June, indicating a good level of sunlight during the period when the amenity space is most likely to be used. A number of neighbouring residents have raised concerns regarding overlooking, loss of privacy, overbearing impact and the effect of the development on daylight, sunlight and the enjoyment of neighbouring gardens. These matters have been carefully assessed through consideration of the proposed layout, separation distances, orientation of the dwellings and the submitted technical evidence. Whilst officers acknowledge that there would be some reduction in sunlight to the garden of No. 14 South Cliff Avenue and that one window and one garden fall below the BRE guideline targets, the submitted assessment demonstrates that neighbouring properties would generally continue to receive acceptable levels of daylight and sunlight. Furthermore, the affected garden already experiences limited sunlight under existing conditions and would continue to receive periods of direct sunlight, particularly during the summer months. On balance, and having regard to the advisory nature of the BRE guidance, officers consider that the identified impacts would not give rise to material harm sufficient to justify refusal of the application. Overall, whilst some limited impacts on neighbouring amenity have been identified, officers are satisfied that these impacts would not be so significant as to warrant refusal of the application.
8.8	<u>Transport and Parking</u> The proposal utilises an established vehicular access from St John's Road and does not require the creation of any new access onto the public highway. Improvements are proposed to internal circulation arrangements, including the provision of dedicated pedestrian routes and a turning area for larger service vehicles.

	The submitted Transport Statement confirms that adequate parking provision can be achieved within the site. A total of 28 parking spaces would be provided, serving both the existing apartments and proposed dwellings, in accordance with East Sussex County Council parking standards. Secure cycle storage and electric vehicle charging infrastructure are also incorporated within the development. The site benefits from good accessibility to local services, bus routes, Eastbourne town centre, the seafront and other sustainable modes of transport. The scale of the development is modest and would not generate a level of traffic likely to result in material harm to highway safety or network capacity.
8.9	<u>Landscaping and biodiversity</u> NDMP N2 seeks to ensure that development conserves and enhances the natural environment by protecting existing ecological assets, supporting nature recovery and securing opportunities for biodiversity enhancement. NDMP N3 further requires development proposals to retain, protect and enhance trees wherever possible, recognising their important contribution to biodiversity, climate resilience, landscape character, visual amenity and the health and wellbeing of communities. The application is supported by landscape, arboricultural and biodiversity information which identifies the removal of a limited number of trees to facilitate the development and associated access arrangements. However, the scheme has been designed to retain the majority of existing boundary trees and established vegetation and includes a range of enhancement measures comprising replacement native tree planting, reinforced hedgerow boundaries, flowering grassland, habitat creation, biodiverse green roofs and bio-solar roofs. The submitted landscape strategy demonstrates that, subject to implementation, the development has the potential to deliver ecological and landscape enhancements which would strengthen biodiversity value and assist in integrating the development within its surroundings. There will also be a requirement to purchase off-site credits to meet the 10% biodiversity net gain. At the time of writing this report, consultations with the County Ecologist remain ongoing and formal responses have not yet been concluded. Officers therefore await confirmation that the submitted ecological, and Biodiversity Net Gain information is acceptable and that any required mitigation, compensation, protection and enhancement measures can be appropriately secured through planning conditions. Given the outstanding consultations, it is recommended that authority be delegated to the Head of Development Management to conclude the ecology and arboricultural consultations and, subject to no material objections being raised, determine the application accordingly. The final wording of conditions relating to Biodiversity Net Gain, landscaping and arboricultural mitigation delegated to the Head of Development Management.

8.10	<u>Drainage, flood risk and climate resilience</u> NDMP CC3 seeks to ensure that development is resilient to the effects of climate change. Proposals should take account of current and future climate risks, such as flooding, overheating, water scarcity and extreme weather events, and include appropriate measures to avoid or reduce these risks. Development should be designed to remain safe, functional and sustainable over its lifetime. The application site is located within Flood Zone 1, which is defined as land having the lowest probability of flooding. The submitted Drainage Strategy confirms that the site is underlain by chalk geology and that the existing hardstanding, garages and access road currently drain to a series of operational soakaways serving the site. Site investigations undertaken by the applicant's drainage consultant found the existing soakaways to be in good working order and capable of being retained and incorporated into the proposed drainage solution. The proposed surface water drainage strategy follows the sustainable drainage hierarchy by disposing of surface water via infiltration. Surface water from the proposed dwellings would be collected through conventional gutters and downpipes before discharging to the existing soakaway network via catchpit chambers designed to intercept sediment and improve water quality. The scheme also incorporates extensive green roofs, permeable paving and hydrocarbon filtration measures within gullies to provide further attenuation and water quality benefits in accordance with current SuDS guidance. The submitted calculations demonstrate that the proposed drainage system has been designed to accommodate the 1 in 100-year rainfall event including an allowance of 45% for climate change. The Drainage Strategy concludes that the soakaway infrastructure would provide sufficient storage capacity and that there would be no increased risk of flooding either on-site or elsewhere as a result of the development. Furthermore, the site lies outside any Groundwater Source Protection Zone, and the proposed infiltration strategy is therefore considered acceptable.
8.11	<u>Human Rights Implications</u> The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.
8.12	<u>Conclusion</u> The proposal would deliver four additional dwellings on previously developed land within a sustainable urban location. It would make a positive contribution to housing delivery, make efficient use of brownfield land and provide high-quality residential accommodation. The development has been carefully designed to respect local character, safeguard neighbouring amenity and avoid unacceptable highway impacts.

9.	Recommendations
9.1	Delegate to the Head of Development Management to: a) Conclude consultations with the County Ecologist; b) Agree any amendments, mitigation measures and planning conditions arising from those consultation responses; and c) Grant planning permission subject to the conditions set out below, provided no substantive objections are received which would materially alter the recommendation.

10.	Conditions
10.1	Timeframe: The development hereby permitted shall be begun before the expiration of three years from the date of permission. Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
10.2	Drawings: The development hereby permitted shall be carried out in accordance with the approved drawings submitted: - Drawing: C2407 (08) 01 P1 – Location Plan - Drawing: C2407 (08) 02 P1 – Existing Site Plan - Drawing: C2407 (08) 03 P1 – Proposed GA Plans - Drawing: C2407 (08) 04 P1 – Proposed Roof Plan - Drawing: C2407 (08) 05 P1 – Proposed Elevations and Site Section - Drawing: C2407 (08) 06 P1 – Proposed Site Section - Drawing: LLD3536-LAN-DWG-010 Revision 01 – Landscape Masterplan - Document: Landscape Design Strategy Rev 1 dated 17/07/2025. Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.
10.3	DCEMP: Prior to commencement of development, including any ground and demolition works, a Demolition Construction and Environmental Management Plan (DCEMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved DCEMP shall be implemented and adhered to in full throughout the entire demolition/construction period. The DCEMP shall provide details as appropriate, which shall address but not be restricted to the following matters: • sequence and schedule of demolition phases; • the anticipated number, frequency and types of vehicles used during development; • the method of access and egress and routing of vehicles during development; • parking of vehicles by site operatives and visitors; • loading and unloading of plant, materials and waste;

	• method of removing material from the site, including special measures for hazardous material; • times of any deliveries related to the development, which should avoid peak travel times; • photographic survey of the condition of the surrounding highway; • storage of plant and materials, • erection and maintenance of any security hoarding; • provision and operation of wheel washing facilities or any other works required to mitigate the impact of development upon the public highway (including the provision of temporary Traffic Regulation Orders); • measures to manage the impact upon local air quality; • air quality monitoring; • confirmation of no burning of materials on site; • operating hours; • anticipated timescales for completion of the works; • measures to manage flood risk during construction; and • public notification, including site notices with public contact details during the works. Reason: In the interests of highway safety and the amenities of the area.
10.4	Drainage: The development hereby permitted shall be carried out in accordance with the drainage strategy and associated drainage details contained within the submitted document titled "Drainage Strategy" prepared by Monson Engineering Ltd (Job No. 24440, Final Issue dated 10 July 2025), unless otherwise agreed in writing by the Local Planning Authority. The approved drainage measures shall be fully implemented prior to the first occupation of the development and thereafter retained and maintained in accordance with the approved details. Reason: To ensure the satisfactory disposal and management of surface water, to reduce the risk of flooding on and off the site, and to secure a sustainable drainage solution in the interests of flood risk and environmental protection.
10.5	Screening: Notwithstanding the details hereby approved, prior to the first occupation of the development, details of screening to the eastern side of the external access steps serving the development shall be submitted to and approved in writing by the Local Planning Authority. The approved screening shall be installed in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained and maintained as approved. Reason: To safeguard the privacy and residential amenities of neighbouring occupiers
10.6	External Lighting: No external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted lighting contours, have been first submitted to, and approved in writing by, the Local Planning Authority prior to first occupation/use of the site. Any external lighting that is installed shall accord with the details so approved for the lifetime of the development, hereby approved.

	Reason: To safeguard the amenities of the occupiers of nearby properties.
10.7	Landscaping: The site shall be landscaped strictly in accordance with the approved Landscape Plan (Ref: LLD3536-LAN-DWG-010 Rev 01) in the first planting season after completion or first occupation of the development, whichever is the sooner. Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which die, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details unless agreed otherwise with the Local Planning Authority. Reason: To safeguard and enhance the character, amenity, and biodiversity of the site.
10.8	Trees: The development hereby permitted shall be carried out in full accordance with the approved Arboricultural Impact Assessment prepared by Lizard Landscape Design and Ecology dated 15/04/2025 and the approved Tree Retention and Protection Plan Drawing no: LLD3536-ARB-DWG-020. All tree protection measures identified within the approved documents shall be implemented prior to the commencement of development and retained for the duration of construction. Reason: To safeguard retained trees during the construction process in the interests of visual amenity, biodiversity and the character of the area.
10.9	Obscured Windows: The windows in the west and east elevations of the development, hereby approved, shall be obscurely glazed and non-opening to a minimum height of 1.7m above internal finished floor level, and shall be installed prior to first use of the development and retained as such for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority. Reason: To protect the amenity of neighbouring residents and future occupiers.
10.10	Cycle Parking: Prior to first occupation of the development, hereby approved, secure and covered cycle parking shall be provided within the site in accordance with drawing No: 07 B Proposed Site Layout Plan. Thereafter the facilities shall be retained solely for the parking of cycles, in accordance with the approved plans for the lifetime of the development. Reason: To provide alternative travel options for the use of the car in accordance with current sustainable transport policies.
10.11	Refuse/Recycling: Prior to first occupation of the development, hereby approved, the enclosed refuse and recycling storage facilities shall be provided in accordance with drawing No: 07 B Proposed Site Layout Plan. Thereafter, the facilities shall be retained solely for the storage of refuse and recycling in accordance with the approved plans for the lifetime of the development. Reason: To ensure satisfactory refuse and recycling to the property and to protect the amenity of the adjacent residential property.

10.12	Parking: 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[s] shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles. Reason: To provide car-parking space for the development.
10.13	PD Restriction: Notwithstanding the provisions of the Town and Country (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development described in A-E of Schedule 2, other than hereby permitted, shall be undertaken unless the Local Planning Authority otherwise agrees in writing. Reason: A more intensive development of the site would be likely to adversely affect the appearance and character of the area.

11.	Appendices
11.1	None.

12.	Background Papers
12.1	None.

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Report to: Planning Committee
Date: 13 October 2026
Application No: 260394
Location: Land adjacent Reynolds Road, Langney Rise, Eastbourne,
Proposal: Outline Planning Permission (all matters reserved) for the erection of 1no. block of flats to create 2no. 2 x bedroom flats, new vehicular access and alteration to existing pedestrian footpath.

Applicant: Mr Gary Rolfe

Ward: St Anthony's

Recommendation: It is recommended that the application **is approved** subject to appropriate conditions.

Contact Officer: **Name:** Chloe Timm
E-mail: Chloe.Timm@lewes-eastbourne.gov.uk

Site Location Plan:



1.	Executive Summary
1.1	The application is presented to the Planning Committee in line with the scheme of delegation due to the number of representations raising concerns on material planning grounds.
1.2	The application seeks outline permission (all matter reserved) for the erection of 1no. block of flats to create 2no. 2 x bedroom flats, new vehicular access and alteration to existing pedestrian footpath.
1.3	The application was originally submitted seeking outline planning permission (with landscaping reserved) for the erection of a block of flats comprising 2 no. two-bedroom flats, together with the provision of a new vehicular access and alterations to an existing pedestrian footpath. During the course of the application, the proposal was amended so that all matters are reserved for future consideration, with the exception of the use of the land for residential development, which forms the sole matter for determination under this application.
1.4	Merits of the scheme can be summarised as: • Delivering sustainable development within the Built-Up Area of the Borough; • Making efficient use of a residentially located site within a Predominantly Residential Area, as defined on the Eastbourne Policies Map; Contributing towards the Borough's housing supply through the provision of additional residential development; The following paragraphs outline the weighting of the material considerations in the planning balance.
1.5	<u>Social Benefits</u> The proposal would provide a social benefit through the delivery of additional housing in a sustainable location, contributing towards the Borough's significant housing need. Whilst the scale and form of development remain to be determined through a future reserved matters application, the proposal would establish the principle of residential development of the site. This carries moderate to significant positive weight in the planning balance.
1.6	<u>Design and Built Environment</u> As all matters are reserved for future consideration, the detailed design, layout, scale, appearance and landscaping of any development would be assessed through a subsequent reserved matters application. Nevertheless, the proposal would facilitate the redevelopment of a site within the Built-Up Area and establish the principle of making beneficial use of the land for residential purposes. This carries limited positive weight in the planning balance.
1.7	<u>Transport</u> The site is located within the Built-Up Area of the Borough where it benefits from access to existing services, facilities and transport links. The principle of residential development in this location would therefore support opportunities for sustainable

	travel, with detailed access and transport arrangements to be considered through future applications where necessary. This carries limited positive weight in the planning balance.
1.8	<u>Economic Benefits</u> The proposal would generate economic benefits through investment in the site, the creation of temporary construction employment and supply chain opportunities during the build phase. In addition, future residential occupation would contribute to local spending, supporting businesses and services within the Borough. This carries moderate positive weight in the planning balance.
1.9	<u>Sustainability</u> The proposal would establish the principle of residential development in a sustainable urban location. Whilst all matters are reserved for future consideration, there is no evidence to indicate that appropriate sustainability measures, including surface water drainage and flood risk mitigation, could not be incorporated within any future scheme. This carries moderate positive weight in the planning balance.
1.10	<u>Ecology and Biodiversity</u> As all matters are reserved for future consideration, the detailed ecological implications of the development, including any impacts on habitats and opportunities for biodiversity enhancement, would be assessed at the reserved matters stage. There is no evidence before the Local Planning Authority to indicate that the site could not accommodate residential development in principle whilst securing compliance with relevant ecology and biodiversity policies. This carries neutral weight in the planning balance.
1.11	<u>Neighbouring Amenity</u> The principle of residential development on the site is considered capable of being accommodated without giving rise to unacceptable impacts on neighbouring residential amenity, subject to the detailed consideration of layout, scale, appearance and landscaping at the reserved matters stage. This carries limited positive weight in the planning balance.

2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework (August 2026)</u> National Development Management Policies: 3. Decision-Making Policies: - DM1: Preparing development proposals - DM2: Information requirements - DM3: Determining development proposals - DM6: Use of planning conditions and obligations

	DM7: Relationship with other regulatory regimes. 4. Achieving sustainable development: S3: Presumption in favour of sustainable development S4: Principle of development within settlements. 5. Meeting the challenge of climate change: CC2: Mitigation of climate change CC3: Adaptation to climate change. 6. Delivering a sufficient supply of homes: HO7: Meeting the need for homes. 12. Making Effective Use of Land: L2: Making effective use of land L3: Achieving appropriate densities. 14. Achieving well-designed places: DP3: Key principles for well-designed places DP4: The design process. 15. Promoting sustainable transport: TR3: Locating development in sustainable locations TR4: Street design, access and parking TR8: Public rights of way. 17. Pollution, public protection and security: P3: Living conditions and pollution. 18. Managing flood risk and coastal change: F8: Sustainable drainage systems and watercourses. 19. Conserving and enhancing the natural environment: N2: Improving the natural environment N3: Trees in new development.
2.2	<u>Eastbourne Core Strategy 2006-2027</u> B1 Spatial Development Strategy and Distribution B2 Creating Sustainable Neighbourhood C13 St Anthonys and Langney Point Neighbourhood Policy D1 Sustainable Development D5 Housing D8 Sustainable Travel D9 Natural Environment

	D10a Design.
2.3	<u>Saved policies of the Eastbourne Borough Plan 2001-2011</u> HO1 Residential Development within the Built-up Area HO2 Predominantly Residential Areas HO7 Redevelopment HO20 Residential Amenity NE4 Sustainable Drainage Systems NE28 Environmental Amenity TR6 Facilities for Cyclists TR7 Provision for Pedestrians TR11 Car Parking UHT1 Design of New Development UHT4 Visual Amenity UHT7 Landscaping UHT8 Protection of Amenity Space US4 Flood Protection and Surface Water.

3.	Site Description
3.1	The application site comprises an area of open grassed land located adjacent to Reynolds Road within the Langney Rise area of Eastbourne. The site is irregular in shape and is situated within the Built-Up Area of the Borough, surrounded predominantly by established residential development comprising a mixture of detached, semi-detached and terraced dwellings of varying ages and designs.
3.2	The site currently forms an area of incidental open space and contains areas of grass and low-level vegetation. A public right of way passes through the site, providing pedestrian connectivity between the surrounding residential streets and local facilities. The site is bordered by residential properties to the north, east and west, with the surrounding area characterised by its residential nature.
3.3	There are no designated heritage assets within the application site, nor is the application site within an area at risk of flooding.

4.	Proposed Development
4.1	The application originally sought outline planning permission (with landscaping reserved) for the erection of a block of flats comprising 2 no. two-bedroom flats, together with the provision of a new vehicular access and alterations to an existing pedestrian footpath/public right of way.
4.2	During the course of the application, concerns were raised regarding the level of detail submitted in respect of the access, appearance, layout and scale of the

	proposed development. Consequently, and with the agreement of the applicant, the application has been amended to seek outline planning permission with all matters reserved.
4.3	The application therefore seeks approval only for the principle of residential development of the site. Details relating to access, appearance, landscaping, layout and scale would be subject to a future reserved matters application for consideration and approval by the Local Planning Authority. This would include the detailed design of any residential development, associated access and parking arrangements, landscaping, biodiversity enhancements, sustainability measures and amendments to the existing public right of way.
4.4	Accordingly, the current application requires consideration of whether the site is suitable for residential development in principle, with all detailed matters reserved for subsequent determination.

5.	Relevant Planning History
5.1	<u>260130:</u> Outline Planning Permission (landscaping reserved) for the erection of 3 no. blocks of flats to create 6 no. 1 x bedroom flats and new vehicular access. Outline (Some Reserved) Refused 08/05/2026.

6.	Consultations
6.1	<u>East Sussex Highways</u> At the time of writing this report, a consultation response from East Sussex Highways has not been received.
6.2	<u>Southern Water</u> Request pre-commencement condition for additional information on foul/surface water drainage to be submitted.
6.3	<u>SUDS</u> Technical guidance should be followed.
6.4	<u>Eastbourne Society</u> The Eastbourne Society objects to this application. Whilst the applicant has submitted revised plans, we do not believe they overcome the fundamental issues raised previously. Much of the application simply states that concerns have been addressed without providing the evidence to support those claims. Our main concern is that the application appears to have been validated despite a number of important pieces of information either being missing or unsupported. We therefore ask the Council to satisfy itself that it has enough evidence before reaching a decision. Our concerns are as follows:

Validation

We question how this application was validated in its current form. There appears to be no supporting traffic survey, no swept-path analysis, no clear evidence regarding Biodiversity Net Gain, and continuing uncertainty over land ownership. These are fundamental planning issues, not matters of detail.

Ownership

The previous application received a formal Highway Authority objection because third-party land had not been notified. Has that now been properly resolved? Has the correct Ownership Certificate been completed? Have all affected landowners been notified, including East Sussex County Council if any part of the proposal affects highway land? The applicant says these matters have been dealt with. We would like to see the evidence.

Highway Safety

The proposal creates a completely new access onto Langney Rise. Where is the supporting evidence? We can find no: traffic survey; speed survey; transport assessment; or highway safety assessment. Has the Highway Authority formally withdrawn its previous objection? If it has, on what evidence?

Swept Path Analysis

There is still no evidence showing that vehicles can safely enter, turn and leave the site in a forward gear. There is also no evidence showing how refuse vehicles or emergency vehicles have been considered. This should be basic information for a development of this type.

Biodiversity Net Gain

The application refers to Biodiversity Net Gain but who prepared it? Are they suitably qualified? Has the statutory Biodiversity Metric been completed? Has it been checked by the Council's ecologist? Again, the applicant makes statements, but provides very little evidence.

Loss of Green Space

The applicant's own Planning Statement confirms this land was originally laid out as amenity and recreational space for the estate. The argument now seems to be that because it hasn't been maintained, it should be developed. We disagree. Poor maintenance is not a planning reason to lose public amenity space. The attached photo taken on Sunday 9th August shows that the amenity land has been maintained by residents and in fact the tree the applicant felled is growing back quite healthily. If anything, it demonstrates poor management, not that the land has no amenity value.

Residential Density

The density calculations rely upon excluding a significant part of the site from the calculation. We ask the Council to explain why this approach is considered acceptable. • Fire Safety. The submitted floor layouts appear to raise questions over fire safety and means of escape. Whilst Building Regulations sit outside planning, if the layout cannot realistically comply without major redesign, the Council should ask whether the plans before it genuinely represent a deliverable scheme.

	Starter Homes The application form states that these dwellings are Starter Homes. 2 If that is the case, we would expect that, if permission is granted, they are secured through a Section 106 Agreement for eligible first-time buyers at the appropriate 30% discounted value required by national policy. If that is not the intention, then the applicant should explain why they have described them as Starter Homes and what public benefit the Council is being asked to rely upon. The Council should not give weight to the delivery of Starter Homes unless that benefit is legally secured. Finally This application still leaves too many unanswered questions: 1. The applicant says previous concerns have been addressed. We are not convinced they have. Before this application is determined we ask the Council to answer the following: 2. Why was the application validated without this supporting information? 3. Has the Highway Authority withdrawn its previous objection? 4. Have the correct ownership notices been served? 5. Where are the traffic surveys? 6. Where is the swept-path analysis? 7. Who prepared the Biodiversity Net Gain assessment? 8. Has the Council's ecologist accepted it? 9. How will the Starter Homes be secured through a Section 106 Agreement? Until these questions have been answered, we do not believe the Council has enough information to conclude that this is a safe, policy-compliant or deliverable development. For those reasons, the Eastbourne Society respectfully requests that planning permission is refused. If officers are minded recommending approval, we ask that the application is referred to the Planning Committee so these issues can be debated in public rather than determined under delegated powers. Yours faithfully <i>Steven Knott</i> Trustee & Planning Adviser The Eastbourne Society.
6.5	<u>Officer comment</u> Since the consultation was undertaken, the application has been amended from an outline application with certain matters submitted for approval to an outline application with all matters reserved. Accordingly, detailed matters relating to access, parking, layout and highway design no longer form part of the current application and will be subject to consideration as part of any future reserved matters application.
7.	Other Representations:
7.1	Neighbour Representations: Public notification regarding the application has been undertaken in the following ways: • Letters have been sent to all registered properties adjoining the application site; • A site notice has been displayed in the vicinity of the application site; 152 comments have been received following public notification regarding the application, which raise objection on the following material planning considerations: Impact to privacy Access to light Out of keeping with the character

	Parking Highway safety Noise impacts Air quality Water infrastructure unable to cope Loss of green space Loss of tree Impact during construction Benefits do not outweigh the harms Unwarranted precedent. Non-Material Matters Raised: Would attract a younger demographic Unsociable behaviour Property values Impact views. 1 general observation – consultation letter was not received.
7.2	<u>Officer Comment</u> Consultations took place on the application as originally submitted, including the details relating to access, appearance, layout and scale. Following officer concerns regarding the level of information provided, it was considered that these details were not sufficiently developed to enable a full assessment at this stage. Consequently, and with the agreement of the applicant, the application has been amended so that all matters are reserved for future consideration. Any subsequent reserved matters application will be subject to consultation with neighbouring occupiers and other interested parties in accordance with the Council's statutory publicity requirements.
8.	Appraisal:
8.1	<u>Key Considerations</u> Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The adopted Development Plan therefore forms the starting point for decision-making and its policies should be afforded full weight where they are relevant and up to date. National planning policy, including the National Decision-Making Policies (NDMPs) contained within the National Planning Policy Framework (NPPF, 2026), is also a material consideration of significant importance and must be taken into account alongside the Development Plan. Where Development Plan policies are consistent with national policy and remain up to date, substantial weight should be afforded to them in the decision-making process. Planning decisions should be reached through a balanced assessment of the proposal against the Development Plan as a whole, having regard to all other material considerations, including the NPPF, and the relevant NDMPs. Where there is conflict between the Development Plan and other material considerations,

	the decision-maker must determine what weight should be afforded to those considerations in the overall planning balance.
8.2	<u>Principle of Development</u> The application seeks outline planning permission with all matters reserved, with approval sought at this stage only for the principle of residential development of the site. The site is located within the Built-Up Area of Eastbourne and within a Predominantly Residential Area as identified on the Policies Map. The proposal must therefore be considered against the relevant national and local planning policies which support sustainable residential development in appropriate locations. NDMP S3 establishes a presumption in favour of sustainable development, whilst NDMP S4 supports development within settlements where it would contribute towards meeting development needs in sustainable locations. NDMP L2 further seeks to promote the effective use of land. The proposal accords with the objectives of Core Strategy Policies B1 (Spatial Development Strategy and Distribution), B2 (Creating Sustainable Neighbourhoods), D1 (Sustainable Development) and D5 (Housing), which collectively seek to direct development to sustainable locations and support the delivery of housing within the Borough. The site's location within the existing urban area provides future occupiers with access to services, facilities, employment opportunities and public transport, consistent with the principles of sustainable development. The proposal also accords with Borough Plan Policies HO1, HO2 and HO7. The site is located within the Built-Up Area and a Predominantly Residential Area where residential development is acceptable in principle. Furthermore, the proposal represents the redevelopment of an underutilised site and would contribute towards the Borough's housing supply whilst making effective use of land. Whilst all matters relating to access, appearance, landscaping, layout and scale are reserved for future consideration, there is no evidence to indicate that the site could not accommodate an acceptable form of residential development. These matters will be fully assessed through any subsequent reserved matters application. Accordingly, the proposal is considered to constitute sustainable development and accords with NDMPs S3, S4 and L2, together with Core Strategy Policies B1, B2, D1 and D5, and Borough Plan Policies HO1, HO2 and HO7. The principle of residential development is therefore considered acceptable.
8.3	<u>Meeting the Challenge of Climate Change</u> NDMP CC2 (Mitigation of Climate Change) seeks to support the transition to a low-carbon future through sustainable development. The site is located within the Built-Up Area of the Borough with access to existing services, facilities and public transport, making it a sustainable location for residential development. Whilst all matters are reserved, a future reserved matters application would be required to

	demonstrate appropriate sustainability and energy efficiency measures. Subject to these details, the proposal is considered capable of complying with NDMP CC2. NDMP CC3 (Adaptation to Climate Change) seeks to ensure development is resilient to the impacts of climate change, including through the management of flood risk and surface water. Whilst the detailed design of the development has not been submitted, there is no evidence to suggest that appropriate drainage, landscaping and other climate adaptation measures could not be incorporated into the scheme. These matters would be considered through the reserved matters process. Accordingly, the proposal is considered acceptable in principle with regard to NDMP CC2 and CC3, with detailed mitigation and adaptation measures to be secured through future reserved matters submissions.
8.4	<u>Design</u> As the application is in outline with all matters reserved, the detailed design, scale, layout, appearance and landscaping of the development are not under consideration at this stage. The application seeks only to establish the principle of residential development. The site is located within an established residential area and there is no evidence to suggest that an appropriately designed scheme could not be accommodated in a manner that respects the character and appearance of the locality. Detailed matters, including scale, layout, appearance, landscaping and the relationship with neighbouring properties, would be assessed through a future reserved matters application. Accordingly, whilst a detailed design assessment cannot be undertaken at this stage, the site is considered capable of accommodating an acceptable form of residential development in principle. The proposal is therefore not considered to conflict with the design objectives of the Development Plan, subject to the approval of reserved matters.
8.5	<u>Residential Amenity</u> As all matters are reserved, a detailed assessment of the impact on neighbouring amenity cannot be undertaken at this stage. However, the site is located within an established residential area and there is no evidence to suggest that an acceptable form of residential development could not be accommodated on the site. Any future reserved matters application would be required to demonstrate that the development would not result in unacceptable impacts in respect of privacy, outlook, light, overshadowing, noise or disturbance, whilst also providing an appropriate standard of amenity for future occupiers. Accordingly, it is considered that the site is capable of accommodating residential development in principle without causing unacceptable harm to neighbouring amenity, subject to the submission and approval of satisfactory reserved matters details. No in-principle residential amenity objection is therefore raised.

	<u>Access, Parking and Public Rights of Way</u> As all matters are reserved, the detailed access arrangements, parking provision and treatment of the public right of way are not for consideration at this stage. The application seeks only to establish the principle of residential development. The site is located within the Built-Up Area of the Borough in a sustainable location with access to the existing highway network, public transport and local services. The proposal includes amendments to the existing public right of way; however, there is no evidence to suggest that an appropriate route could not be retained, diverted or enhanced whilst maintaining pedestrian connectivity. The site is considered capable of accommodating suitable access, parking and public right of way arrangements, the details of which would be assessed through a future reserved matters application. Accordingly, no in-principle highways, accessibility or public rights of way objections are raised, subject to the approval of satisfactory reserved matters details.
8.6	<u>Environment</u> Eastbourne Borough Plan Policy UHT8 seeks to protect amenity space that contributes to the character, appearance and environmental quality of an area. The application site currently comprises a grassed area which makes a limited contribution to the visual amenity of the locality and the wider streetscene. As the application is made in outline with all matters reserved, the detailed layout and landscaping of the site are not under consideration at this stage. Nevertheless, there is no evidence to suggest that the site could not be developed in a manner that maintains and enhances the environmental quality of the area. A future reserved matters application would provide the opportunity to secure a comprehensive landscaping scheme, biodiversity enhancements and improvements to the quality of the site's amenity space. Accordingly, the proposal is not considered to prejudice the objectives of Policy UHT8. Subject to the submission and approval of satisfactory reserved matters, there is potential for the visual appearance, landscaping and overall environmental quality of the site to be enhanced through the detailed design process.
8.7	<u>Human Rights Implications</u> The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.
8.8	<u>Conclusion</u> Taking all material considerations into account, it is considered that the principle of residential development is acceptable and that the proposal accords with the relevant provisions of the Development Plan and National Decision-Making Policies. The benefits associated with the delivery of additional housing in a

	sustainable location attract significant weight and outweigh any identified harm. Accordingly, the application is recommended for approval, subject to the conditions set out below.
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9.	Recommendations
9.1	It is recommended that the application is approved subject to appropriate conditions that are listed below.

10.	Conditions
10.1	Timeframe: The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters, as defined in condition 2; to be approved, whichever is the later. Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).
10.2	Reserved Matters: Details of the following reserved matters (hereinafter referred to as “the reserved matters”) shall be submitted to and approved in writing by the Local Planning Authority within three years of the date of this permission: • access; • appearance; • landscaping; • layout; and • scale; No development shall commence until all reserved matters have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved reserved matters. Reason: To enable the Local Planning Authority to exercise proper control over the detailed design of the development and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).
10.3	Location Plan for Reserved Matters: The development hereby permitted shall be carried out on the land specified in the Location Plan shown on Drawing: Location Plan. Reason: For the avoidance of doubt and in the interests of proper planning.
10.4	Appearance, Layout and Scale Reserved Matter: The submission of reserved matters for layout, scale and appearance shall include plans, elevations and cross-section drawings and details or samples of the materials to be used in the construction of all external surfaces of the development hereby approved. The submission should be supported with a daylight and sunlight report indicating any

	impact upon the surrounding neighbouring occupants. Development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory appearance of the development.
10.5	Landscaping Reserved Matter: The reserved matters submission for landscaping shall include: a) existing and proposed ground levels; b) hard and soft landscaping proposals; c) details of all trees, shrubs and other planting, including species, sizes, densities and locations; d) details of boundary treatments; e) details of any public amenity space within the site; f) details of measures to secure Biodiversity Net Gain, including habitat creation, enhancement and management proposals where appropriate; g) details demonstrating how the development will comply with the statutory Biodiversity Net Gain requirements in force at the time of implementation; and h) a programme for implementation, management and maintenance. The approved landscaping and biodiversity enhancement scheme shall be implemented in accordance with the approved details and timetable. Any trees, shrubs or plants which, within a period of five years from completion of the landscaping works, are removed, die, become seriously damaged or diseased shall be replaced during the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. The biodiversity measures approved as part of the reserved matters application shall thereafter be retained and managed in accordance with the approved details. Reason: In the interests of visual amenity, the character and appearance of the area, biodiversity enhancement and Biodiversity Net Gain, and to ensure compliance with Schedule 7A of the Town and Country Planning Act 1990 (as amended), the Environment Act 2021 and the relevant provisions of the Development Plan.
10.6	Sustainability Measures : No development above ground floor slab level shall take place until details of the sustainability and energy efficiency measures to be incorporated within the development have been submitted to and approved in writing by the local planning authority. The details shall include, but not be limited to: a) measures to minimise energy demand and carbon emissions; b) the incorporation of energy efficient building fabric and technologies; c) measures to minimise water consumption; d) details of any proposed renewable or low-carbon energy technologies;

	e) sustainable construction measures; and f) details of surface water management and sustainable drainage measures. The development shall be carried out in accordance with the approved details and the approved sustainability measures shall be retained thereafter. Reason: To ensure that the development delivers an appropriate standard of environmental sustainability, supports climate change mitigation and adaptation, and accords with the objectives of sustainable development set out in national and local planning policy.
10.7	Drainage: Prior to the commencement of development, a detailed surface water drainage system shall be submitted in support to and approved in writing by the Local Planning Authority. The surface water drainage system shall incorporate the following: a) Detailed drawings and hydraulic calculations. The hydraulic calculations shall take into account the connectivity of the different surface water drainage features. The calculations shall demonstrate that surface water flows can be limited to the mean annual runoff (Qbar) for rainfall events with an annual probability of occurrence less than 1 in 2.33, including those with a 1 in 100 (plus climate change) annual probability of occurrence. An allowance for urban creep (recommended 10% increase in impermeable area) shall be incorporated within the calculations. b) The detailed design of the surface water drainage features (attenuation ponds) shall be informed by findings of groundwater monitoring between autumn and spring. The design should leave at least 1m unsaturated zone between the base of the drainage structures and the highest recorded groundwater level. If this cannot be achieved, details of measures which will be taken to manage the impacts of high groundwater on the hydraulic capacity and structural integrity of the drainage system should be provided. c) The detailed design shall include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely. Reason: In order to ensure surface water is managed effectively in accordance with Eastbourne Borough Plan policies NE4, US3 and US4, Eastbourne Core Strategy policy B2 and the NPPF.
10.8	Drainage Management and Maintenance: A maintenance and management plan for the entire drainage system shall be submitted to the planning authority before any construction commences on site to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall cover the following:

	a) This plan should clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains. b) Evidence of how these responsibility arrangements will remain in place throughout the lifetime of the development. These details shall be submitted to and approved in writing by the Local Planning Authority and shall thereafter remain in place for the lifetime of the development. Reason: In order to ensure surface water is managed effectively in accordance with Eastbourne Borough Plan policies NE4, US3 and US4, Eastbourne Core Strategy policy B2 and the NPPF.
10.9	Drainage Installation: Prior to occupation of the development evidence (including as built drawings and photographs) should be submitted showing that the drainage system has been constructed as per the final agreed detailed drainage designs. Reason: In order to ensure surface water is managed effectively in accordance with Eastbourne Borough Plan policies NE4, US3 and US4, Eastbourne Core Strategy policies B2 and D1 and the NPPF.
10.10	Construction Management Plan: No development shall take place, including any ground works or works of demolition, until a Construction 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: • The anticipated number, frequency and types of vehicles used during construction; • The method of access and egress and routeing of vehicles during construction; • The parking of vehicles by site operatives and visitors; • The loading and unloading of plant, materials, and waste; • The storage of plant and materials used in construction of the development; • The erection and maintenance of security hoarding; • Other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); • Details of public engagement both prior to and during construction works; • Details of measures to prevent surface water flooding during construction works; • Site waste management plan; • Hours of working; • Demonstration that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities; • Details of the use of protective fences, exclusion barriers and warning signs; • Details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils, and fuel; • Details of any external lighting.

	Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area.
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11.	Appendices
11.1	None.

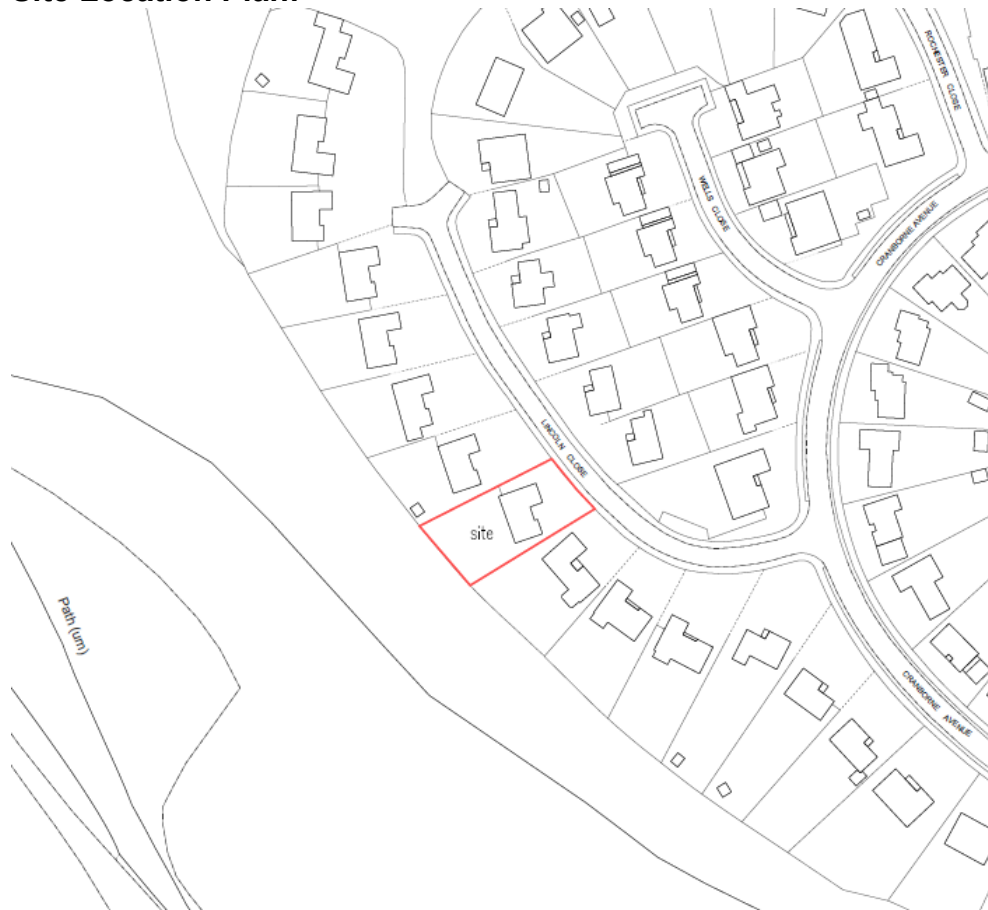
12.	Background Papers
12.1	None.

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Report to: Planning Committee
Date: 13 October 2026
Application No: 260404
Location: 7 Lincoln Close, Eastbourne, BN20 7TZ
Proposal: Erection of single storey rear and front extension, enlargement of rear dormer, installation of new front dormer and alterations to existing front dormers.

Applicant: Mr and Mrs Van-Rensburg
Ward: Meads
Recommendation: It is recommended that the application **is approved** subject to appropriate conditions.
Contact Officer: **Name:** Ella Rigluth
E-mail: ella.rigluth@lewes-eastbourne.gov.uk

Site Location Plan:



1.	Executive Summary
1.1	The application is presented to the Planning Committee in line with the scheme of delegation due to the number of objections raising concerns on material planning grounds.
1.2	The application seeks the erection of single storey rear and front extension, enlargement of rear dormer, installation of new front dormer and alterations to existing front dormers an additional rooflight.
1.3	The main considerations of the proposal are: - The impact upon the character and appearance of the property and surrounding area; - The impact upon neighbouring residential amenity; - The impact upon sustainability, landscaping and biodiversity.
1.4	Overall, the proposed development is considered to be of an acceptable design that would respect the character and appearance of the host dwelling and surrounding area, whilst not resulting in unacceptable harm to the amenities of neighbouring occupiers as well as providing limited positive benefits in terms of sustainability and biodiversity. The proposal therefore complies with the relevant policies of the development plan and is recommended for approval.

2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework (August 2026)</u> National Development Management Policies: 3. Decision-Making Policies: - DM1: Preparing development proposals - DM2: Information requirements - DM3: Determining development proposals - DM4: Emerging development plan proposals - DM5: Development viability - DM6: Use of planning conditions and obligations - DM7: Relationship with other regulatory regimes. 4. Achieving sustainable development: - S3: Presumption in favour of sustainable development - S4: Principle of development within settlements - S6: Neighbourhood plans and the presumption. 5. Meeting the challenge of climate change: - CC2: Mitigation of climate change - CC3: Adaptation to climate change. 12. Making Effective Use of Land: - L2: Making effective use of land

	L3: Achieving appropriate densities. 14. Achieving well-designed places: DP3: Key principles for well-designed places DP4: The design process. 17. Pollution, public protection and security: P3: Living conditions and pollution. 19. Conserving and enhancing the natural environment: N2: Improving the natural environment N4: Protected Landscapes N6: Areas of particular importance for biodiversity and geodiversity.
2.2	<u>Eastbourne Core Strategy 2006-2027</u> B1 Spatial Development Strategy and Distribution Sustainable Neighbourhood B2 Creating Sustainable Development C11 Meads Neighbourhood Policy D10a Design.
2.3	<u>Saved policies of the Eastbourne Borough Plan 2001-2011</u> HO2 Predominantly Residential Areas HO20 Residential Amenity UHT1 Design of New Development UHT4 Visual Amenity.
2.4	<u>Supplementary Planning Documents and other relevant guidance</u> Eastbourne Townscape Guide SPG.

3.	Site Description
3.1	The site comprises a two-storey split level detached dwelling with a hipped roof and lower-level integral garage.
3.2	The site slopes upwards from the front of the house to the rear of the back garden, where the rear boundary abuts the South Downs National Park.
3.3	The site is neither located within a designated Conservation Area, nor is the building statutorily listed.

4.	Proposed Development
4.1	Planning permission is sought for the erection of single-storey front and rear extensions, the enlargement of the existing rear dormer, the installation of a new front dormer, alterations to existing front dormers, and replacement windows and doors.

4.2	The proposed single-storey rear extension would extend across the full width of the dwelling and would measure approximately 3m in height and 3m in depth. The extension would have a flat roof incorporating a wildflower green roof. The proposed front extension would replace the existing external steps and retaining wall and would provide an enclosed entrance porch at lower ground floor level, measuring approximately 3m wide, 3m deep and 2.5m eaves height. The extension would feature a pitched roof, incorporating four rooflights aligned with the roof slope above the attached garage. The existing rear dormer would be replaced with a larger dormer incorporating a false-pitched roof. The proposed dormer would have an approximate volume of 38m³. At the front of the property, two existing dormers would be altered through the enlargement of their openings to accommodate French doors and Juliette balconies. The existing catslide dormer would be modified to a flat-roofed design almost aligned with the eaves of the dwelling, and an additional front dormer would be constructed to match the form and positioning of the existing dormers.
4.3	The existing dark brown upvc windows and doors are to be replaced with new anthracite grey upvc. The proposed front extension would be in face brickwork to match existing. The dormers would have plain tiles to match existing. The single storey rear extension would have sheet metal fascias and cedar cladding to soffit, with face brickwork to match existing and a green roof.

5.	Relevant Planning History:
5.1	None.

6.	Consultations:
6.1	SDNPA – No comment <i>“Although the application site is located outside of the National Park, the Council has a statutory duty to consider the Purposes of the National Park when making its determination. The two statutory purposes of the SDNP designation are:</i> <i>• To conserve and enhance the natural beauty, wildlife and cultural heritage,</i> <i>• To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.</i> <i>If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.</i> <i>Section 245 of the Levelling-Up and Regeneration Act 2023 (S.245 duty) amends and strengthens the Section 11A (2) duty of the National Parks and Access to the Countryside Act 1949 upon relevant authorities, which includes the National Park Authority itself, to ‘seek to further the specified purposes of Protected Landscapes’.</i> <i>The National Park’s comments on the development are as follows: No Comment”.</i>

7.	Other Representations:
7.1	Public notification regarding the application has been undertaken in the following ways: • Letters have been sent to all registered properties adjoining the application site; • A site notice has been displayed in the vicinity of the application site. Six comments (from 5 addresses) have been received following public notification regarding the application, which raise objection on the following material planning considerations: No.4: - Increase in glazing and additional front window would introducing overlooking into no.4 opposite, loss of privacy which all serve habitable rooms to both properties, particularly with French doors and Juliet balconies. - The properties on the west side of Lincoln Close (1-19 except no.5) are characterised by 2no dormers within main roof slope and 3rd dormer set into catslide roof. Proposed extensions and alterations would appear at odds with distinctive character of Lincoln Close, and not respecting or enhancing the character of the existing street. Previously refused scheme at no.17, 210236 refused for additional dormer window. No.5: - Increased glazing would be out of character. - Increased overlooking to property opposite. - Flat roof of rear extension causes concern of overlooking if accessed/used. - First floor dormer increases overlooking. - Size of development will make house more substantial than nearby. - Duke of Devonshire covenant. No.9: - Rear upper dormer positioned well under 10.5m separation distance to shared boundary (Eastbourne Townscape Guide). - Scale and proximity of rear dormer would increase overlooking to garden. - Requested planning conditions; obscure windows, no roof access, removal of PD rights class A and B, enhanced boundary landscaping/screening. No.19: - Not in keeping. - Windows are prominent and dominant design, particularly in prominent position. - Overall massing of rear extension and dormer are overly dominant and overbearing. - Loss of distinctiveness of the Close. No. 23: - Proximity to Meads Conservation Area, where consistent design is important. - Out of keeping in scale, harmony, design and style of the rest of the houses in the Close. - Precedent might be set if approved.

7.2	Officer Response: The objections received from neighbouring occupiers have been carefully considered. Concerns have been raised regarding increased overlooking and loss of privacy arising from the proposed front and rear dormer alterations. However, the additional front-facing glazing would overlook the public highway and properties opposite in a manner typical of a suburban residential environment. Given the separation distances across Lincoln Close of approx. 35 metres to the windows of no.4, it is not considered that the proposal would result in an unacceptable level of overlooking or loss of privacy to No. 4 or other properties opposite. To the rear, whilst additional glazing is proposed within the enlarged dormer, the dormer would primarily overlook the applicant's own rear garden. The dormer is angled away from the rear garden of No. 5 and only marginally towards No. 9. Furthermore, No. 9 is positioned beyond the rear elevation of the host dwelling, reducing opportunities for direct overlooking to their garden. It is therefore considered that any additional overlooking would be limited and would not warrant refusal of the application. Concerns regarding the potential use of the flat roof as a balcony or viewing platform are noted, however, no roof terrace or access onto the roof is proposed as part of the application and the application has been assessed on that basis. A standard condition will be added to the permission to ensure that the roof will not be used as a roof terrace. Objections relating to the design of the proposal and its relationship with the character of Lincoln Close have also been considered. Whilst the proposal would increase the extent of glazing, alter the existing catslide dormer roof and introduce an additional dormer, it is considered to do so in a sympathetic manner. Furthermore, the street includes examples of properties with larger front-facing dormers with French doors and balcony features, including Nos. 15 and 17. Therefore, there is an existing precedent within the street for a similar design. Whilst it is noted that an additional front former was previously refused at a nearby property, this was much larger in scale than is proposed. The proposal is therefore not considered to appear incongruous or result in unacceptable harm to the character and appearance of the street scene. The proposal is some 500m away from the Meads Conservation Area and is not considered to be within its setting nor have any impact upon it, therefore this has not been included within the assessment. Comments relating to private covenants are noted; however, such matters are private legal issues and are not material planning considerations in the determination of the application. As such, they have not formed part of the assessment.
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8.	Appraisal:
8.1	<u>Key Considerations</u> Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

	The adopted Development Plan for the area therefore forms the starting point for decision making and its policies should be afforded full weight where they are relevant and up to date. National planning policy, as set out in the National Planning Policy Framework (NPPF 2026), is a material consideration of significant importance and must be taken into account alongside the Development Plan. The weight to be attributed to the NPPF depends on the degree of consistency between national and local policy and the circumstances of the case; however, where Development Plan policies are consistent with the NPPF and remain up to date, substantial weight should normally be given to both in the planning balance. Planning decisions should therefore be reached through a balanced assessment of the proposal against the Development Plan as a whole, having regard to all other material considerations, including the NPPF and any relevant neighbourhood plan.
8.2	<u>Achieving sustainable development</u> Relevant National Development Management Policies: <u>S3: Presumption in favour of sustainable development</u> Planning decisions should generally support sustainable development. Proposals that comply with both the development plan and national policy should be approved without delay. <u>S4: Principle of development within settlements</u> Development within settlement boundaries should normally be approved unless its adverse impacts would substantially outweigh its benefits or it conflicts with key protective policies.
8.3	<u>Impact upon character and appearance of the property and surrounding area</u> Relevant policy: Policy DP3 (Achieving well-designed places) and Policy L2 (Making Effective Use of Land) of the NPPF 2026, Policy D10a (Design) of the Eastbourne Core Strategy 2013, saved policies UHT1 (Design of New Development) and UHT4 (Visual Amenity) of the Eastbourne Borough Plan 2003. The application property forms part of a residential street comprising detached dwellings which exhibit some variation in their architectural design, roof forms and fenestration. Whilst a number of properties within Lincoln Close follow a similar dormer arrangement, there are examples where more prominent dormers with larger areas of glazing and balcony features have been incorporated, including Nos. 15 and 17. In addition, the adjacent dwelling at No. 5 as well as properties on the South side of the road display noticeably different roof forms and front elevations, contributing to the varied character of the street. The proposed front extension would remain clearly subordinate to the host dwelling by virtue of its scale, height and position at lower ground floor level. The pitched roof would align with the existing roof form above the garage and would incorporate four rooflights positioned directly beneath and aligned with the existing dormer above, creating a coherent appearance across the front elevation. The extension would sit in line with the principal elevation and, through its complementary roof form, proportions and use of matching materials, would appear as an integrated part of the dwelling rather than an incongruous addition. As such, it would preserve

	the character and appearance of the host property and would not appear unduly prominent within the street scene. The alterations to the existing front dormers would remain proportionate to the roof slope and, although they would introduce a greater amount of glazing to the principal elevation, they would not appear unduly prominent or out of keeping with the character of the area, particularly when viewed alongside the nearby examples at Nos. 15 and 17. The additional front dormer would be small in scale, aligned with the existing dormers and finished with a matching roof form, ensuring a balanced appearance. The proposed rear extension and enlarged rear dormer would be largely screened from public view and would therefore have only a limited effect on the visual amenity of the wider area. Overall, the proposal is considered to respect the character and appearance of both the host dwelling and the surrounding street scene and would not result in unacceptable harm to visual amenity, in accordance with the above policies.
8.4	<u>Impact upon residential amenity</u> Relevant policy: Policy L2 (Making Effective Use of Land), DP3 (Well-designed places) and Policy P3 (Living conditions and pollution) of the NPPF 2026, Policy B2 (Creating Sustainable Development) of the Eastbourne Core Strategy 2013, saved policy HO20 (Residential Amenity) of the Eastbourne Borough Plan 2003. <u>Daylight/Sunlight</u> The single-storey rear extension and rear dormer extension would be located to the rear of the dwelling and, given their single-storey height, limited projection and siting relative to neighbouring properties, would not result in a significant loss of daylight or sunlight to adjoining occupiers. It is also noted that development of a similar nature may be achievable under permitted development rights, which further indicates that the scale of the proposal is generally acceptable in amenity terms. <u>Outlook</u> The proposed extensions and dormer alterations would increase the built form of the dwelling; however, the scale, height and positioning of the development would ensure that it would not appear unduly dominant or overbearing when viewed from neighbouring properties. The rear extension would remain single storey in height, whilst the dormer additions would be contained within the roof form. Overall, neighbouring occupiers would retain an acceptable outlook. <u>Privacy</u> The proposed alterations to the existing front dormers and additional front-facing window would increase the amount of glazing visible from the street and provide small balcony areas. However, these openings would face towards Lincoln Close and properties on the opposite side of the road, including No. 4. Such intervisibility is typical within a suburban residential environment and, given the separation

	distance across the street, the proposal would not result in an unacceptable level of overlooking or loss of privacy. To the rear, whilst the enlarged dormer would include French doors and increased glazing, it would remain set well away from neighbouring boundaries and would primarily overlook the applicant's own rear garden. The dormer would be angled away from the rear garden of No. 5, thereby limiting opportunities for direct overlooking. In respect of No. 9, whilst the dormer would be orientated marginally in that direction, the principal elevation of No. 9 lies beyond the rear elevation of the host dwelling and its rear garden would remain a considerable distance from the proposed dormer. Consequently, any additional overlooking would be limited and would not result in a harmful loss of privacy. A side facing rooflight is to be added to the south side of the property at first floor level, however, amended plans have been submitted which position this at 1.7m above finished floor level. Therefore, it is unlikely to introduce overlooking. Overall, the proposed development would not result in significant harm to the living conditions of neighbouring occupiers by reason of overlooking, loss of privacy, overbearing impact or loss of daylight and sunlight, and is therefore considered to accord with the above policies.
8.5	<u>Sustainability, landscaping and biodiversity</u> Relevant policy: Policies N2-N6 (Conserving and Enhancing the Natural Environment), CC2-CC3 (Meeting the challenge of climate change) and DP3 (Well-designed places) of the NPPF 2026, UHT4 (Visual Amenity), UHT5 (Protecting Walls/Landscape Features), UHT6 (Tree Planting), UHT7 (Landscaping) and NE28 (Environmental Amenity) of the Eastbourne Borough Plan 2003. The site backs onto the South Downs National Park, and the Council has had regard to its statutory duties in this respect. The South Downs National Park Authority has reviewed the proposal and raised no comments or concerns. Given the limited nature of the proposals and the retention of the majority of the existing garden area and landscaping, the development would not result in any unacceptable impact upon the setting of the adjacent South Downs National Park. The proposed rear extension would incorporate a wildflower green roof. This feature would provide ecological and sustainability benefits through increasing opportunities for biodiversity, assisting with rainwater attenuation and helping soften views of the development when viewed from higher ground to the rear. Overall, the proposal is considered to provide limited positive benefits in terms of sustainability and biodiversity and therefore accords with the above policies.
8.6	<u>Human Rights Implications</u> The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken

	into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.
8.7	<u>Conclusion</u> Overall, the proposed development is considered to be of an acceptable design that would respect the character and appearance of the host dwelling and surrounding area, whilst not resulting in unacceptable harm to the amenities of neighbouring occupiers as well as providing limited positive benefits in terms of sustainability and biodiversity. The proposal therefore complies with the relevant policies of the development plan and is recommended for approval.

9.	Recommendations
9.1	It is recommended that the application is approved subject to appropriate conditions that are listed below.

10.	Conditions
10.1	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. Reason: To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
10.2	The development hereby permitted shall be carried out in accordance with the approved drawings: 2638/01 Rev B site location plan 2638/08 Existing block plan 2638/03 Existing floor plans 2638/04 Existing elevations 2638/02 Rev A Proposed block plan 2638/08 Rev B Proposed LG & G Floor plans 2638/07 Rev C Proposed elevations (AMENDED) 2638/06 Rev C Proposed first floor plan (AMENDED) Reason: For the avoidance of doubt and ensure that development is carried out in accordance with the plans to which the permission relates.
10.3	<u>Materials (as stated)</u> The external finishes of the development hereby permitted shall be as stated on the approved drawings and within the submitted application form. Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

10.4	<u>No Roof Terrace</u> The flat roofing over the single storey extension shall not be used as a roof terrace, balcony or any other form of amenity space at any time and shall be accessed only for maintenance purposes or in response to an emergency. Reason: In order to protect the amenities of neighbouring residents in accordance with P3 of the NPPF and HO20 of the Borough Plan.
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11.	Plans:		
11.1	<u>Plan Type</u>	<u>Date Received</u>	<u>Reference</u>
	Site Location Plan	30.07.2026	2638/01 Rev B site location plan
	Existing Block Plan	30.07.2026	2638/08 Existing block plan
	Existing Floor Plans	30.07.2026	2638/03 Existing floor plans
	Existing Elevations	30.07.2026	2638/04 Existing elevations
	Proposed Block Plan	30.07.2026	2638/02 Rev A Proposed block plan
	Proposed Floor Plans	30.07.2026	2638/08 Rev B Proposed LG & G Floor plans
	Proposed Elevations	23.09.2026	2638/07 Rev C Proposed elevations (AMENDED)
	Proposed First Floor Plan	23.09.2026	2638/06 Rev C Proposed first floor plan and section (AMENDED)

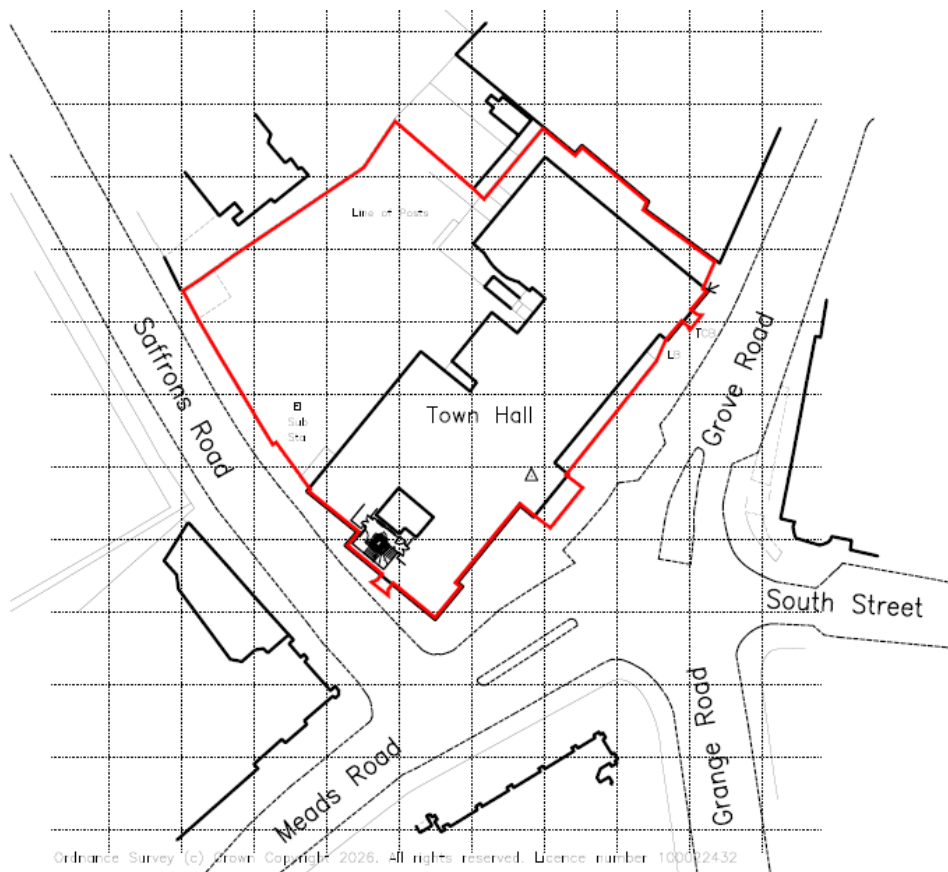
12.	Appendices
12.1	None.

13.	Background Papers
13.1	None.

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Report to: Planning Committee
Date: 13 October 2026
Application No: 260429
Location: Town Hall, Grove Road, Eastbourne, BN21 4UG
Proposal: Installation of cabin platform lift within ground floor stairwell, servicing first and second floors.
Applicant: Eastbourne Borough Council
Ward: Upperton
Recommendation: Approve, subject to conditions.
Contact Officer: **Name:** Chloe Timm
E-mail: Chloe.Timm@lewes-eastbourne.gov.uk

Site Location Plan:



1.	Executive Summary
1.1	The application has been submitted by Eastbourne Borough Council in respect of a Council-owned asset and is therefore reported to Planning Committee in accordance with the Council's Scheme of Delegation.
1.2	The application seeks listed building consent for the installation of a cabin platform lift to improve access throughout the building.
1.3	Merits of the scheme include: • Significantly improves accessibility and inclusivity • Delivers substantial public benefits • Preserves the significance of the Grade II listed building • Supports the sustainable long-term use of an important heritage asset.
1.4	<u>Social Benefits</u> The proposal would improve accessibility and inclusivity within Eastbourne Town Hall, enabling easier access to upper floors for all users, including those with reduced mobility. This would support the continued use of the building as an accessible civic and community facility and deliver substantial public benefits. This carries significant positive weight in the planning balance.
1.5	<u>Economic Benefits</u> The proposed development would facilitate the continued effective use of Eastbourne Town Hall as a civic, community and public building through the provision of improved accessibility for staff, visitors and service users. This carries significant positive weight in the planning balance.
1.6	<u>Impact on Heritage Assets</u> The proposed development is not considered to have an impact or harm towards the setting of the heritage assets or the surrounding conservation areas. This would carry positive weight in the planning balance.
2.	Relevant Planning Policies
2.1	<u>National Planning Policy Framework (August 2026)</u> National Development Management Policies: 3. Decision-Making Policies: - DM1: Preparing development proposals - DM2: Information requirements - DM3: Determining development proposals - DM6: Use of planning conditions and obligations - DM7: Relationship with other regulatory regimes.

	4. Achieving sustainable development: S3: Presumption in favour of sustainable development S4: Principle of development within settlements. 8. Ensuring the vitality of town centres: TC2: Development in town centres. 14. Achieving well-designed places: DP3: Key principles for well-designed places DP4: The design process. 16. Promoting healthy communities: HC4: Proposals for new and improved community facilities, public service infrastructure and development providing public health benefits HC6: Retention of key community facilities and public service infrastructure. 17. Pollution, public protection and security: P3: Living conditions and pollution P4: Impact of development on existing activities . 20. Conserving and enhancing the historic environment: HE4: Securing the conservation of heritage assets HE5: Assessing effects on heritage assets HE6: Proposals affecting designated heritage assets HE9: Conservation areas HE10: Loss or removal of heritage assets.
2.2	<u>Eastbourne Core Strategy 2006-2027:</u> B1 Spatial Development Strategy and Distribution B2 Creating Sustainable Neighbourhood C2 Upperton Neighbourhood Policy D5 Housing D10 Historic Environment Conservation Area D10a Design.
2.3	<u>Saved policies of the Eastbourne Borough Plan 2001-2011:</u> HO2 Predominantly Residential Areas HO20 Residential Amenity UHT1 Design of New Development UHT4 Visual Amenity UHT15 Conservation Area UHT17 Protection of Listed Buildings and their Settings.
3.	Site Description
3.1	The application site comprises Eastbourne Town Hall, Grove Road, Eastbourne, a prominent civic building located within the town centre. Opened in 1886, the

	building is included on the National Heritage List for England as a Grade II Listed Building in recognition of its special architectural and historic interest and is situated within the Town Centre and Seafront Conservation Area.
3.2	The Town Hall is a Victorian public building designed in the Free Renaissance style and has served as Eastbourne's principal civic headquarters for almost 140 years. The building retains a high degree of historic significance derived from its architectural quality, civic function and surviving historic fabric and detailing.
3.3	The application relates to the interior of the building, specifically the rear stairwell and associated landings which provide access between the ground, first and second floors. The Town Hall currently contains a small lift located adjacent to the rear lightwell; however, accessibility within the building remains constrained.

4.	Proposed Development
4.1	Listed Building Consent is sought for the installation of a cabin platform lift within the existing central stairwell. The lift would extend from ground floor level to serve the first and second floors.
4.2	The proposal includes: • Installation of a self-supporting enclosed platform lift. • Fixing of the lift structure within the stairwell void. • Associated electrical and mechanical works. • Minor localised interventions to historic fabric required to facilitate the installation.
4.3	The proposal has been developed to improve accessibility throughout the building and to provide inclusive access to upper floors.

5.	Relevant Planning History:
5.1	<u>890457</u> Erection of fire escape at rear Planning permission Approved Conditionally 04/04/1989. <u>940026</u> Infill of derelict mortuary at rear, and provision of parking area. Listed Building Consent Approved unconditionally 17/01/1995. <u>970004</u> Access ramp and new reception area, together with the provision of five signs. Listed Building Consent Approved Conditionally 26/01/1998.

	<u>980018</u> Provision of access ramp and new entrance to front elevation, together with internal alterations. Listed Building Consent Approved Conditionally 07/04/1999. <u>070265</u> Erect partition walls in two rooms to provide corridor for access to rooms on ground floor Listed Building Consent Approved Conditionally 05/06/2007. <u>100375</u> Installation of powder coated steel conduit to rear elevation Listed Building Consent Approved Conditionally 26/08/2010.
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6.	Consultations:
6.1	<u>Conservation Officer</u> This application seeks permission for the installation of a platform lift at Eastbourne Town Hall, with the aim of improving access to this majestic Victorian building now being reimagined as a digital and community hub and a centrally located space for enterprising and creative activities to come to life. The Town Hall, which opened in 1886, is Grade 2 listed and part of the Town Centre and Seafront Conservation Area, and our assessment therefore needs to consider the effect of its introduction on both the significance of the listed building and the character and appearance of the conservation area. The latter element is easily addressed, as the proposed change happens entirely inside the building, with no external impact, ensuring our main focus is on the effect of the development on the significance of the Free Renaissance style Town Hall itself, which for almost a century and a half has served as the town's primary civic site, and is defined by its architectural ambition, elaborate detailing and high quality, in turn demonstrating the confidence of the town's Victorian leaders at a time of rapid growth. The Town Hall currently presents challengingly in terms of access, with a single small lift located adjacent to the lightwell by the rear staircase. The proposal is that a new, more capacious platform lift able to accommodate most contemporary motorised appliances is installed in the same ground floor rear area, enhancing facilities and providing improved visitor and staff access from the ground floor to first and second levels. The proposed lift will sit alongside the rear stairwell, allowing access and exit at each level following modest adaptations to existing handrails and balustrades. The

	lift will require lateral restraints to first and second floor landings and the bolting of a support slab at the ground level, involving four small interventions on the decorative terrazzo flooring. The roof of the basement area, now largely used for storage and effectively out of bounds to public and visitors, will also need reinforcement through the introduction of structural beams. The choice of location reflects the relative ease of introducing a new lift in what is reasonably described as a secondary, or subordinate, location within the Town Hall without any noteworthy fabric loss or major disruption to the aesthetic or historic integrity of the building. My overall assessment is that any adverse effect and localised harm is negligible and easily outweighed by the improved accessibility and utility of the building. The new NPPF makes much of this, suggesting that significant weight must be given to schemes that secure the sustainable, inclusive use of public buildings and I am pleased to advise that this proposed development creates substantial public benefit. As this application conserves the significance of the listed building and does not challenge the character and appearance of its host conservation area, it is recommended that consent be granted, and that my proposed condition is considered as an additional safeguarding measure.
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7.	Other Representations:
7.1	Neighbour Representations: Public notification regarding the application has been undertaken in the following ways: • Letters have been sent to all registered properties adjoining the application site; • A site notice has been displayed in the vicinity of the application site; • An advert has been published in the local newspaper. No representations have been received.

8.	Appraisal:
8.1	<u>Key Considerations:</u> Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority, when considering whether to grant Listed Building Consent, to have special regard to the desirability of preserving the building, its setting, and features of special architectural or historic interest which it possesses. Section 20 of the National Planning Policy Framework (NPPF) seeks to conserve and enhance the historic environment, recognising heritage assets as an irreplaceable resource that should be conserved in a manner appropriate to their

	significance. In considering applications affecting designated heritage assets, local planning authorities are required to identify and assess the significance of the asset and the impact of the proposal upon that significance. Where a proposal would lead to harm to the significance of a designated heritage asset, clear and convincing justification is required. The NPPF also recognises the desirability of sustaining and enhancing the significance of heritage assets and securing their optimum viable and inclusive use for current and future generations. The application site comprises the Grade II listed Eastbourne Town Hall, which is also located within the Town Centre and Seafront Conservation Area. The principal consideration in the determination of this application is the effect of the proposed development on the significance of the designated heritage asset and whether the works would preserve its special architectural and historic interest.
8.2	<u>Principle of Development</u> National Decision-Making Policy S3 (Presumption in favour of sustainable development) establishes a presumption in favour of sustainable development. Development proposals that comply with the development plan should be approved unless there are clear planning reasons indicating otherwise. The policy seeks to support sustainable development by balancing economic, social and environmental objectives Planning decisions should generally support sustainable development. Proposals that comply with both the development plan and national policy should be approved without delay. The proposal relates solely to alterations within an existing Grade II listed building and therefore the principal issue is the effect of the works on the significance of the listed building. The provision of step-free access within public buildings is a legitimate planning objective and supports the creation of inclusive environments in accordance with local and national planning policy. Accordingly, the principle of improving accessibility to the Town Hall is considered acceptable subject to heritage considerations.
8.3	<u>Impact upon character and setting of a listed building or conservation area</u> Eastbourne Town Hall is an important civic building dating from 1886 and is valued for its architectural quality, elaborate detailing and historic role as the town's principal civic headquarters. The proposal involves the installation of a new platform lift adjacent to the rear staircase, together with associated structural and access alterations. These include modest alterations to handrails and balustrades, limited interventions within the decorative terrazzo floor and structural reinforcement works within the basement. The Council's Senior Conservation Officer advises that the chosen location represents a subordinate area of the building where the lift can be accommodated without notable loss of historic fabric or significant disruption to the building's architectural or historic integrity. The proposal would have no impact on the

	external appearance of the building and therefore no effect on the character or appearance of the Town Centre and Seafront Conservation Area. The Conservation Officer concludes that any adverse impact arising from the proposal would be negligible and that the scheme would deliver substantial public benefits through the enhancement of accessibility and inclusivity within a significant public building. The proposal is therefore considered to conserve the significance of the listed building whilst supporting its continued viable and sustainable civic and community use. Officers concur with this assessment. The proposal represents a sensitive and proportionate intervention that would preserve the special architectural and historic interest of the Grade II listed building.
8.4	<u>Impact upon residential amenity</u> The proposed development relates to internal alterations within Eastbourne Town Hall and does not involve any changes to the building's external appearance, footprint, height or operational use. The installation of the platform lift would be entirely contained within the existing building and would not result in overlooking, loss of privacy, overshadowing, overbearing impacts, noise disturbance or any other adverse effect on the amenities enjoyed by neighbouring residential occupiers.
8.5	<u>Design</u> The proposed platform lift has been carefully designed and positioned within a secondary area of the building adjacent to the rear stairwell, allowing accessibility improvements to be delivered whilst minimising intervention into the historic fabric and preserving the building's architectural significance. The proposal requires only modest alterations to existing handrails and balustrades together with limited fixing points and structural works, with no impact on the external appearance of the building. As such, the proposal is considered to constitute an appropriate and well-designed intervention that preserves the special architectural and historic interest of Eastbourne Town Hall.
8.6	<u>Human Rights Implications</u> The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.
8.7	<u>Conclusion</u> The proposal would preserve the significance of the Grade II listed building whilst delivering substantial public benefits through enhanced accessibility. The works represent a sensitive intervention within a secondary location and will support the continued sustainable and inclusive use of Eastbourne Town Hall as an important civic and community asset. Accordingly, Listed Building Consent is recommended for approval.

9.	Recommendations
9.1	It is recommended that the application is approved subject to appropriate conditions that are listed below.

10.	Conditions
10.1	The development hereby permitted shall be begun before the expiration of three years from the date of permission. Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
10.2	Drawings: The development shall be retained strictly in accordance with the drawings, hereby approved, and as detailed below: - Drawing: 11536/01 – Site Location Plan Block Plan - Drawing: 11536/07 – Proposed Plans Enlarged Basement and Ground - Drawing: 11536/08 – Proposed Plans Enlarged First and Second - Drawing: 11536/09B – Proposed Sections - Drawing: 11536/09 – Proposed Sections Colour - Drawing: 11536/10B – Proposed Sections - Drawing: 11536/10 – Proposed Sections - Drawing: 11536/11A – Lift Elevations Lift Plan Reason: For the avoidance of doubt and to ensure that the development is retained in accordance with the plans to which this permission relates.
10.3	Materials: The external finishes of the development hereby permitted shall be as stated on the approved drawings and within the submitted application form. Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.
10.4	Making Good: Any decorative making good shall be executed using traditional materials to match the existing historic fabric in material, composition, colour and texture. Reason: To safeguard the special architectural and historic interest of the Grade II listed building.

11.	Appendices
11.1	None.

12.	Background Papers
12.1	None.

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