

Eastbourne Borough Council Planning Committee

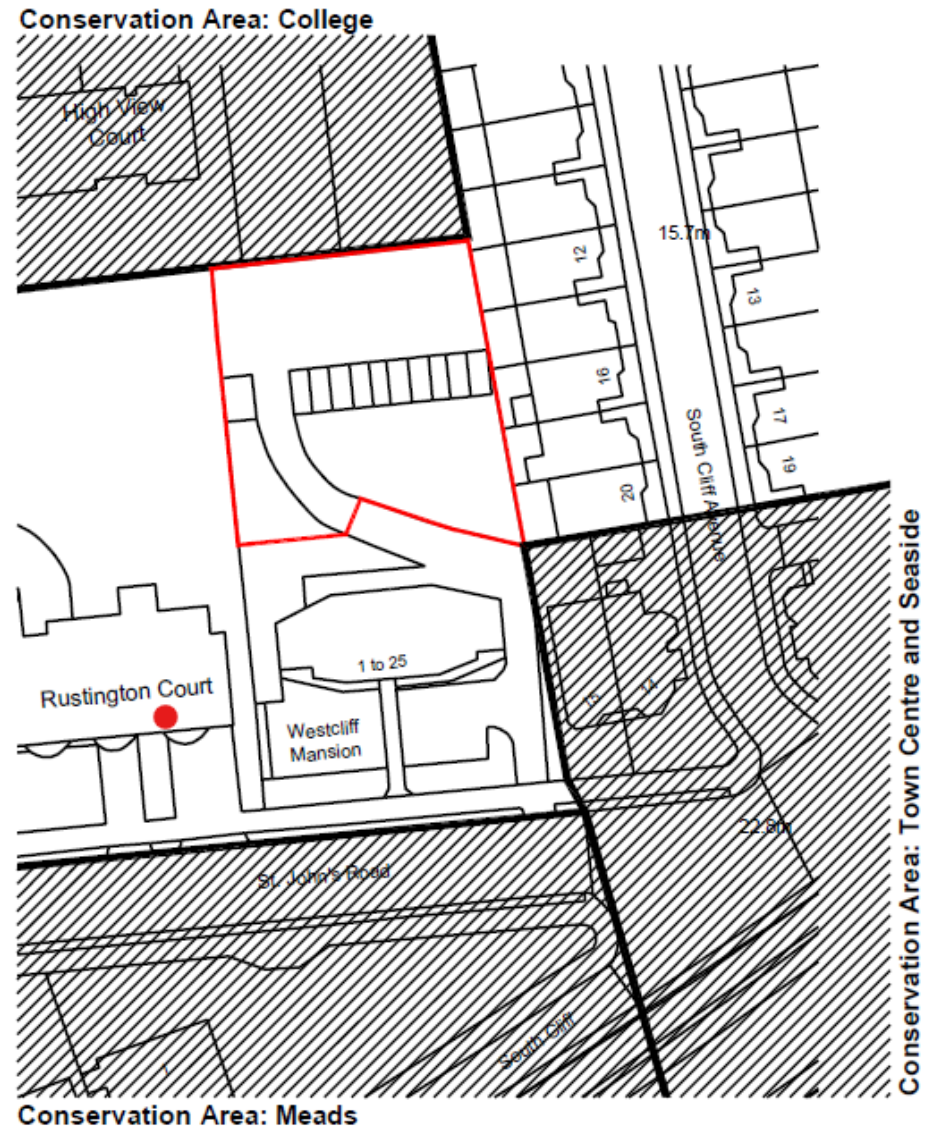
13th October 2026

250515

**Westcliff Mansion, 6 St Johns Road,
Eastbourne**

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

Site Location Plan

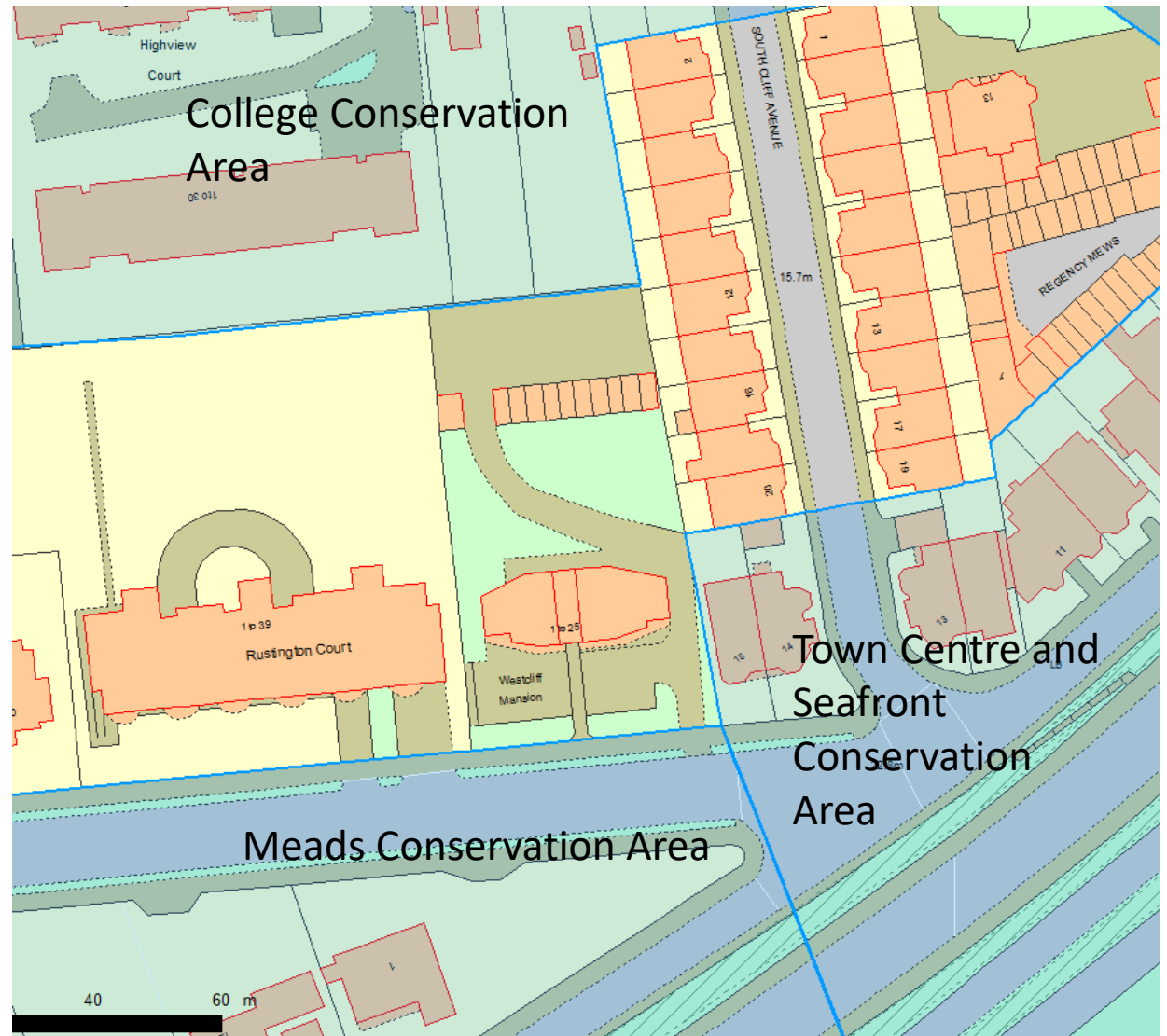


Aerial View of Application Site

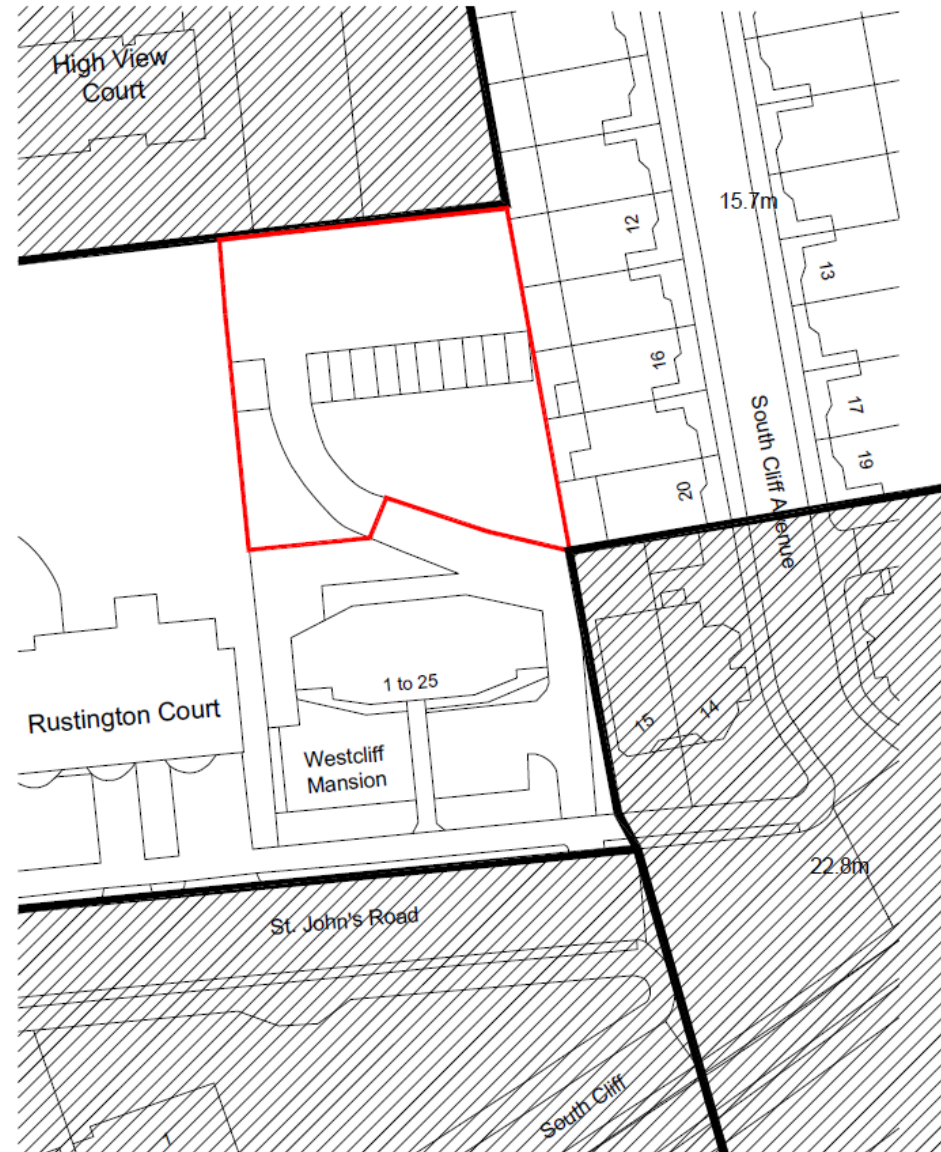


Site Constraints

- Area of High Townscape Value
- Adjacent to, but not within Meads Conservation Area, Town Centre and Seafront Conservation Area and College Conservation
- Trustees of The Chatsworth Settlement Covenant
- Article 4 – Permitted development rights for change of use from Class C3 (Residential Dwellinghouse) to Class C4 (Small HMO) revoked.



Existing Block Plan



Block Plan

Existing and Proposed Site Plans



Proposed Illustrative Views



Illustrative View 02 - Mews Courtyard looking towards new housing and South Cliff Avenue



Illustrative View 03 - Mews Courtyard looking towards new housing

Project Name	West Cliff Mansions
Project Number	001
Client	Land River of West Cliff Mansions
Architect	Crowther Architects
Date	July 2018



Illustrative View 01 - Site Overview plan



Illustrative View 04 - Site overview looking southeast



Illustrative View 05 - Site overview looking southwest



Illustrative View 06 - Landscaped open space looking towards new housing and South Cliff Avenue beyond.

CROWTHER
ARCHITECTS
ASSOCIATES
CROWTHER ASSOCIATED ARCHITECTS LLP
10011, 10011, 10011, 10011
Brighton, BN1 3AP
T: 01273 666666
www.crowtherarchitects.co.uk

Lesch Hardwicke Ltd

Land River of West Cliff Mansions

Illustrative Views

July 2018

Planning

C2407 (08)07 P1

Existing and Proposed Sections Plans



Proposed Elevations



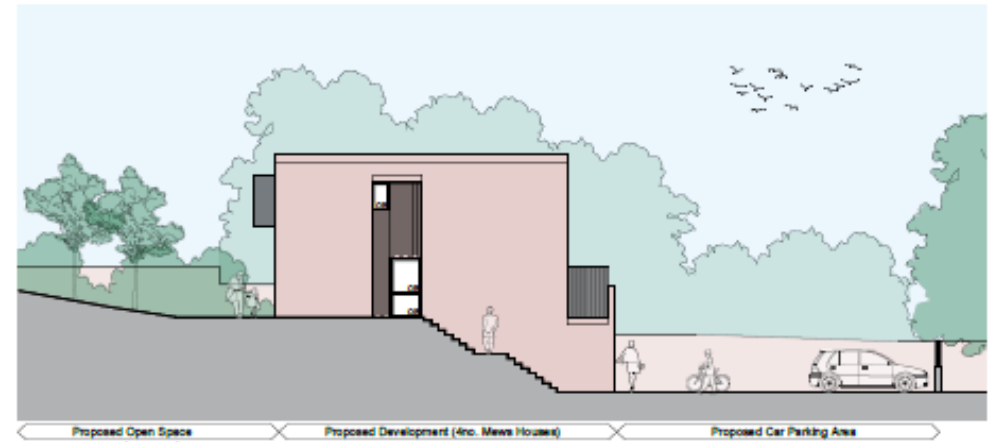
Proposed North Elevation
1:100



Proposed West Elevation
1:100



Proposed South Elevation
1:100



Proposed East Elevation
1:100

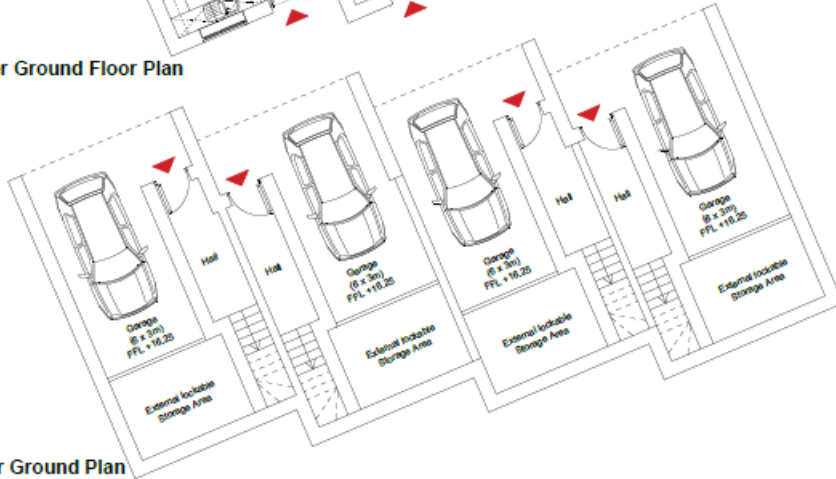


Proposed Floor and Roof Plans

First Floor Plan
1:100



Upper Ground Floor Plan
1:100



Lower Ground Plan
1:100

Roof Plan
1:100



First Floor Plan
1:100



Proposed Landscaping Plans



Proposed Landscaping



Agapanthus



Primula veris



Sorbus aucuparia



Betula pendula



Geranium pratense



Arbutus unedo



Asphalt to vehicular entrance.



Block paving in warm toned colour.



Parking bay demarcation with white lines.



The feature shrubs proposed area to the south, would function to provide an attractive view of the pedestrian access from the arrival.



The native understory shrubs proposed area to the south-east, would function to provide an attractive view of the pedestrian access from the arrival. Would enrich the existing vegetation forming the eastern site boundary.



Timber closeboard fence on the top of the existing wall to the north.

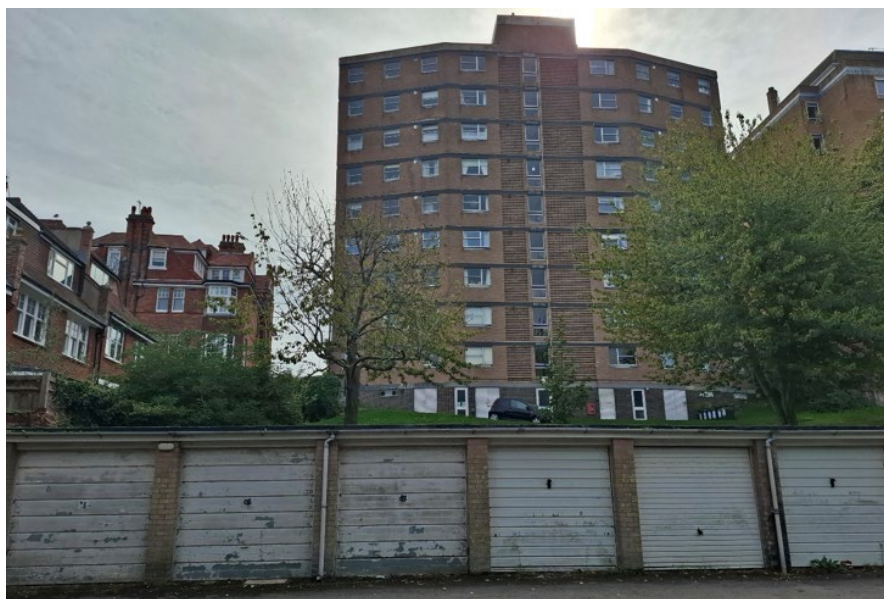


Bin store with natural materials.

Site Photos



Site Photos



260394

Land Adjacent to Reynolds Road, Langney Rise, Eastbourne

Outline Planning Permission (all 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

Site Location Plan



Aerial View of Application Site



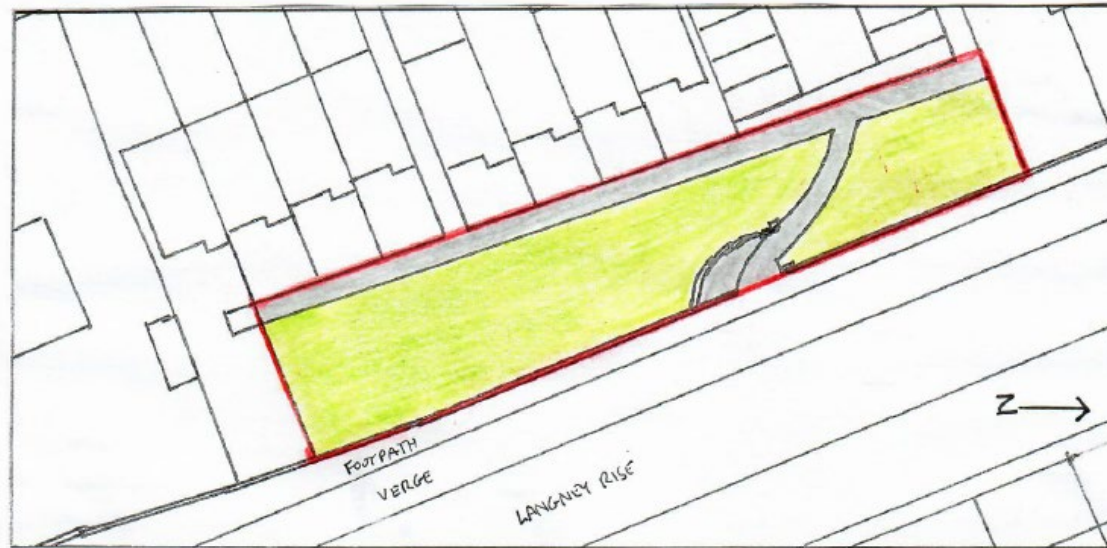
Site Constraints

Public right of way

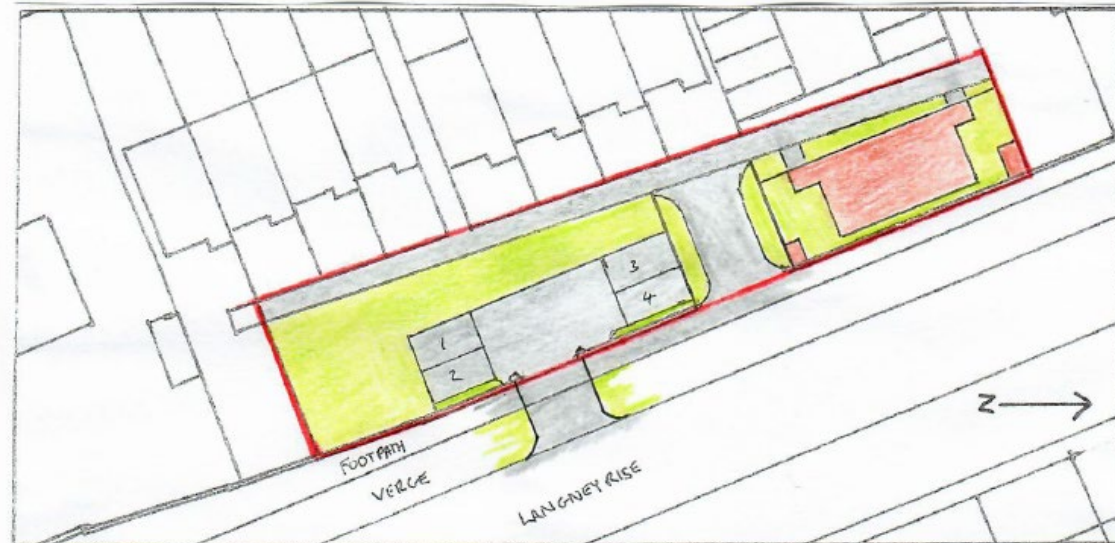


Block Plans

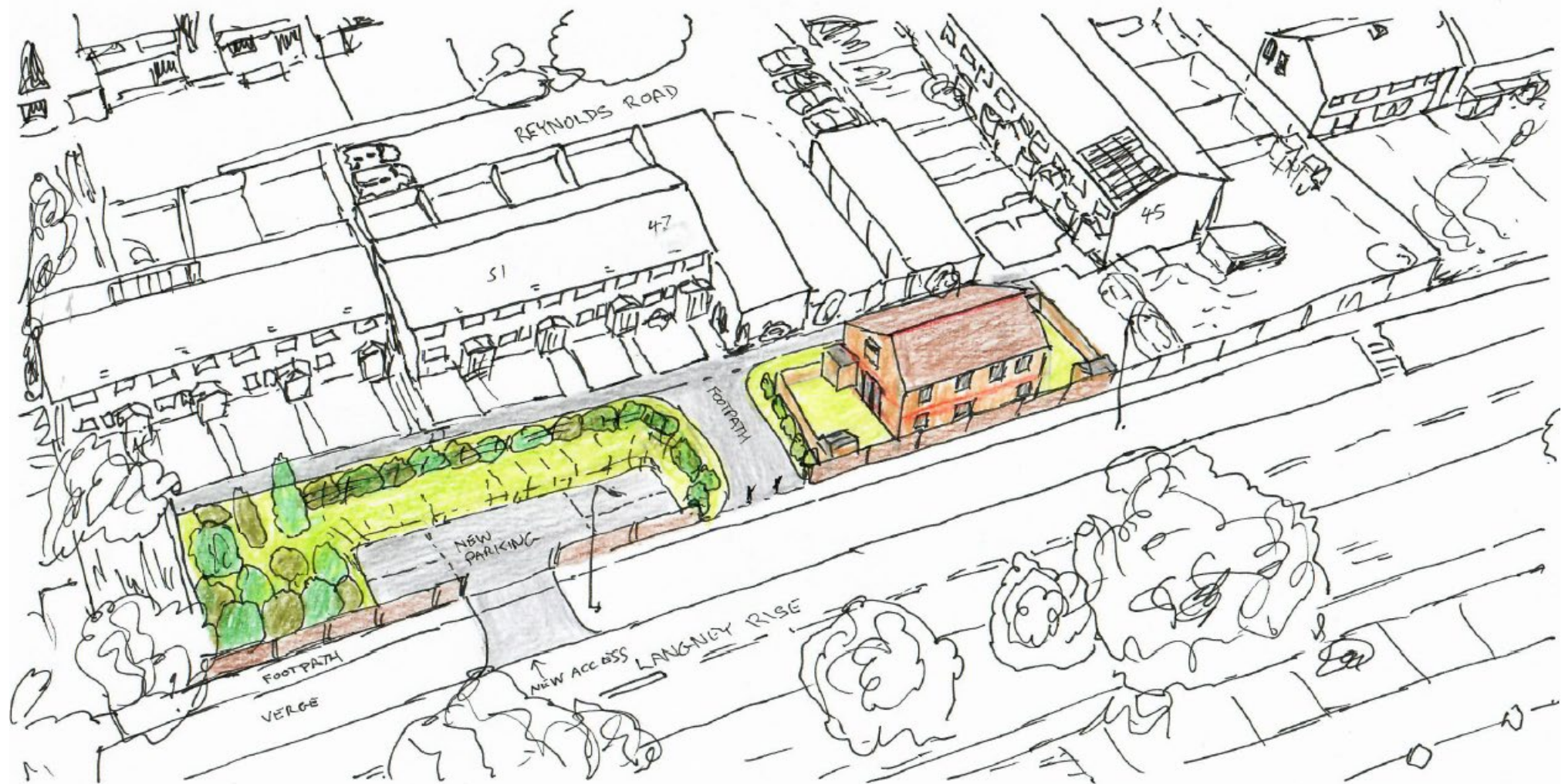
Existing



Indicative



Indicative Illustration

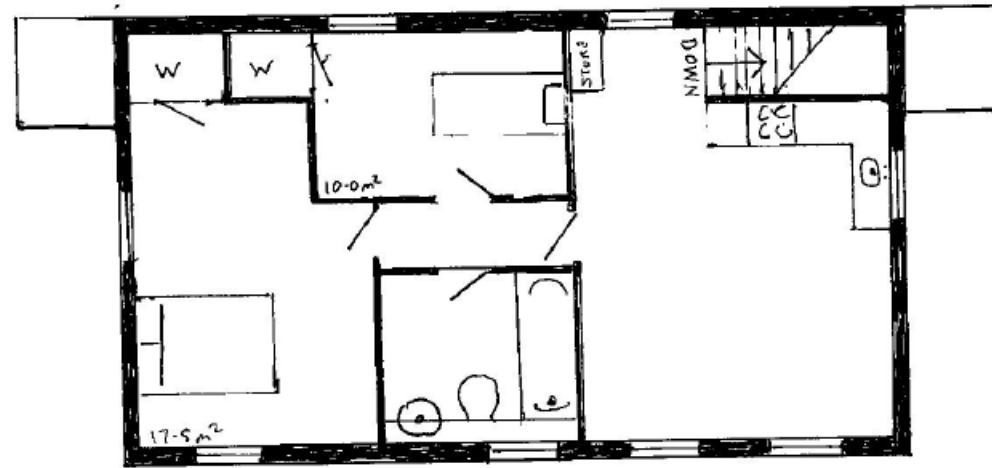


G RAFE LAND ADJACENT TO REYNOLDS ROAD-LANGNEY RISE
PP15097032 LOCALITY SETTING LS 2-0 29-09-2026

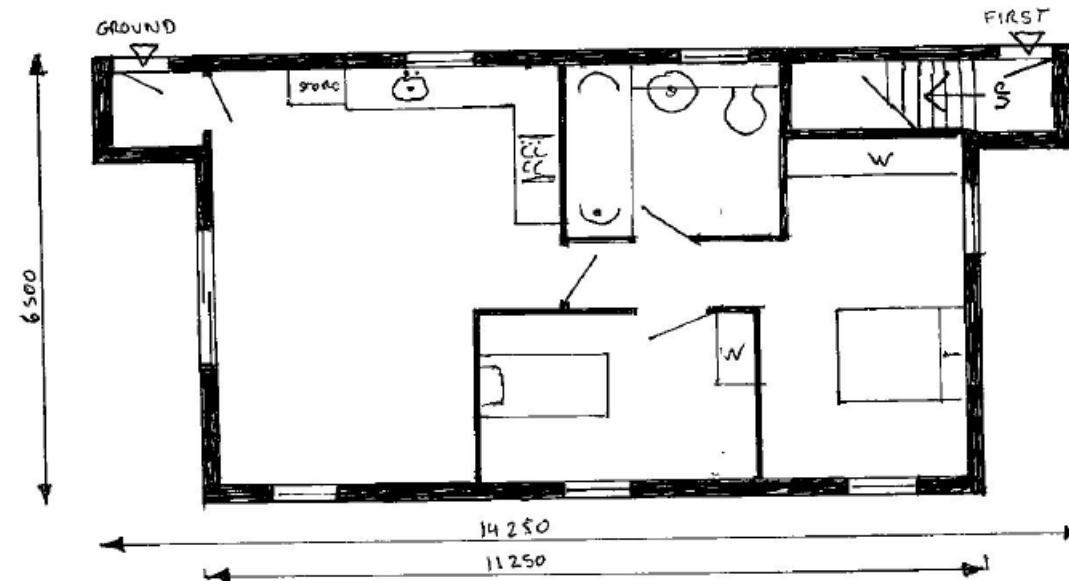
Indicative Elevations



Indicative Floor Plan

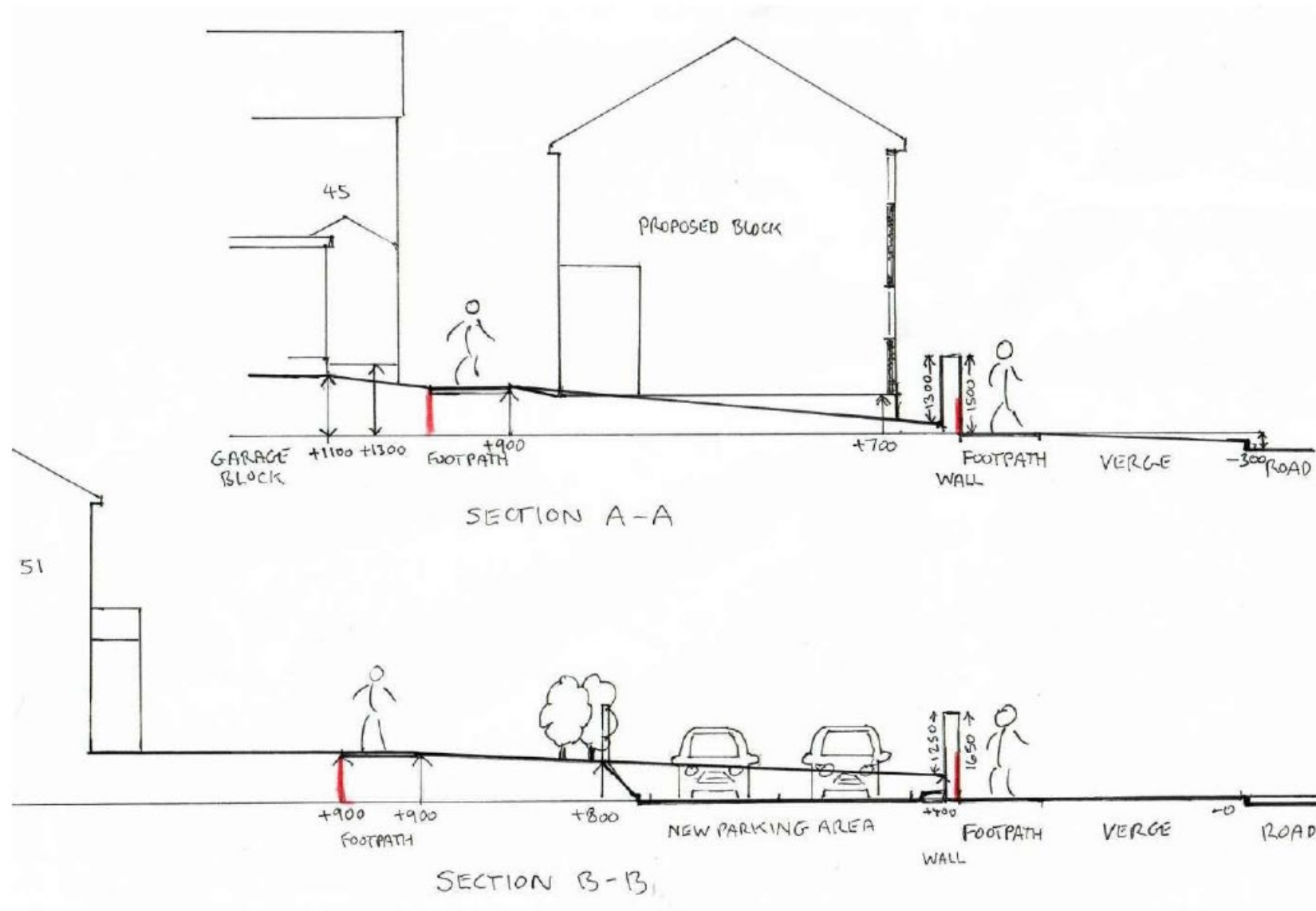


FIRST FLOOR PLAN

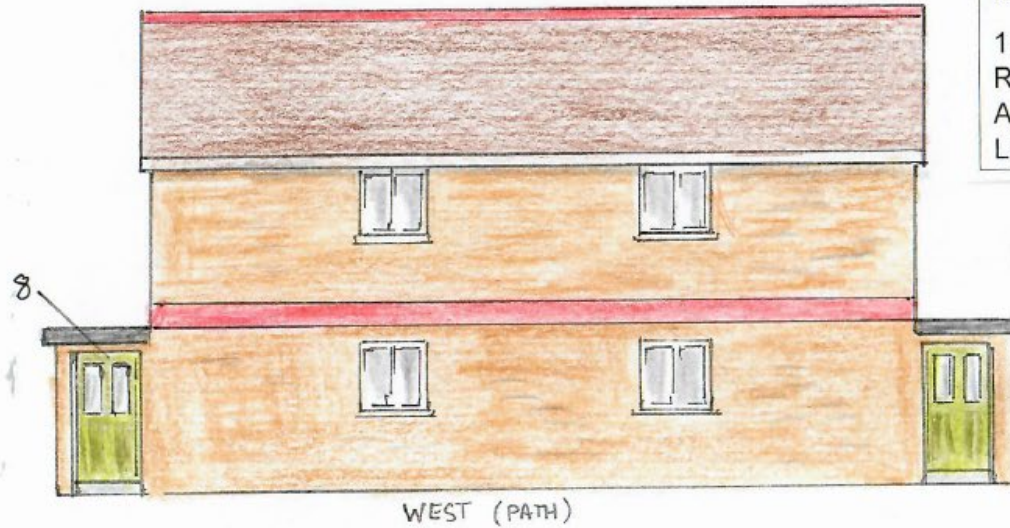


GROUND FLOOR PLAN

Indicative Sections



Indicative Materials



MATERIALS SCHEDULE

1:100 @ A4

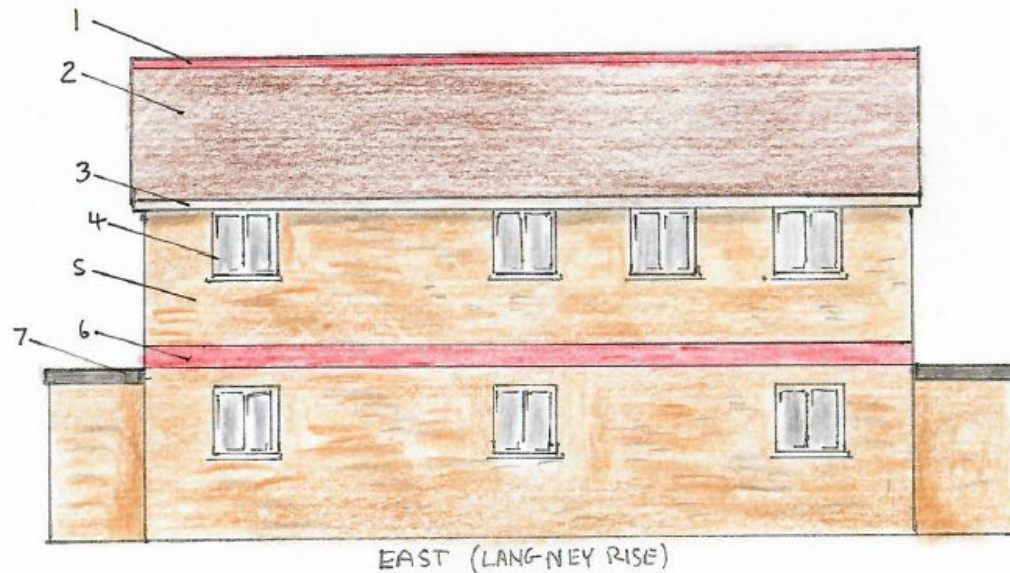
Ref PP 15097032 Version -MS 2.0 20/072026

Applicant – G Rolfe

Land Adjacent to Reynolds Road – Langney Rise

0 1 2 3 4 5m

No	Item	Description
1	Ridge Tile	Teracotta Half Round
2	Roof Tile	Redland Duo Plain- Rustic Brown
3	Soffit & Fascia	White UPVC
4	Windows	White UPVC
5	Brickwork	Michelmersh Freshfield Lane First Quality Multi Stock
6	Brickwork	Michelmersh Hampshire Down Stock Red
7	Porch Flat Roof	Single Ply membrane - Slate Grey
8	Front Doors	Composite Half Glazed- Door Chartwell Green, Frame White

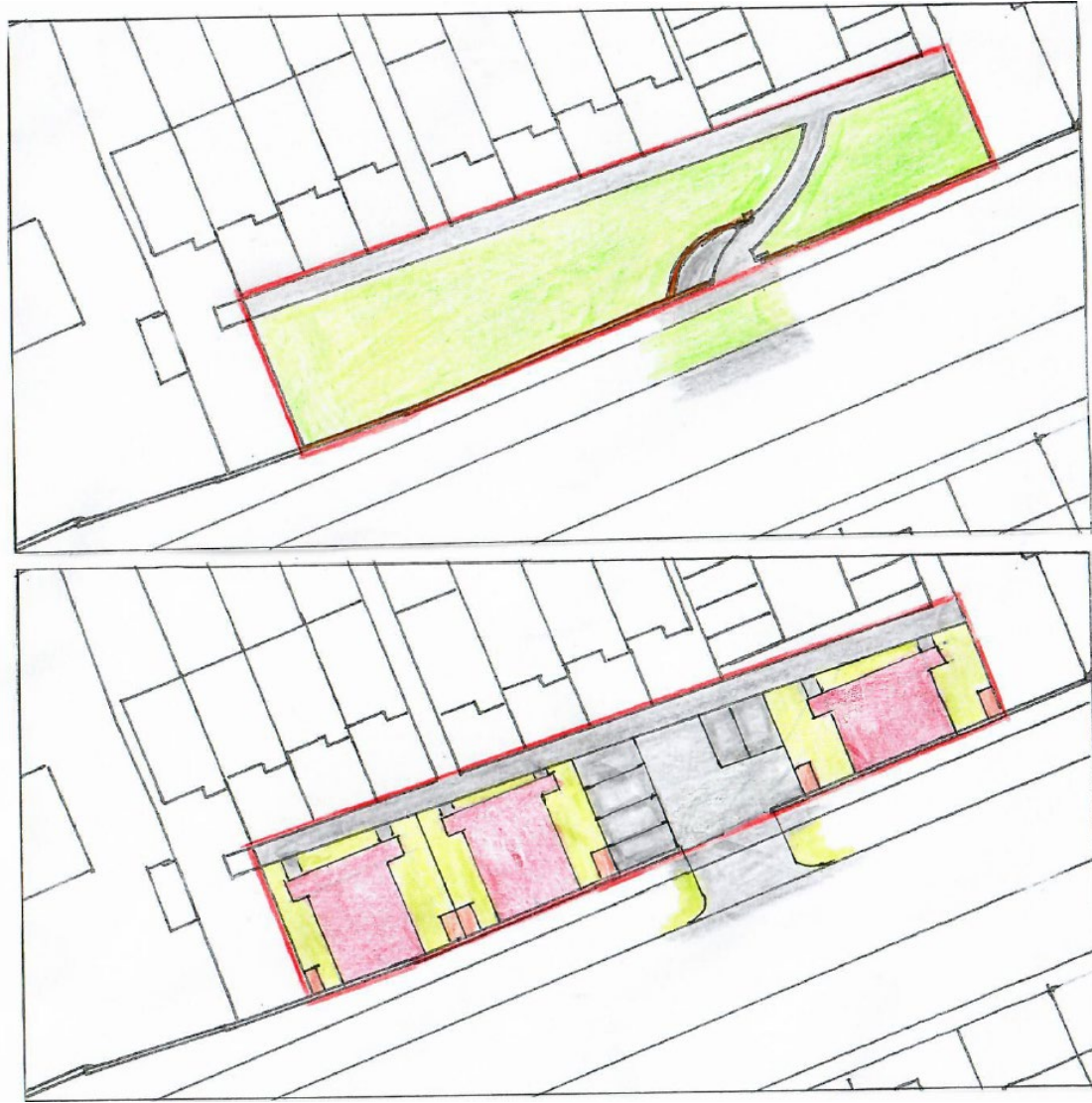


Site Photographs

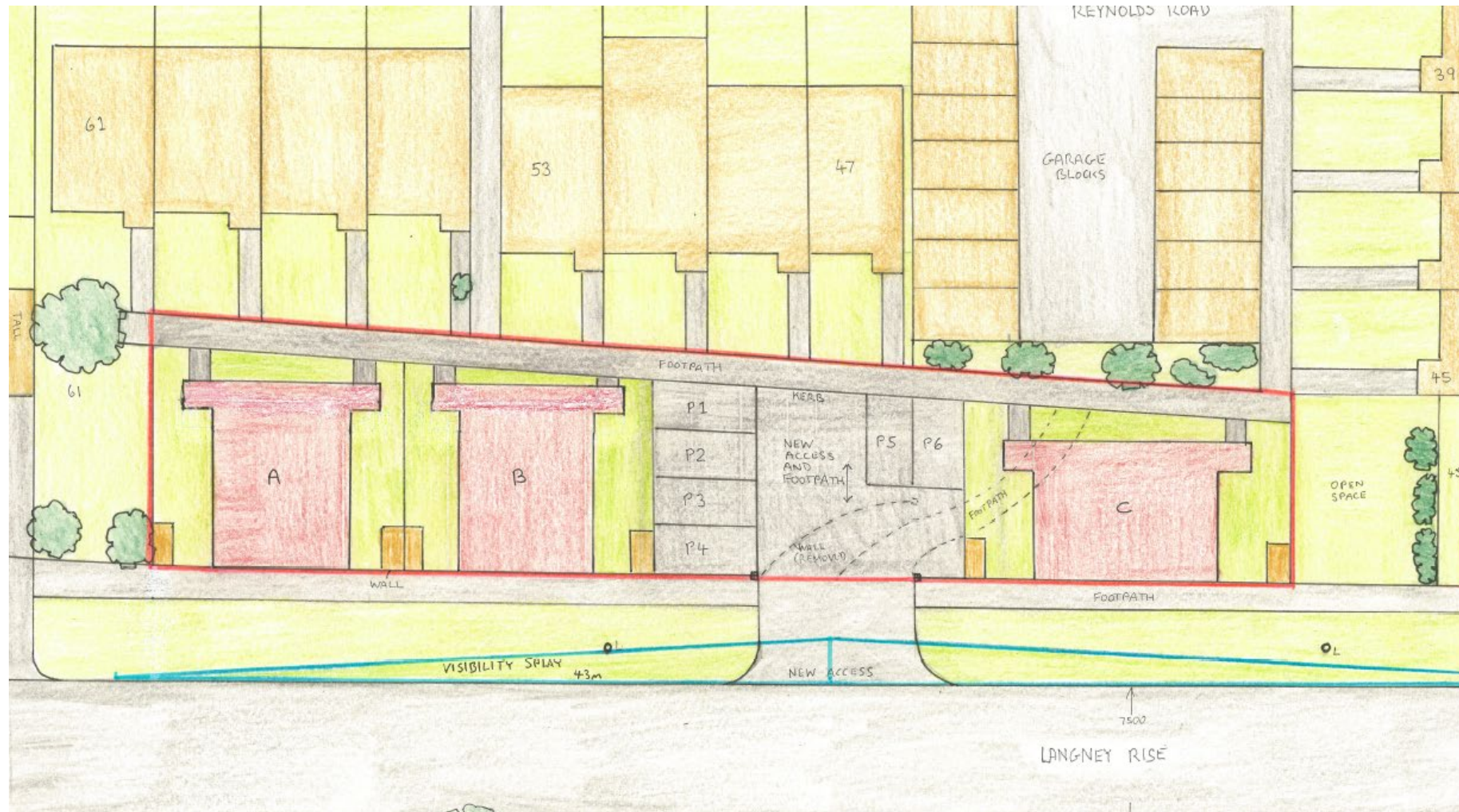


Refused Application 260130

Outline Planning Permission (landscaping reserved) for the erection of 3 no. blocks of flats to create 6no. 1 x bedroom flats and new vehicular access



Refused Site Plan 260130



Reasons for Refusal

1. By reason of its scale, massing, siting and proximity to existing residential properties, the proposed development would appear overbearing and overly dominant, resulting in a harmful loss of outlook and sense of enclosure to neighbouring occupiers. In addition, the introduction of vehicular activity and parking in close proximity to neighbouring dwellings would give rise to unacceptable levels of noise, disturbance, light and air pollution, further harming residential amenity. The proposal therefore fails to adequately safeguard the living conditions of existing residents and is contrary to Policy B2 of the Eastbourne Core Strategy Local Plan 2006–2027, saved Policy HO20 of the Eastbourne Borough Plan 2001–2011, and paragraph 135 of the National Planning Policy Framework.
2. The proposed development, by reason of its scale, mass, elevated siting, blank elevations facing the public highway and erosion of existing openness, would result in a visually intrusive and incongruous form of development that fails to respect the established character, spatial pattern and appearance of the surrounding area. The proposal would disrupt the prevailing relationship between built form and open space along Langney Rise and would appear as an overdevelopment of the site, to the detriment of the street scene and wider locality. The proposal is therefore contrary to Policy D10a of the Eastbourne Core Strategy Local Plan 2006–2027, saved Policies UHT1 and UHT4 of the Eastbourne Borough Plan 2001–2011, and paragraphs 135 and 139 of the National Planning Policy Framework.
3. The proposed development would result in the loss of an adopted public footway/public right of way, which currently provides an important pedestrian connection. The proposed site layout would require pedestrians to pass through the vehicular access and parking area as a shared surface, leading to increased conflict between vehicles and pedestrians and an unacceptable risk to pedestrian safety. The proposal therefore fails to provide safe and suitable access for all users. Furthermore, the submitted parking layout fails to demonstrate compliance with minimum parking space dimensions, exacerbating concerns regarding safe manoeuvring within the site. The proposal is therefore contrary to Policy D8 of the Eastbourne Core Strategy Local Plan 2006–2027, saved Policies TR7 and UHT1 of the Eastbourne Borough Plan 2001–2011, and paragraph 116 of the National Planning Policy Framework.

260404

7 Lincoln Close, Eastbourne

Erection of single storey rear and front extension,
enlargement of rear dormer, installation of new front
dormer and alterations to existing front dormers

Site Location Plan



Aerial View of Application Site



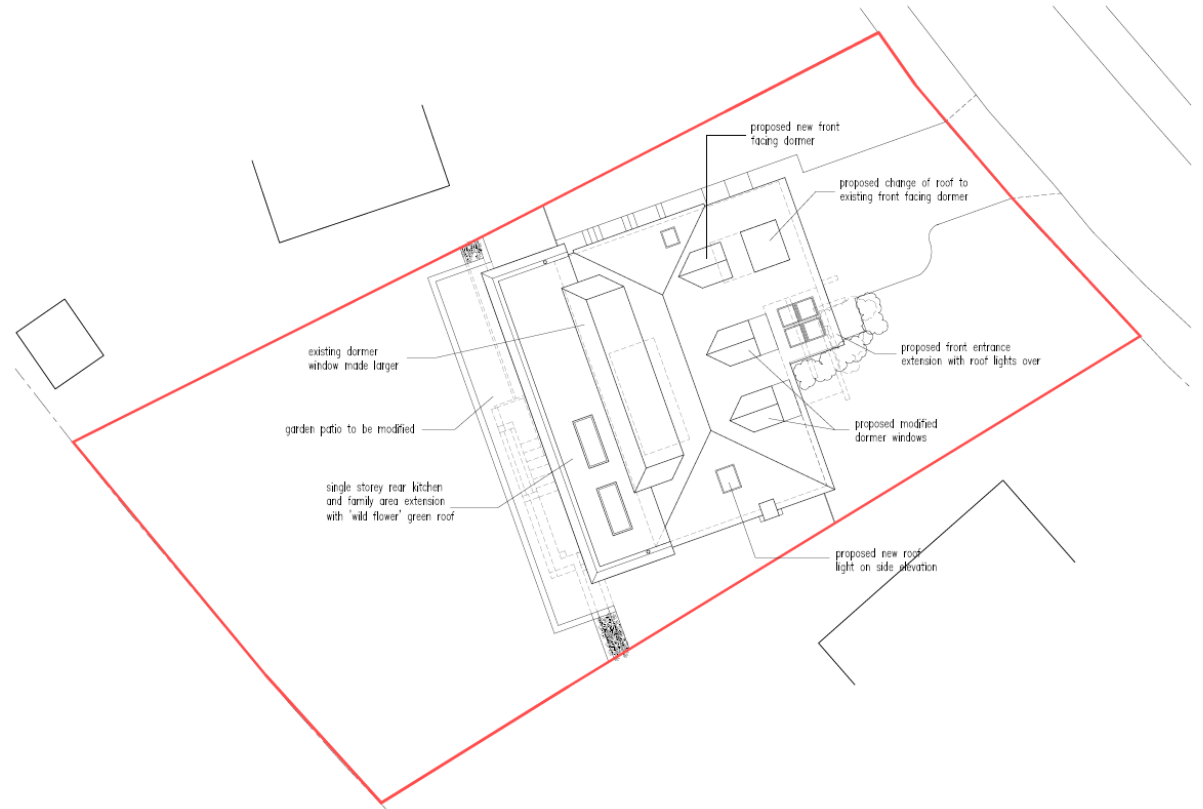
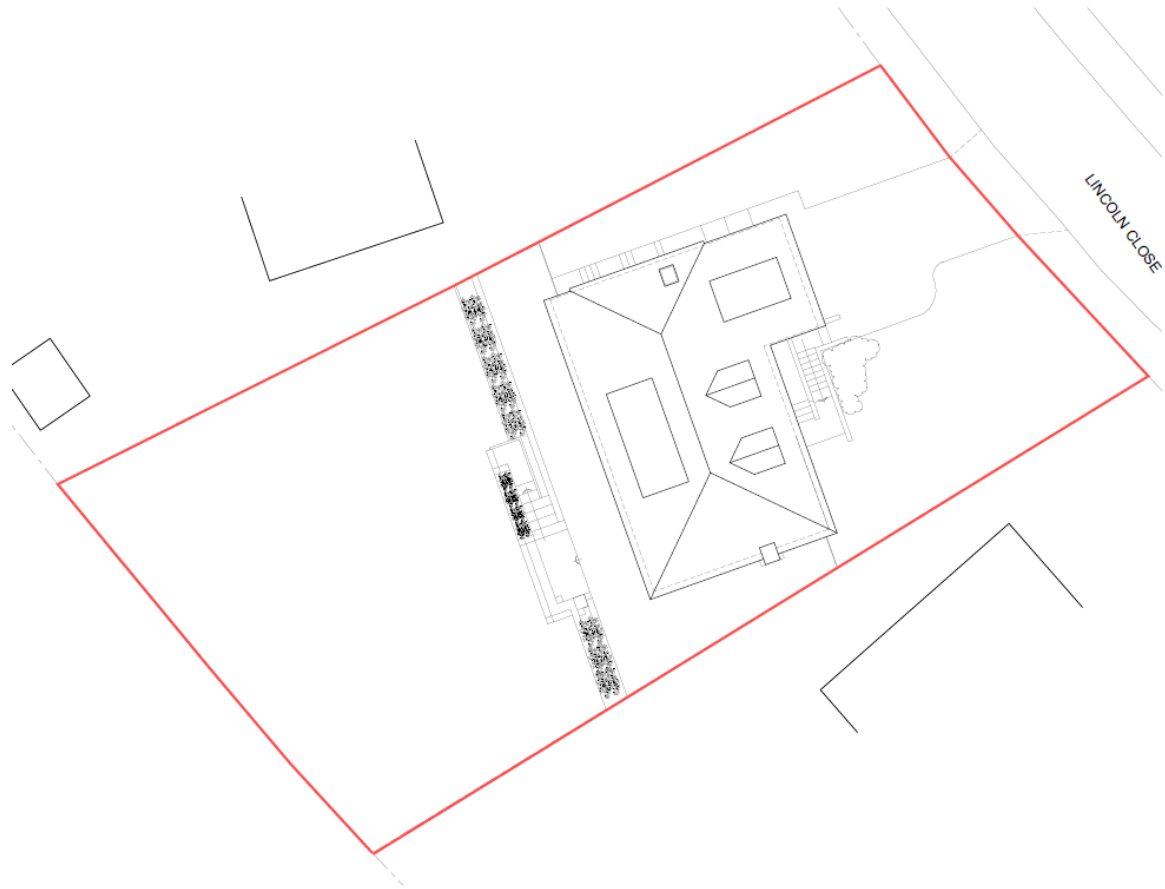
Site Constraints

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.

The site is neither located within a designated Conservation Area, nor is the building statutorily listed.

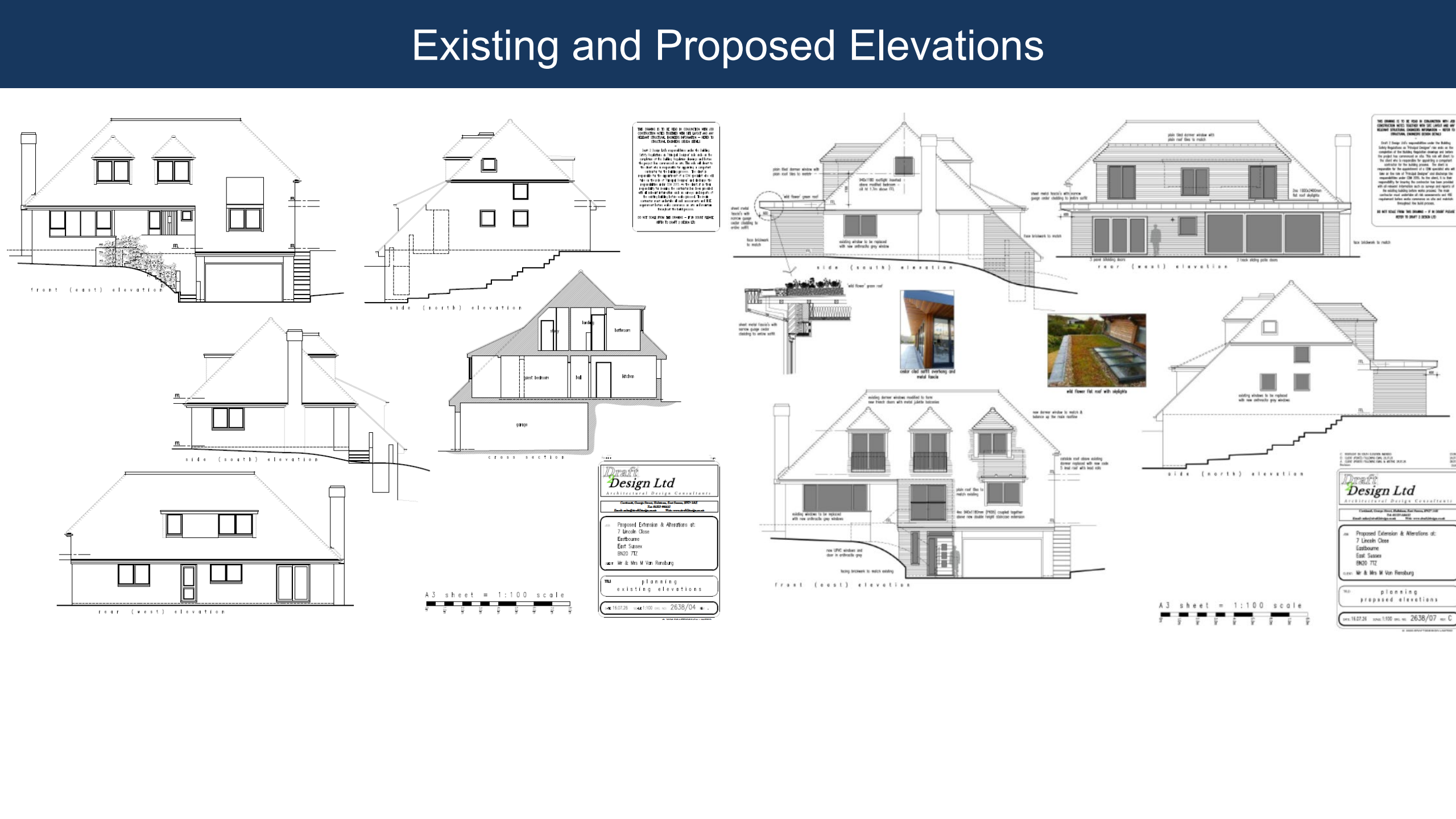
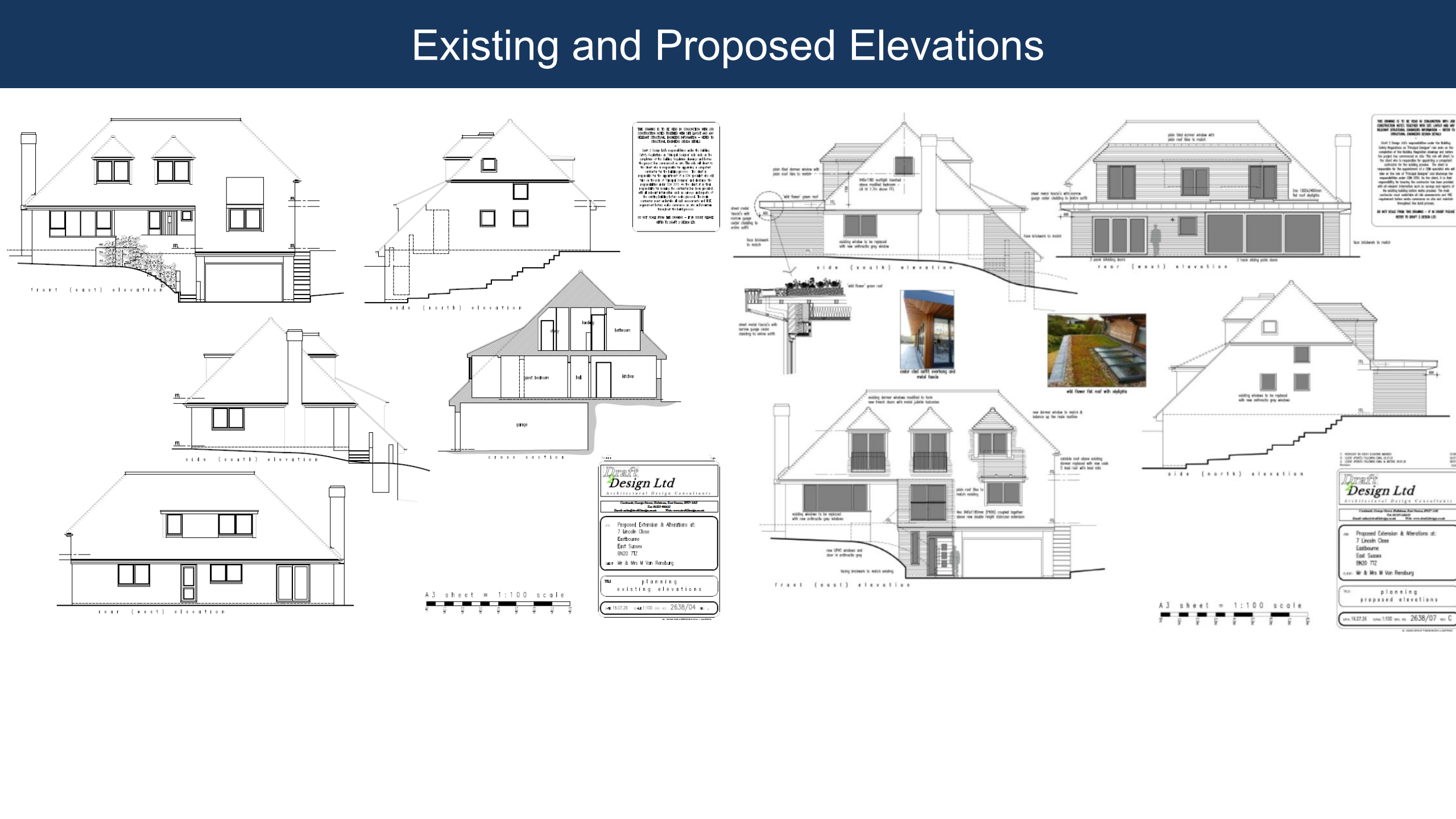
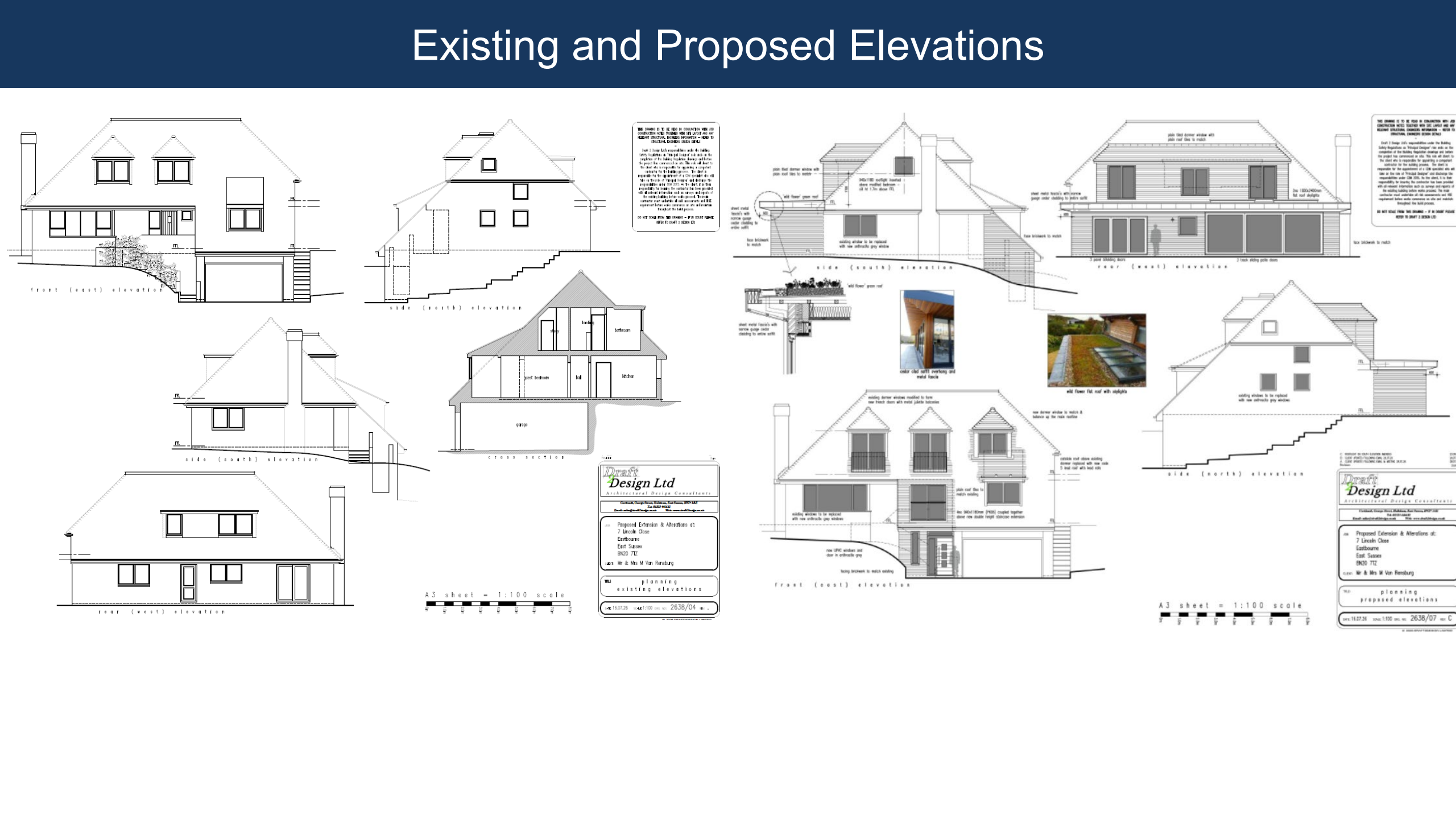
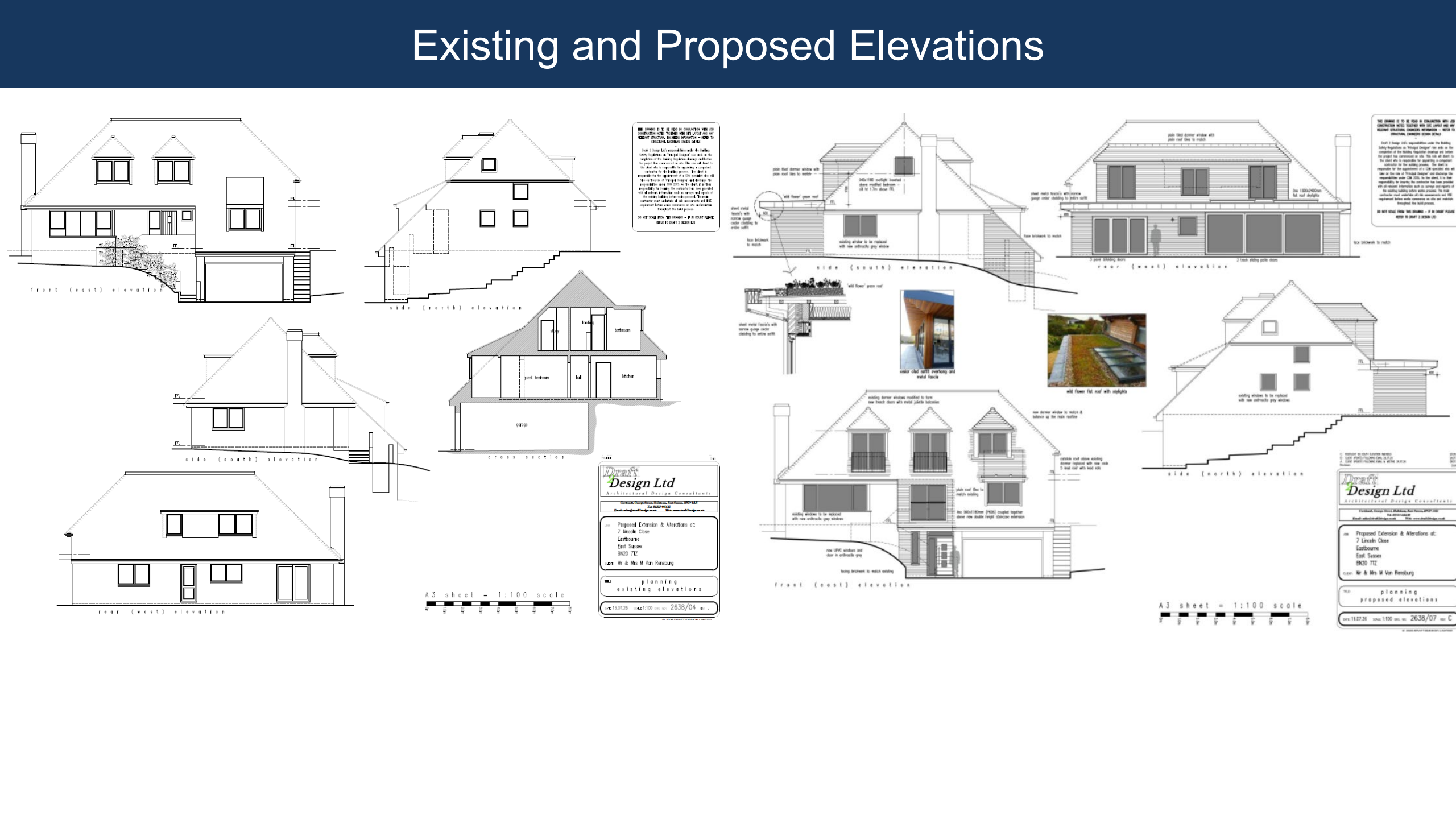
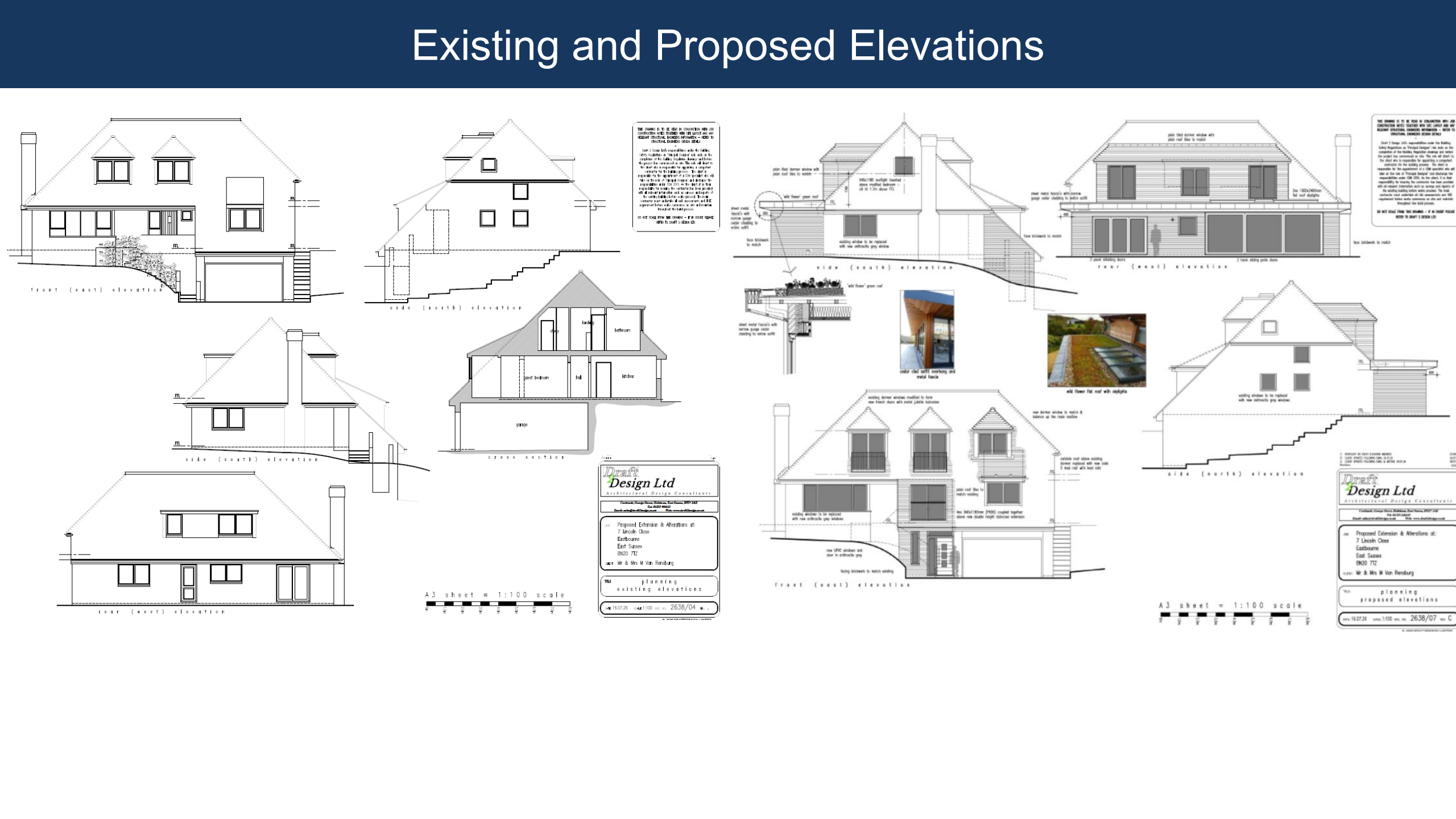
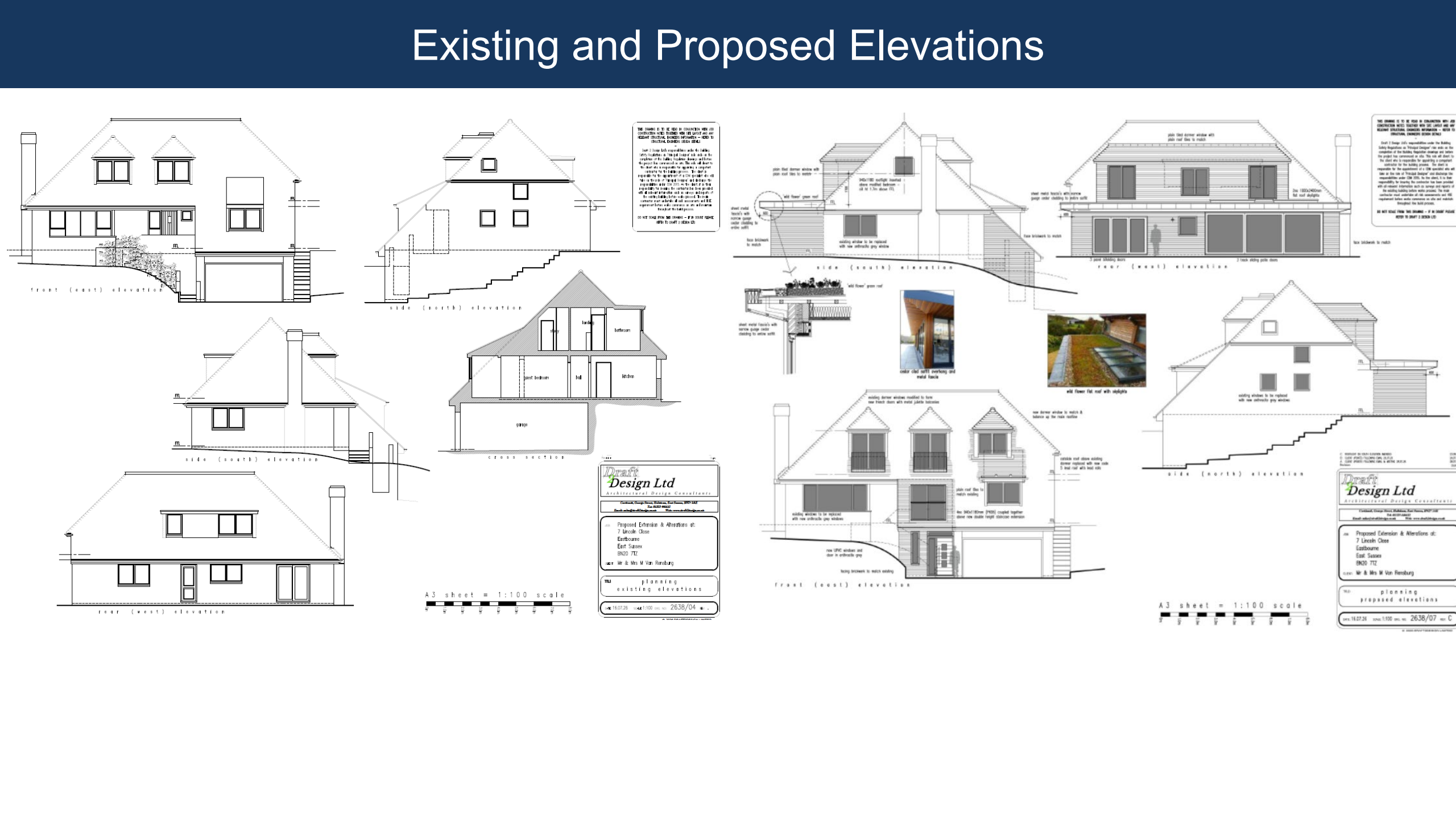
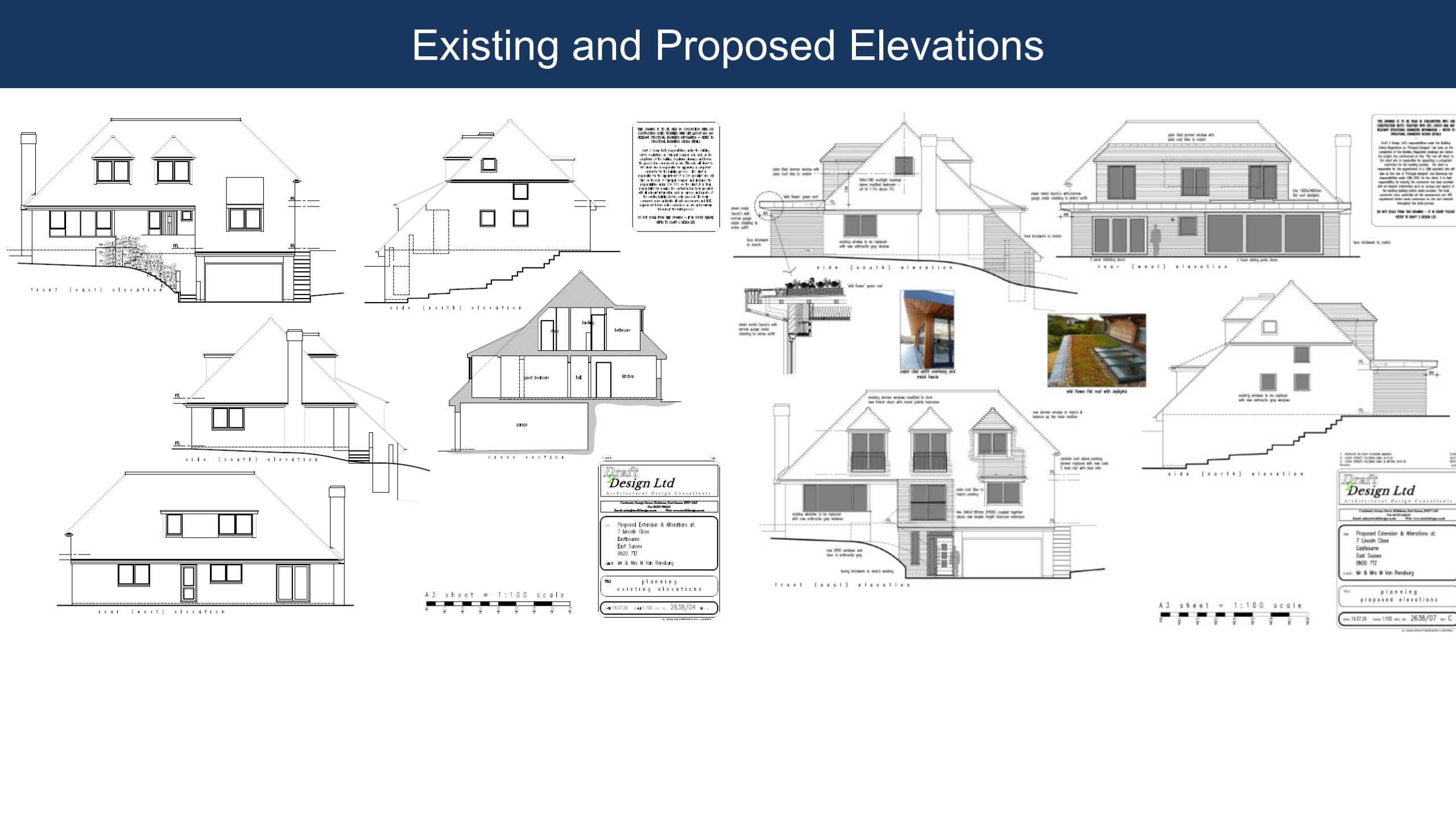
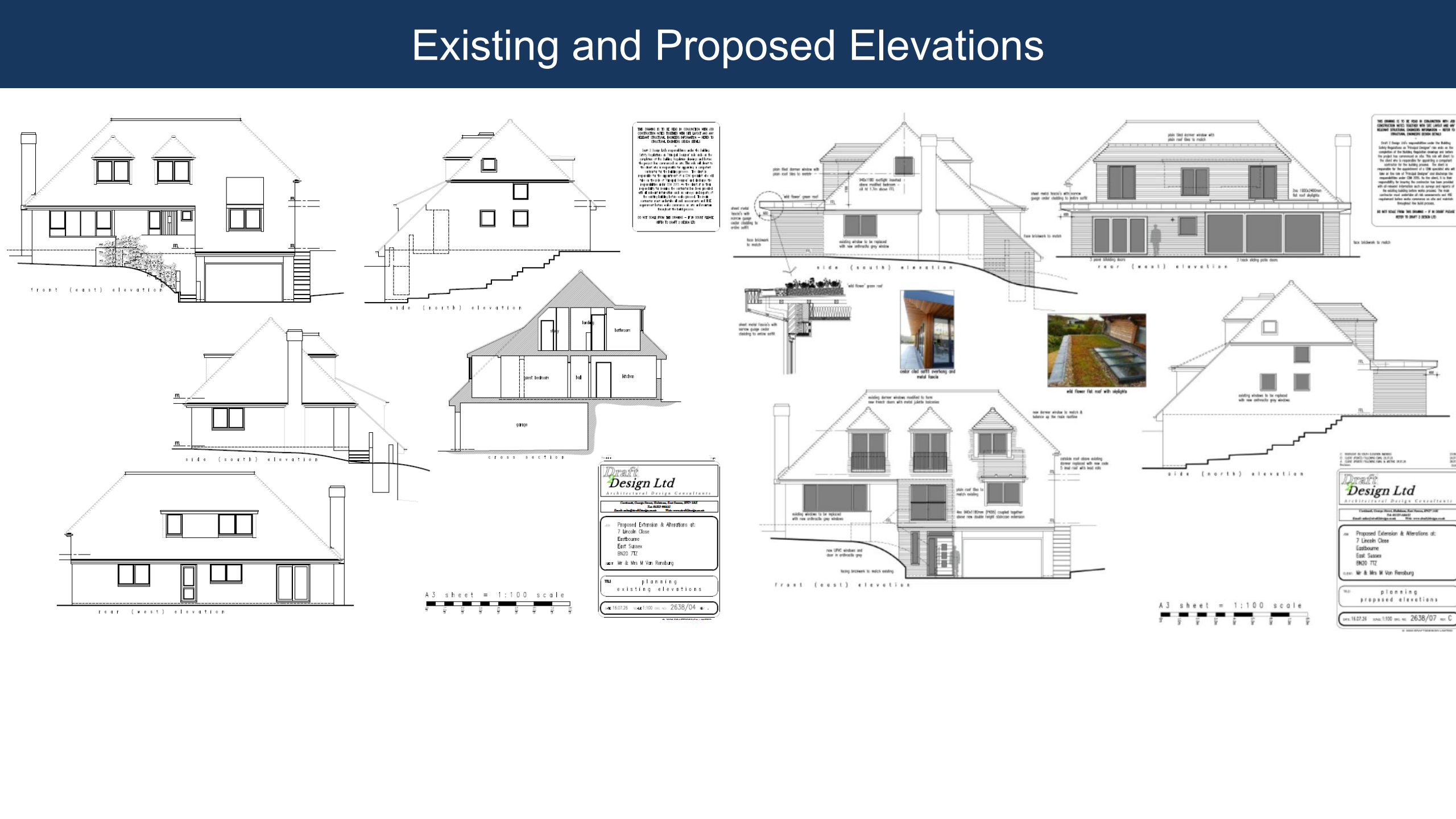
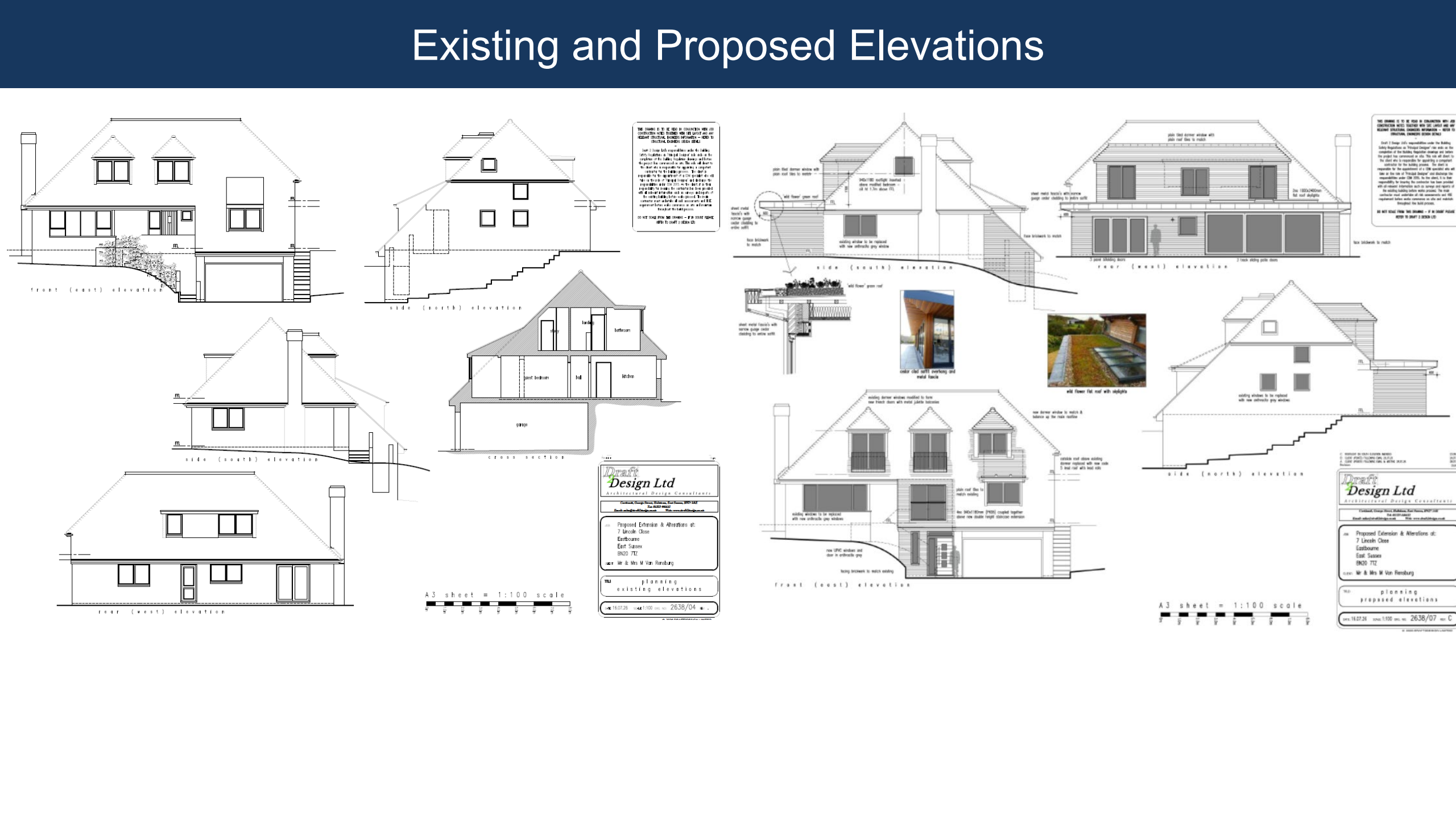
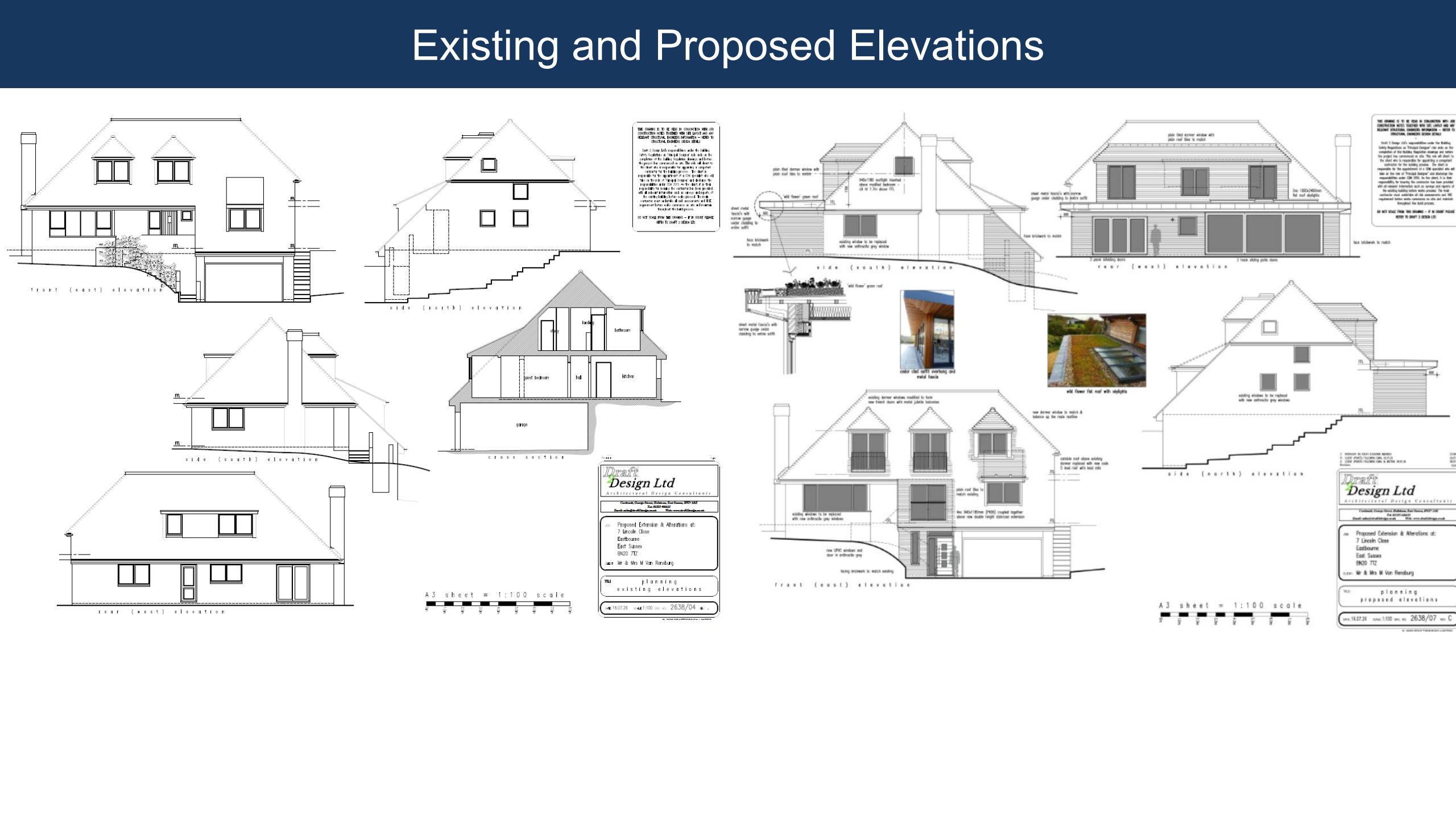
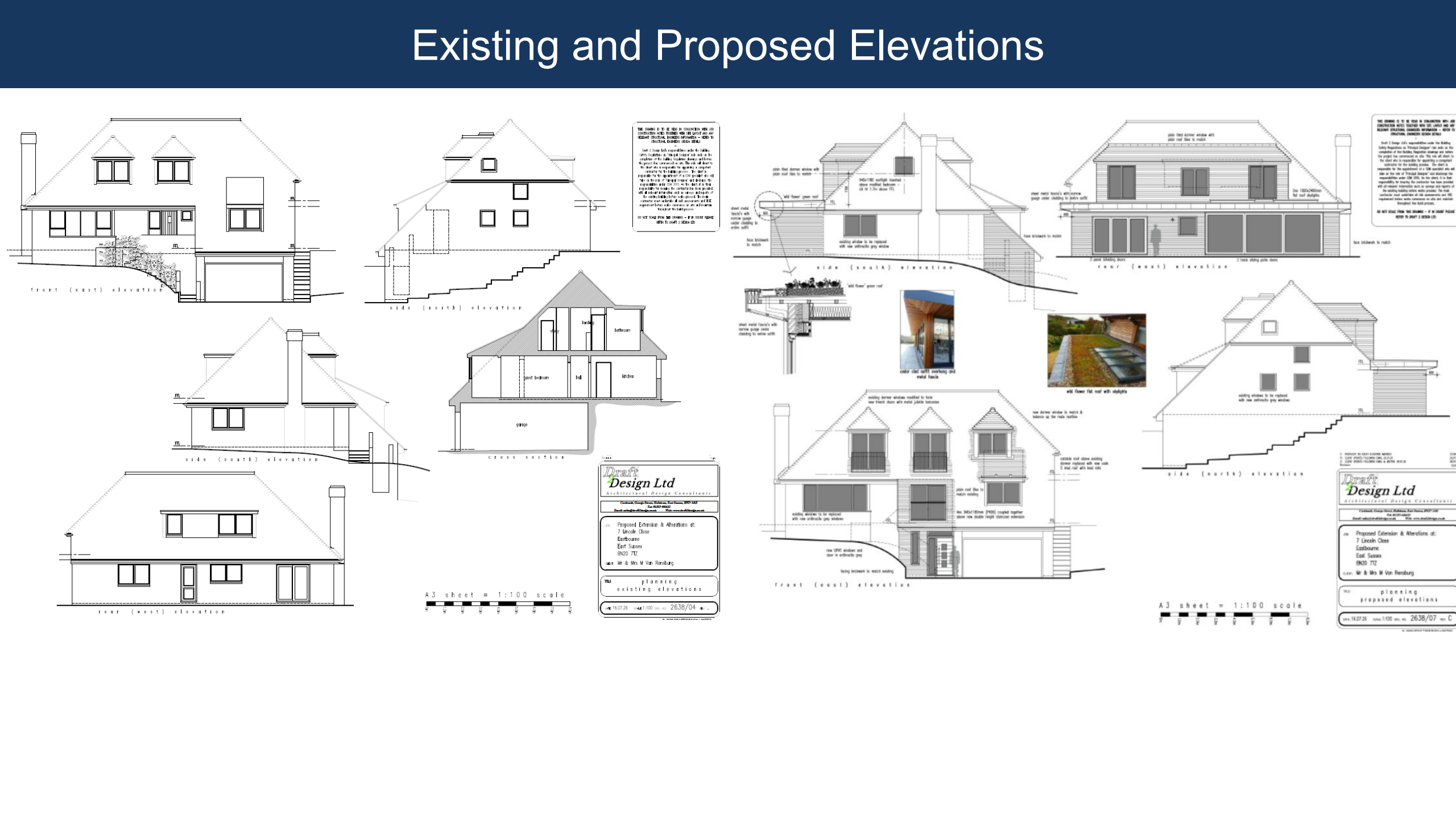
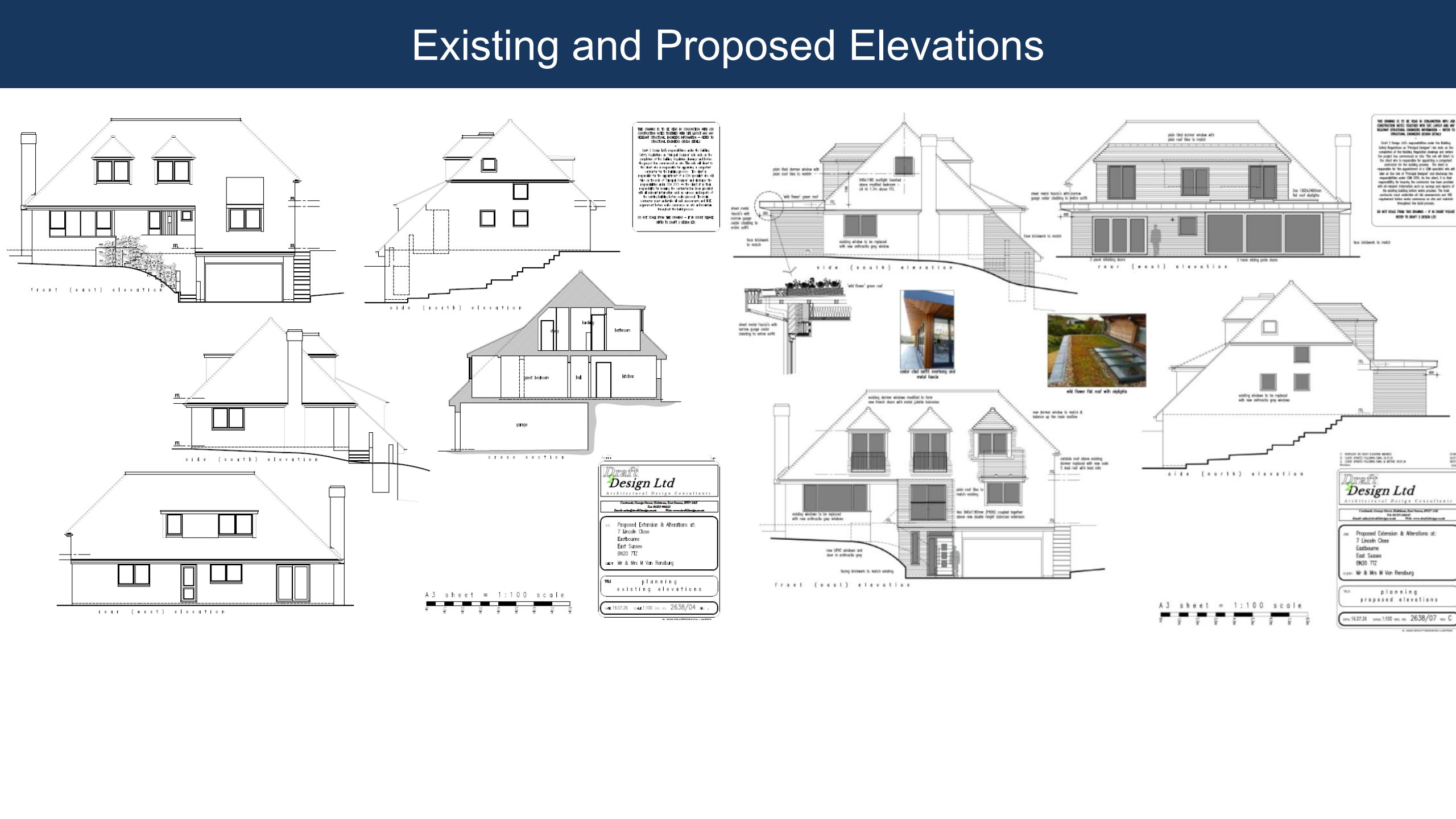
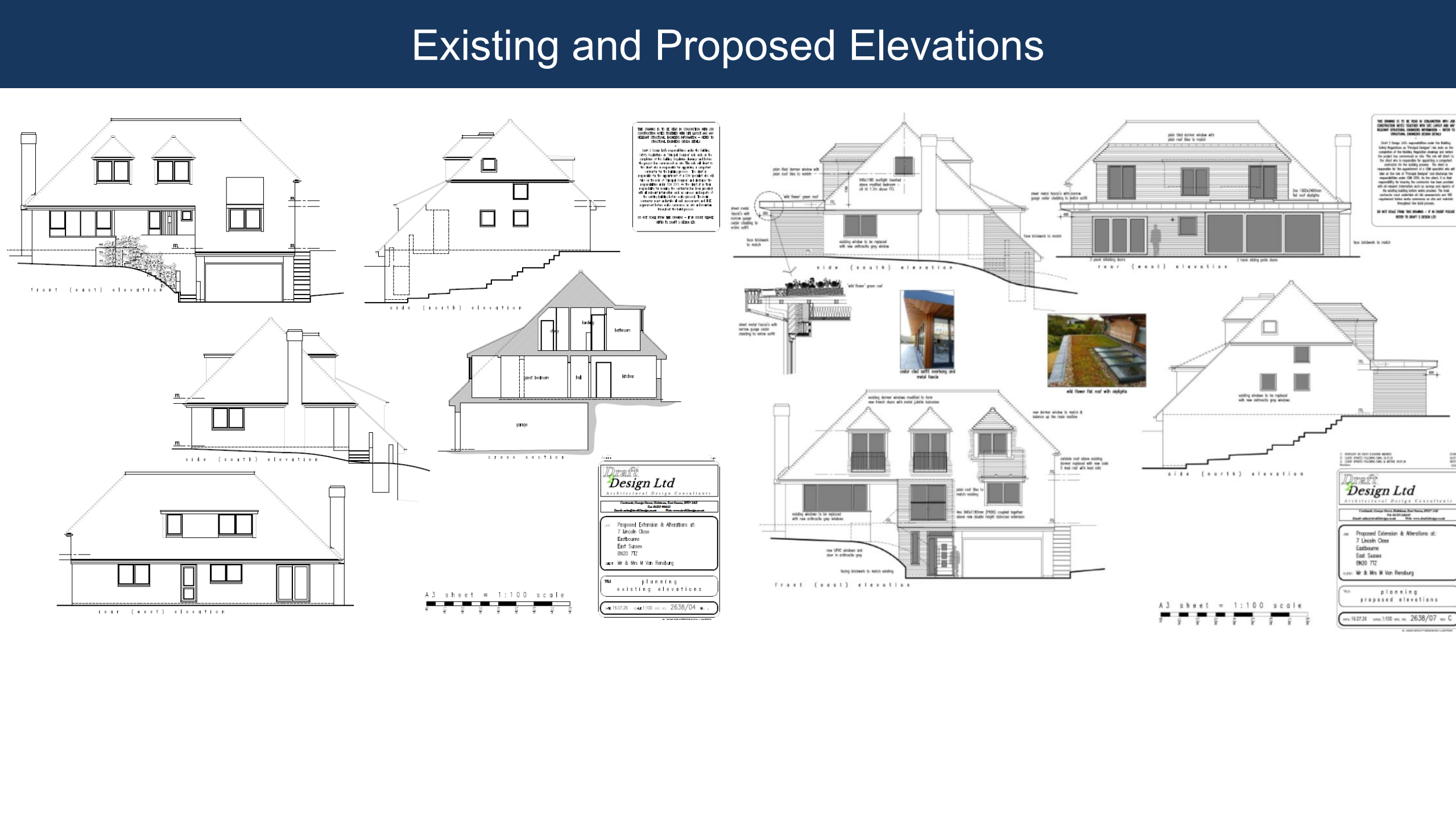
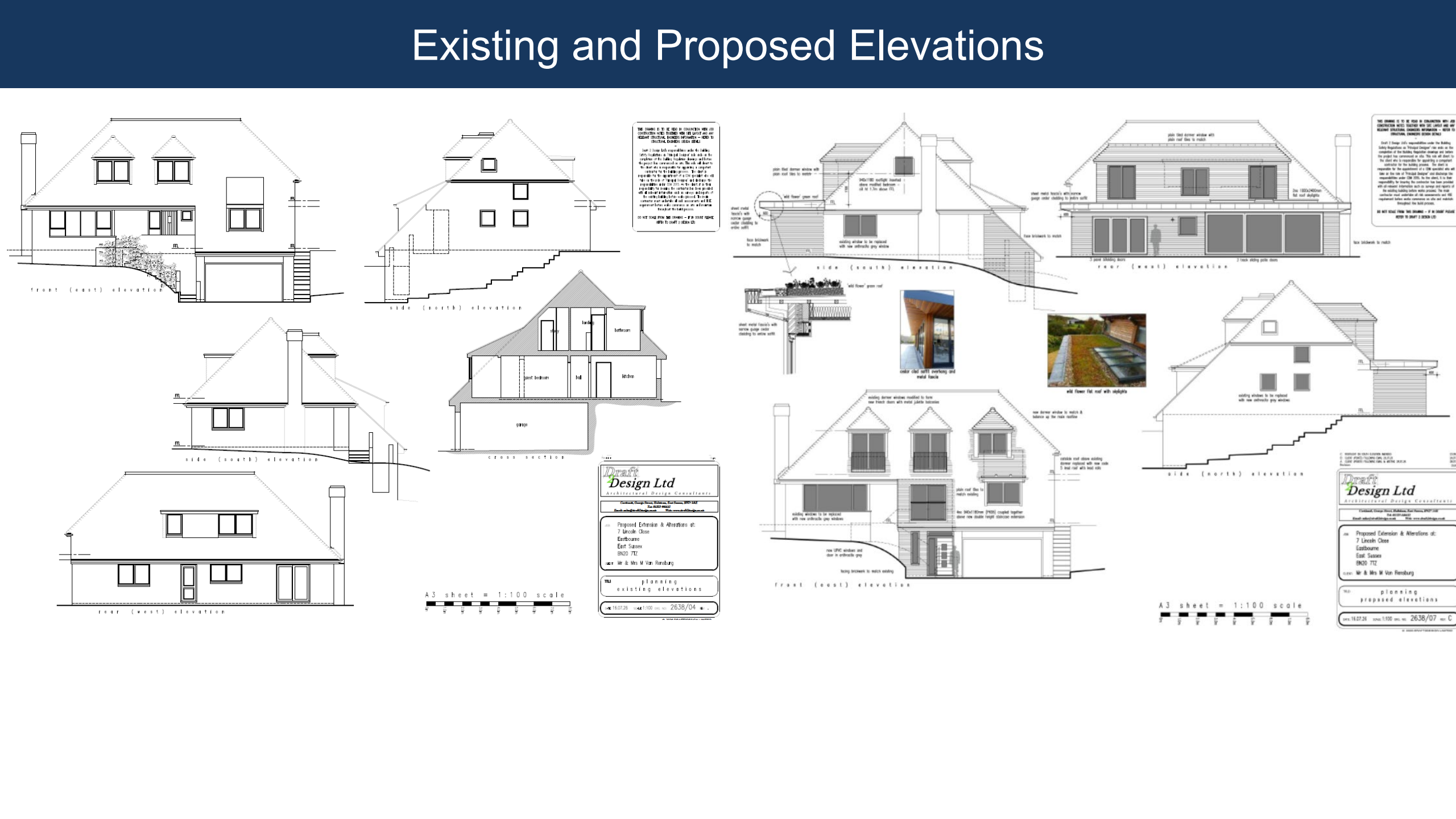
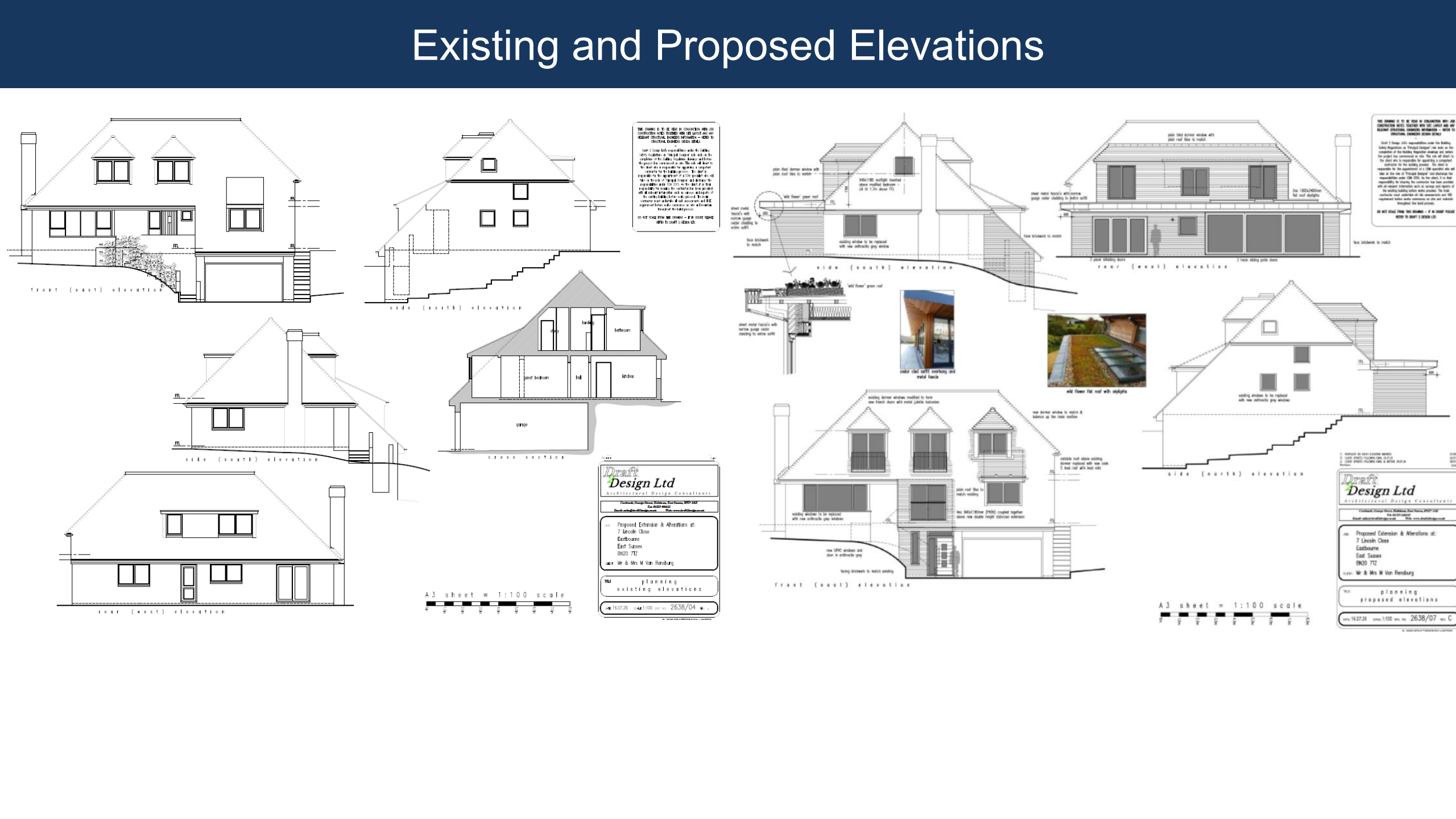
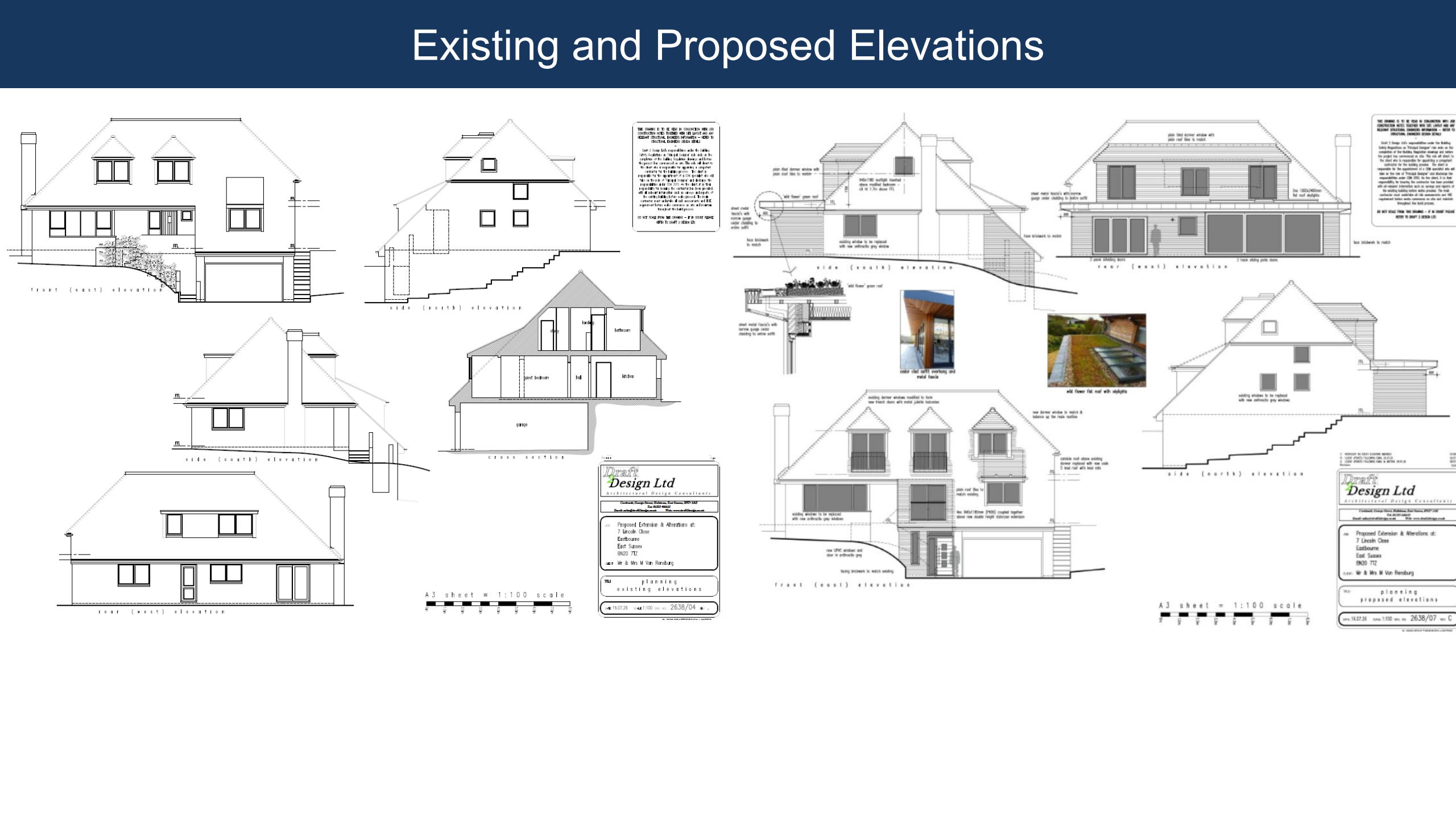
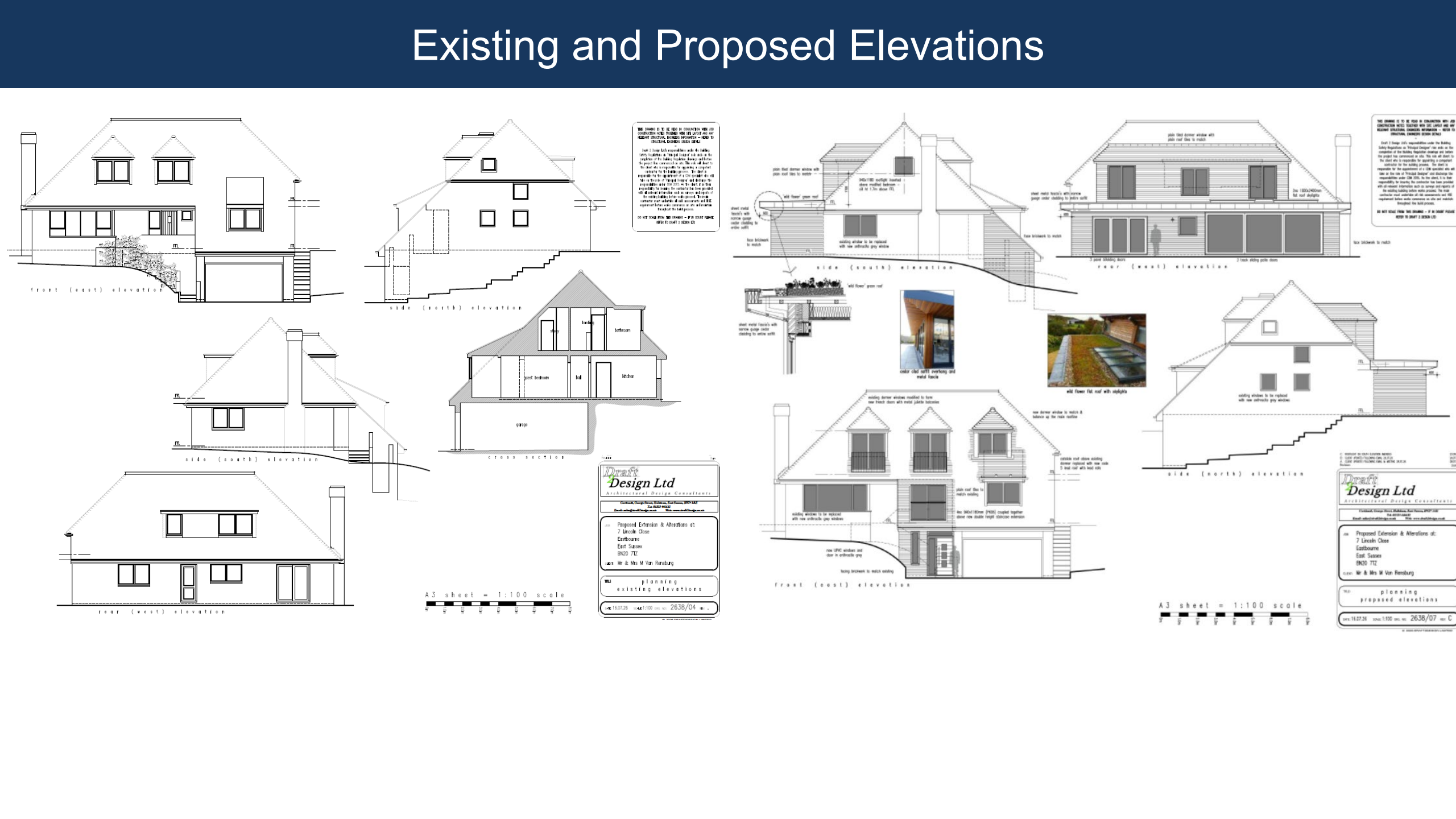
The Meads Conservation Area is 500m away, not in close proximity to the application site.

Existing and Proposed Block Plans



block plan
200 scale - A3 paper



[illegible]

Existing and Proposed Visuals (indicative)

For illustrative purposes, not to scale



Existing Rear

For illustrative purposes, not to scale



Proposed Rear



Front

2638 - 7 Lincoln Close - Visuals



Proposed Front - For illustrative purposes, not to scale

Site Photographs



Site Photographs



Site Photographs

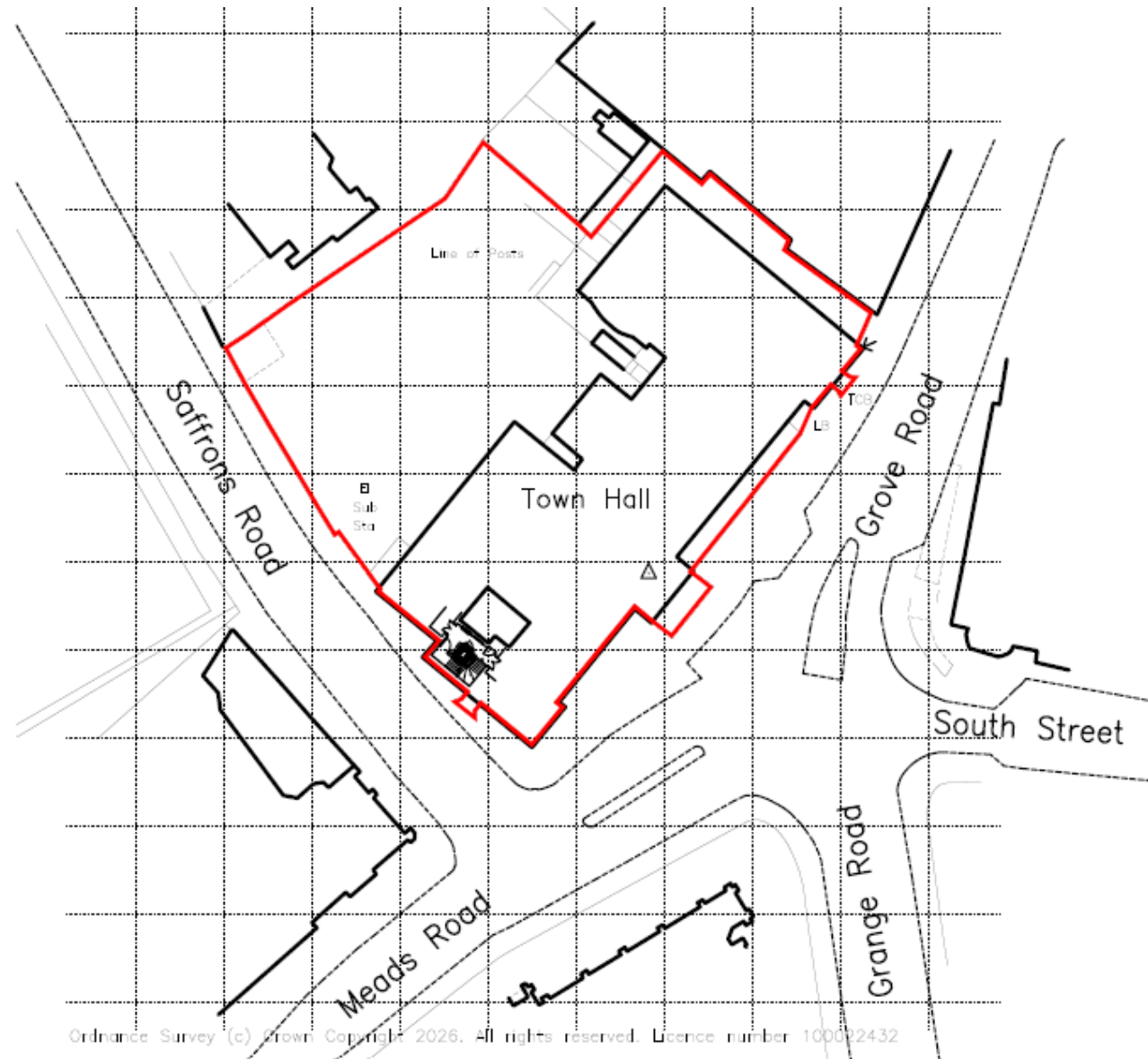


260429

**Town Hall, Grove Road, Eastbourne, BN21
4UG**

Installation of cabin platform lift within ground floor
stairwell, servicing first and second floors

Site Location Plan



Aerial View of Application Site



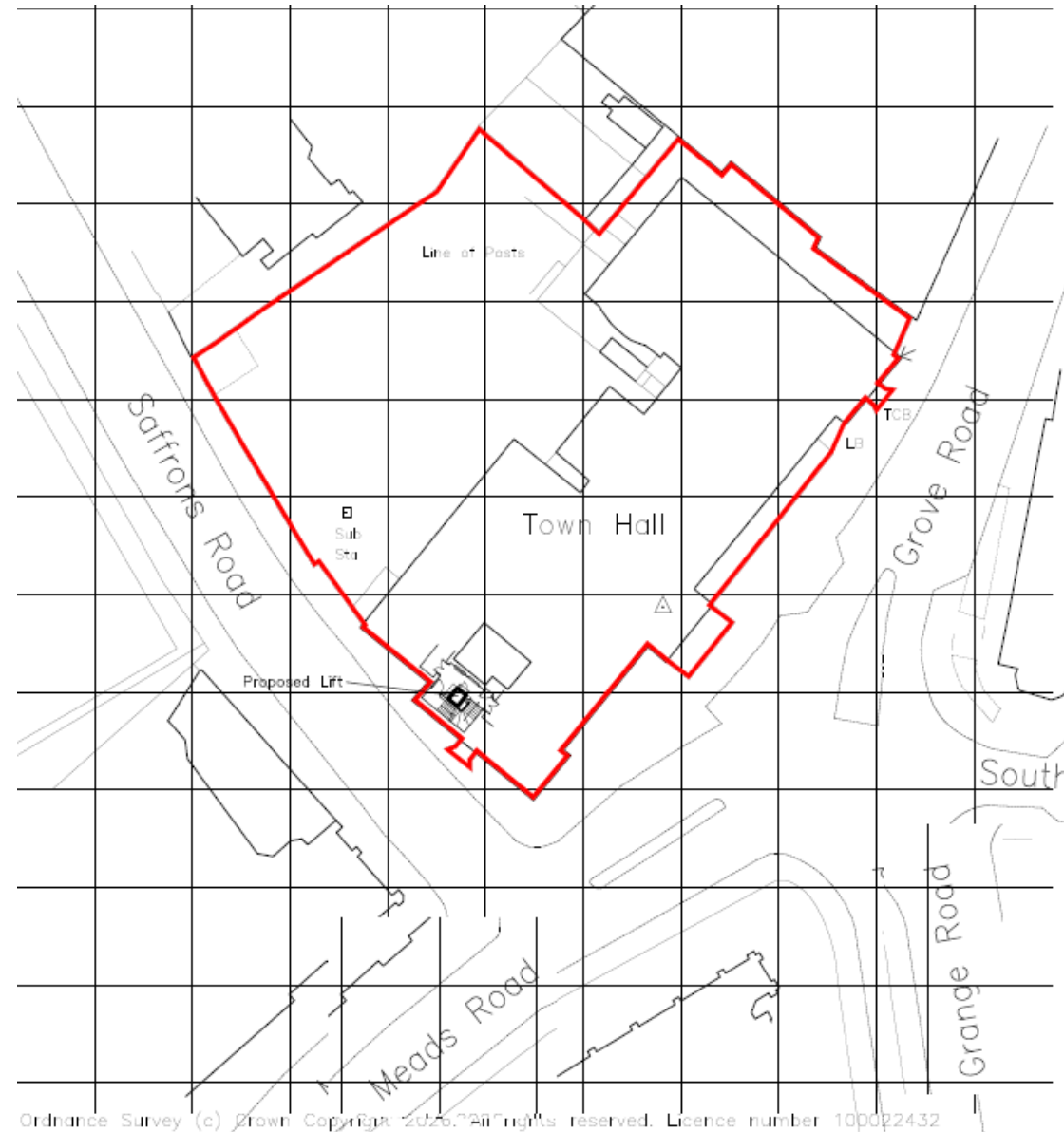
Site Constraints

Grade II Listed Building:

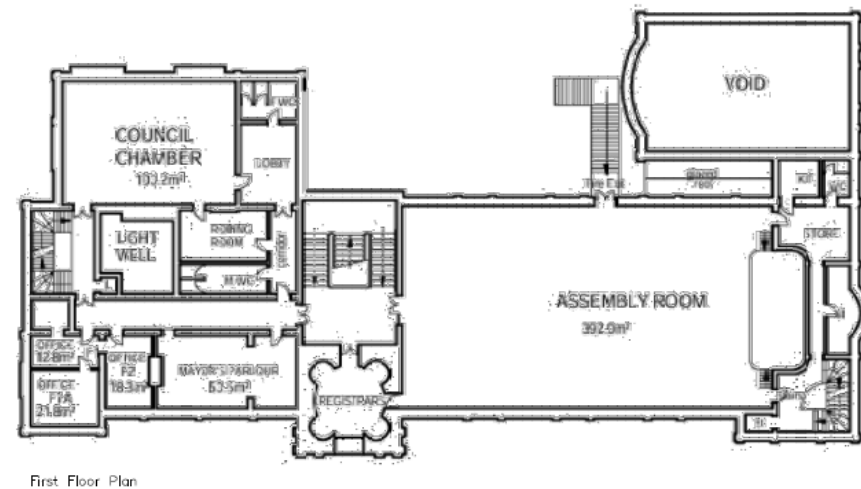
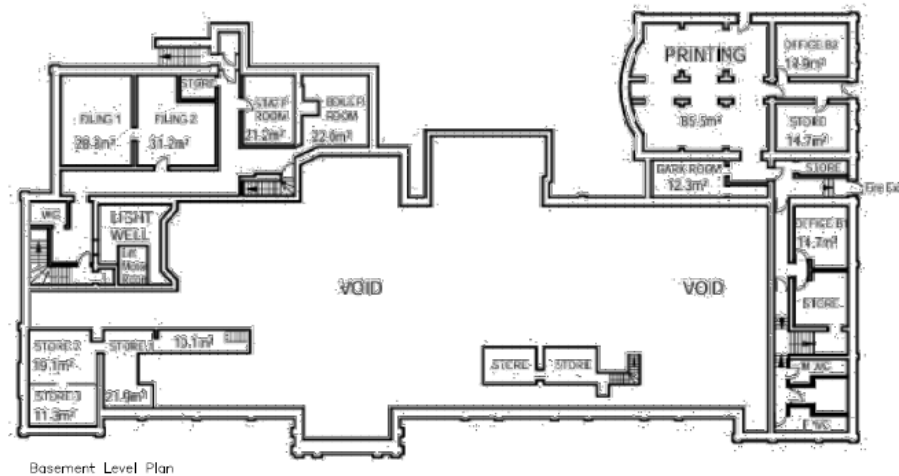
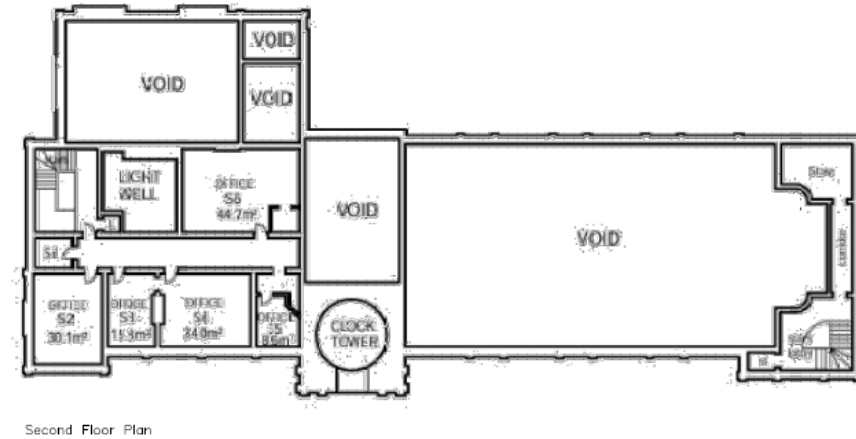
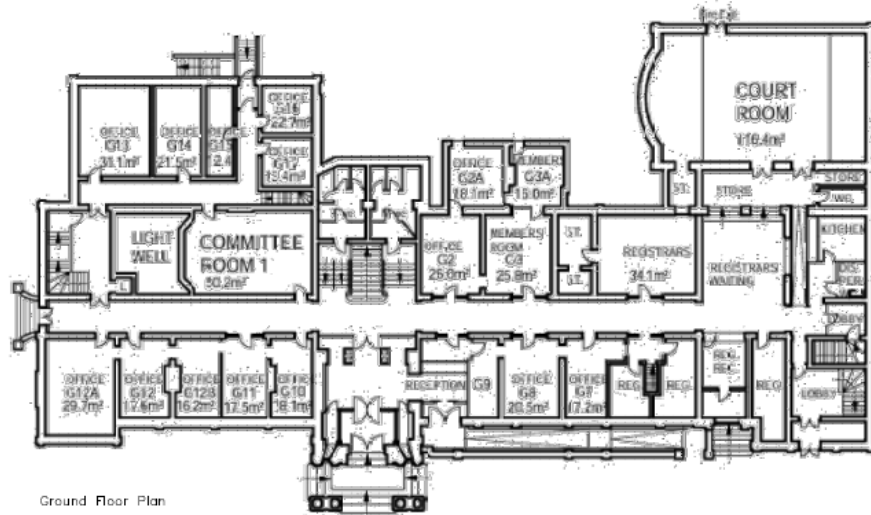
The building was listed at Grade II on 24 February 1994 for its special architectural and historic interest

The application site is within the Town Centre and Seafront Conservation Area

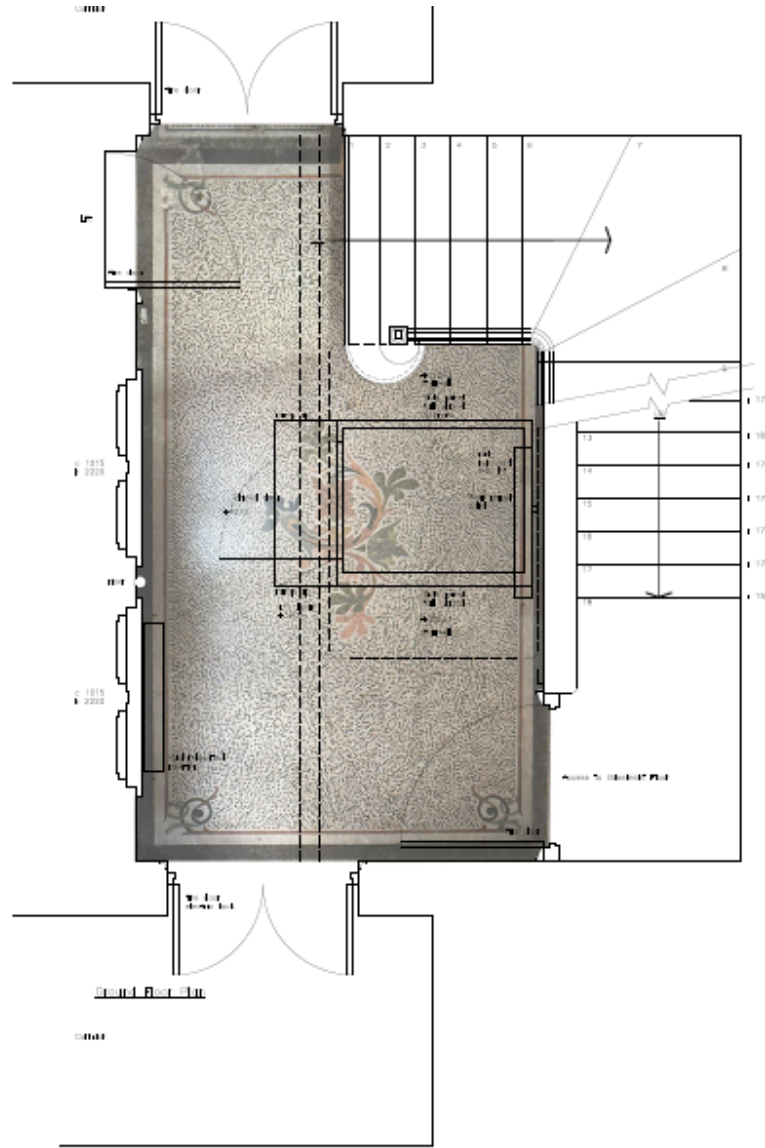
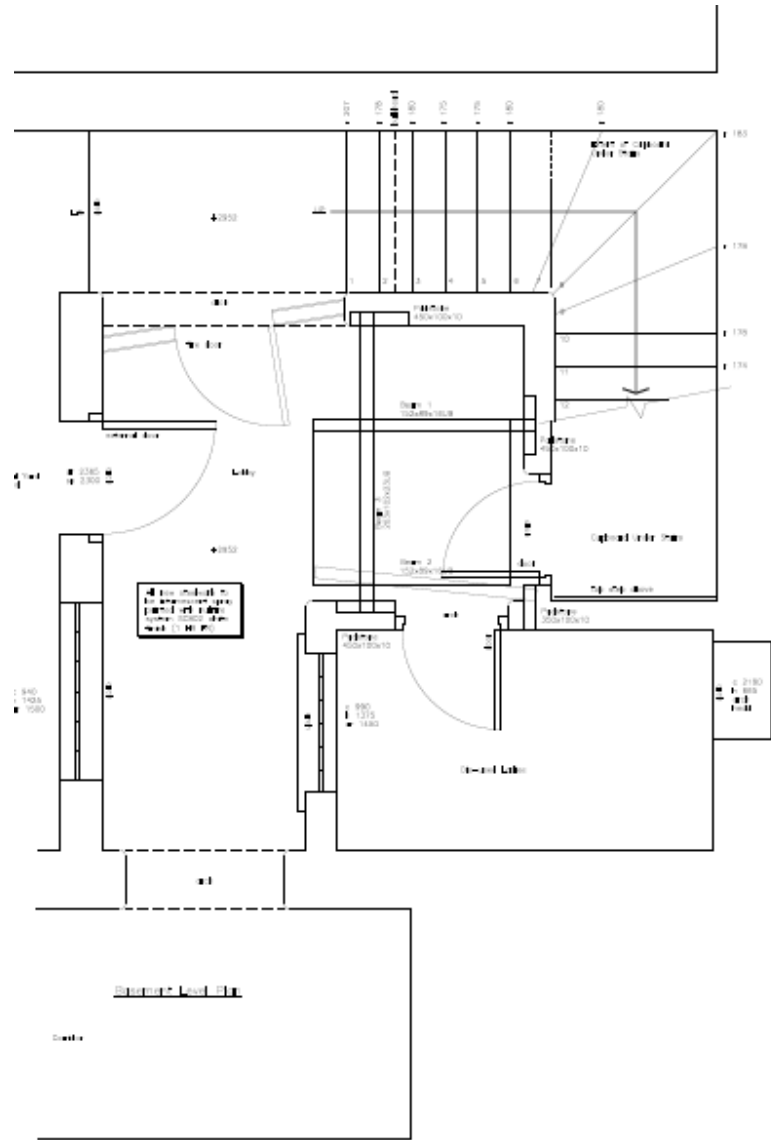
Block Plan



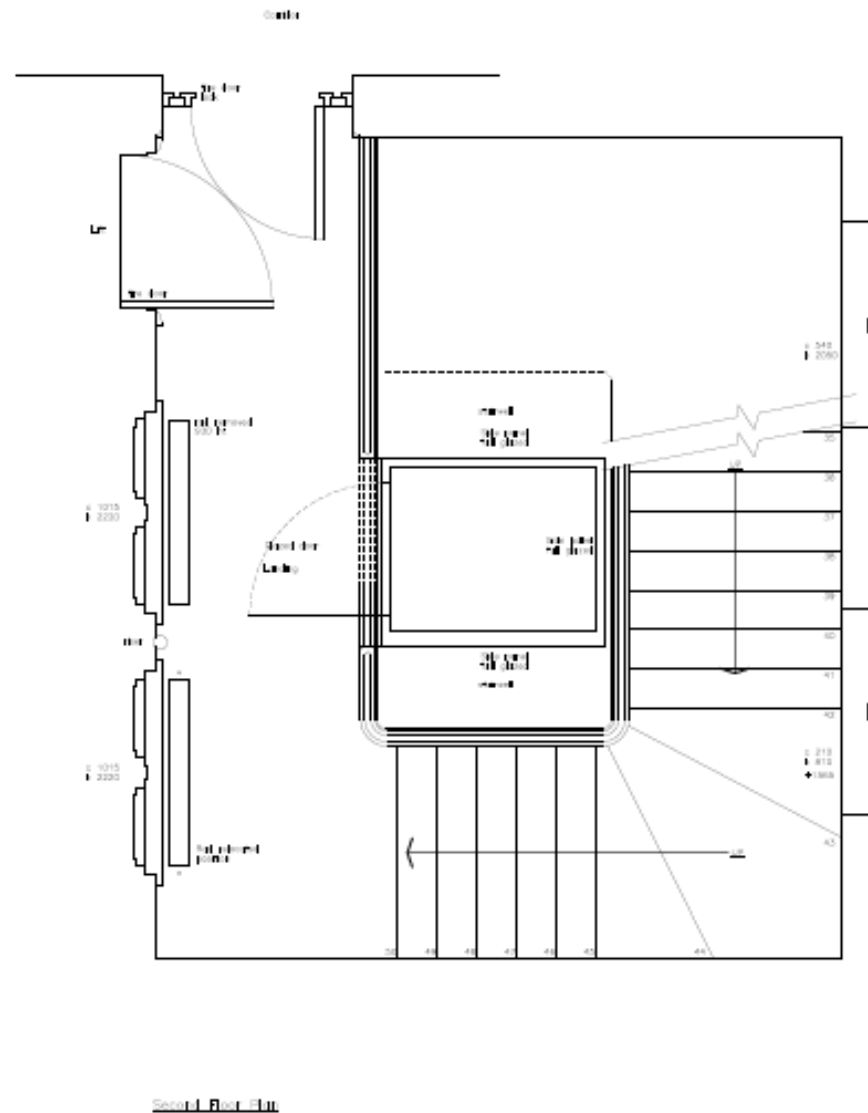
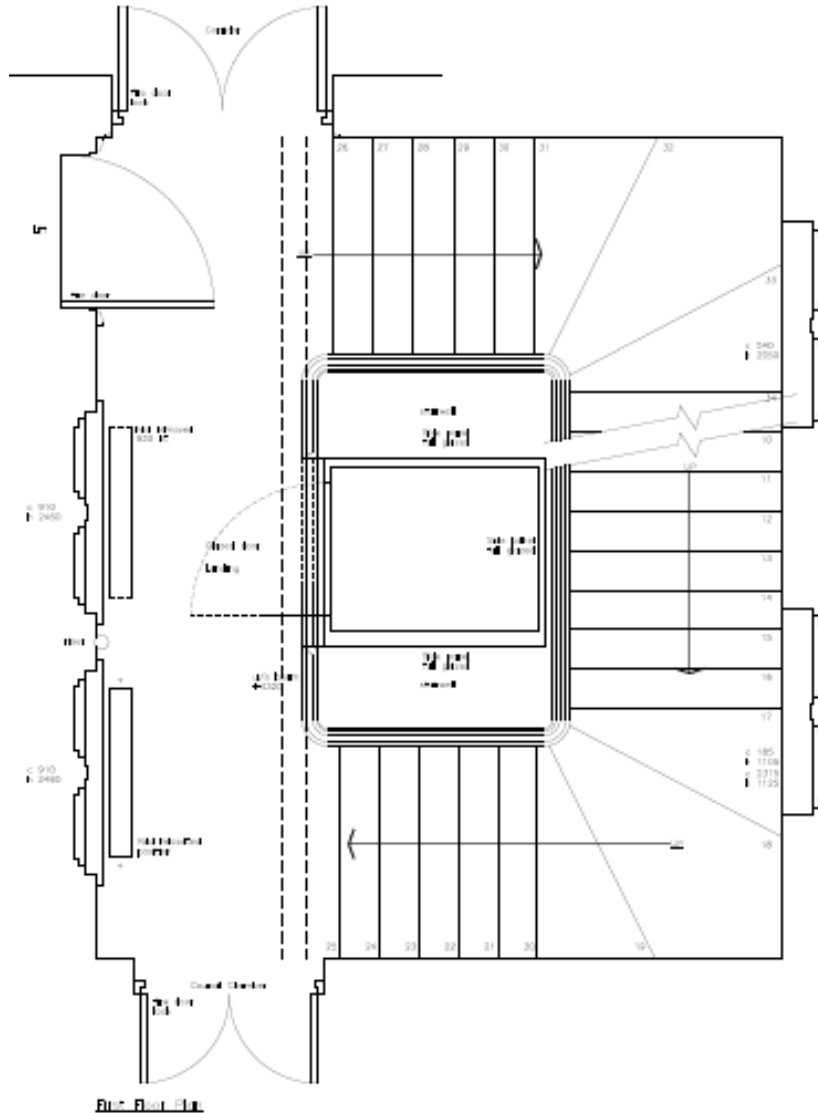
Existing Floor Plan



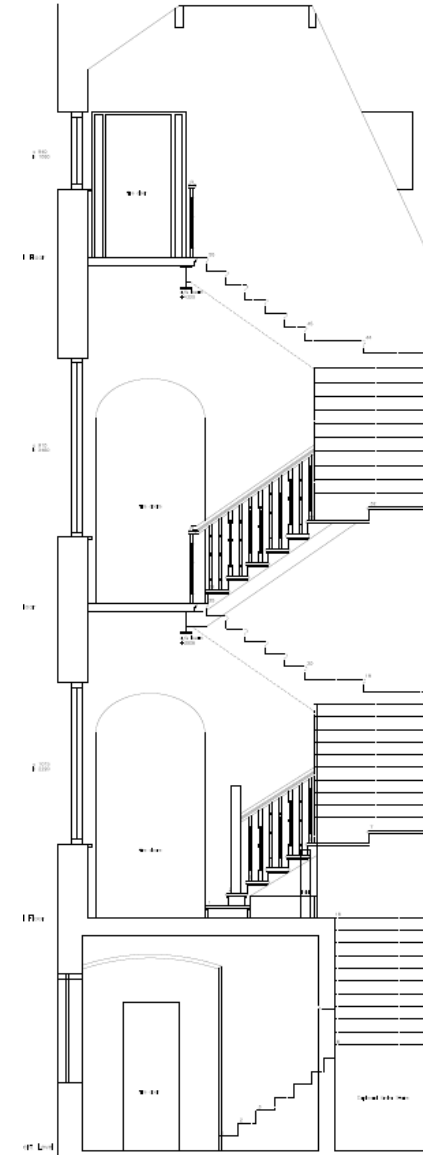
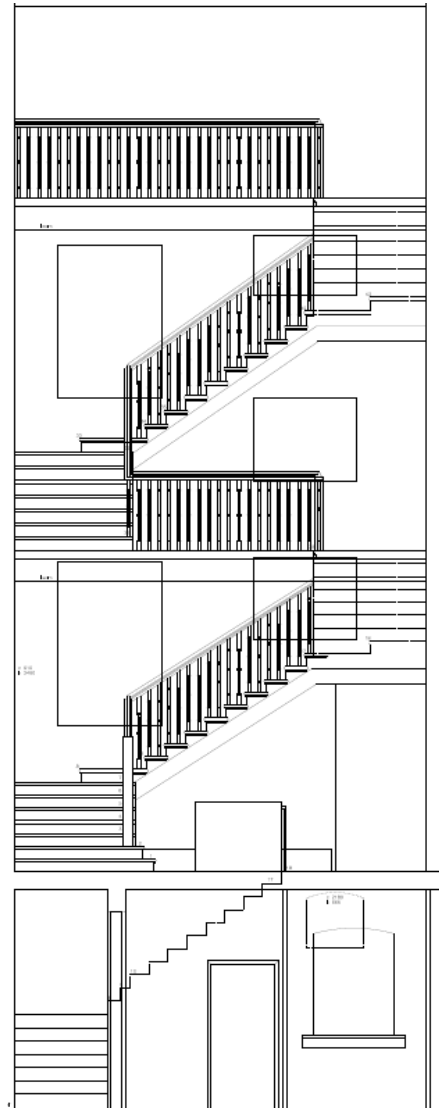
Proposed Plans Basement and Ground



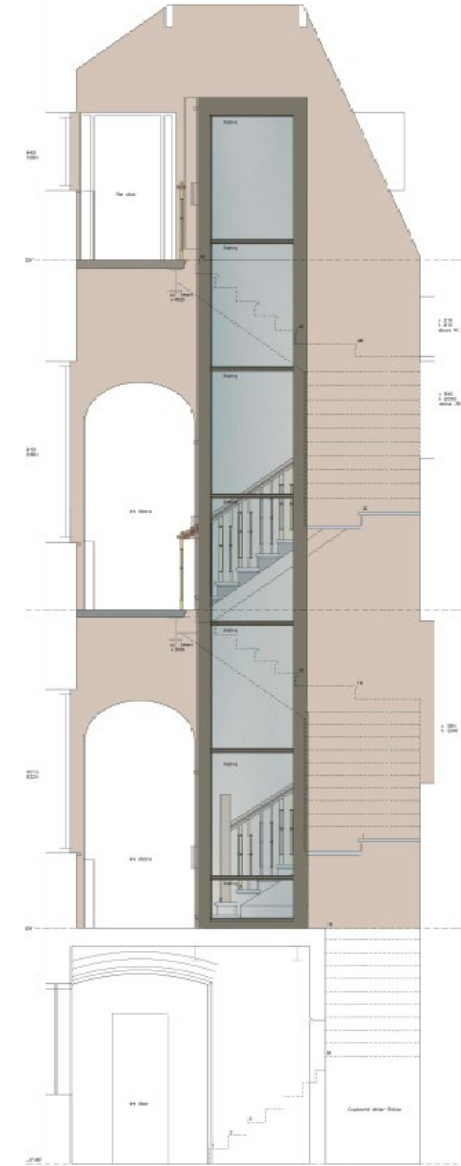
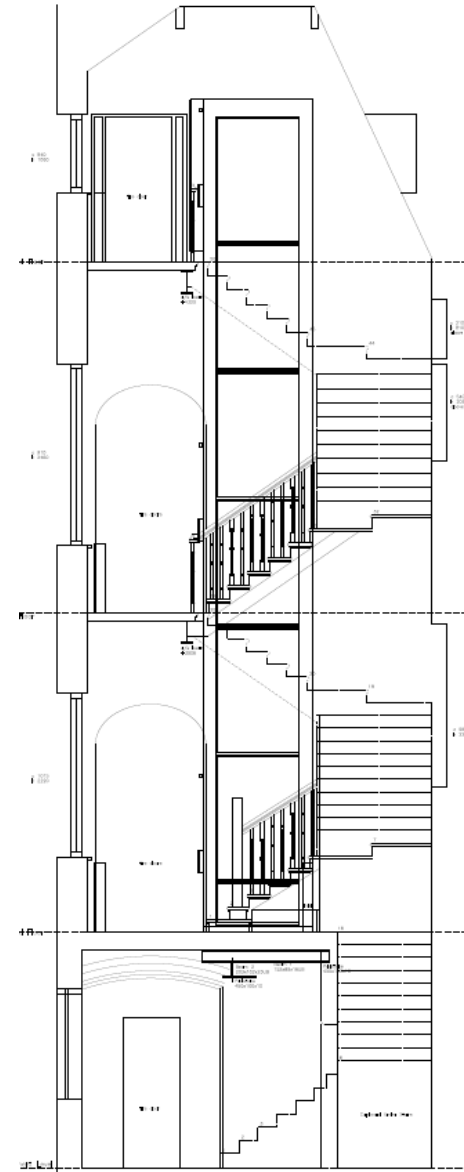
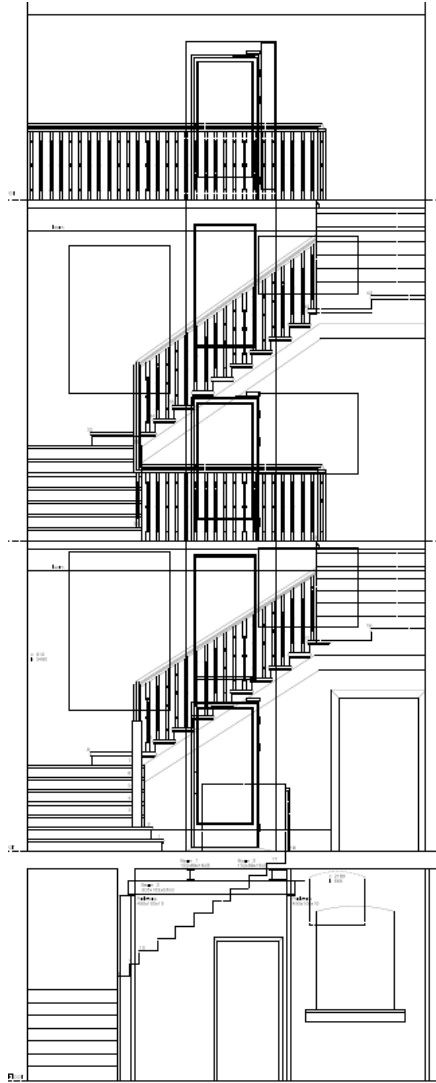
Proposed Plans First and Second



Existing Section Plans



Proposed Sections



CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES



Typical Plan

A	INCOME	PLAN AND INCOME			
BRI.	DATE	DESCRIPTION			
PROJECT					
Eastbourne Town Hall Grove Road Eastbourne					
TITLE					
Lift Elevations Lift Plan					
 JOHN D CLARKE ARCHITECTS					
The Studios, Suite 3, 21 South Street, Eastbourne, BN23 4JP Telephone 01323 810308 email@john-d-clarke.co.uk www.john-d-clarke.co.uk					
SCALE	DATE	DRAWING NO.	ISSUED	THANK	
1:10, 1:50	11/26/26	11536/11		A.P.	
		REVISED	LA	Original/Issue No.	

Site Photos

