

## **APPEALS RECEIVED**

No appeals received

## **APPEAL DECISIONS**

- 1. Application no.:** EB/2008/0808
- Site:** 48 Wallis Avenue, Eastbourne
- Proposal:** Demolition of single garage and erection of a new three bedroom end of terrace dwelling on land at the side of 48 Wallis Avenue, together with a new vehicular access off Princes Road to serve the existing and proposed dwelling.
- Officer Rec.** Refusal
- Appeal Decision:** Appeal dismissed

The application was dismissed on the grounds that the proposed dwelling would have a harmful effect on the character and appearance of the area, in that it would fail to harmonise with the local environment, contrary to policy UHT1.

In considering the appeal, the Inspector found that the design of the proposed dwelling and encroachment into the open area on the corner of Wallis Avenue and Prices Road was acceptable in principle. However, the Inspector considered that that the proposed parking and turning area to serve both the existing and proposed dwelling would appear as a concentrated pocket of vehicles and hard surfacing that would be visually intrusive to the detriment of the character and appearance of this setting and to the visual relief it contributes to this urban location.

Further to this the Inspector also considered that the proximity of the proposed parking area and associated vehicular activity would have a harmful effect on the living conditions of nearby residents and would be an intrusion to their outlook.

The Inspector also had regard to concern raised by residents in respect to highway safety however considered that there was little evidence to suggest that these would lead to significant problems in line with the Local Highway Authority recommendations.

- 2. Application nos.:** a) EB/2008/0766(FP)  
b) EB/2008/0774(CA)
- Site:** Land to the side of 80 Meads Street
- Proposals:** a) Construction of one new detached dwelling with ancillary single storey outbuildings (including the demolition of a derelict structure in the south west corner and an existing south

**boundary wall, and rebuilding in traditional materials) and change of use to residential.**

**b) Demolition of derelict structure in the south west corner of site and existing south boundary wall.**

**Officer Rec.**

**Grant subject to conditions**

**Appeal Decision:**

**Both appeals allowed**

Both applications were allowed subject to conditions to secure an appropriate appearance to the development on the grounds that :

Appeal A) the proposed dwelling would preserve the character and appearance of the surrounding Meads Conservation Area, in accordance with policy UHT1 and UHT15 of the Borough Plan 2001-2011.

Appeal B) that the fabric of the front boundary wall is past its useful life, and that the contribution to the appearance of the area would be adequately achieved by the construction of a suitable replacement, as permitted under Appeal A.

In considering appeal A) the Inspector found that the relatively unobtrusive position of the site, and the relatively complex and non-rectilinear shape of the site frontage would not be unduly out of keeping with the more varied and irregular built form of those parts of the area from which the new house would be visible.

The Inspector also had regard to the variety of adjoining development in the area and the limited size of the scheme and concluded that the proposal would not lead to a significant alteration in the nature of the area.

In considering appeal B) the Inspector found that the fabric of the boundary wall was past its useful life, and that the contribution to the appearance of the area would be adequately achieved by the construction of a suitable replacement, as permitted under Appeal A. Therefore subject to conditions to ensure that demolition does not take place until a contract is let for the redevelopment, the Inspector considered that the proposal would preserve the character and appearance of the Conservation Area, in conformity with the provisions of Policies UHT5 and UHT15 of the Eastbourne Borough Plan.